

2. Approved landscape guidelines will be employed in areas to be maintained by the Master Homeowner Association or the County of Riverside.
3. Mitigation monitoring will be required to insure compliance with these mitigation measures. The County will approve the mitigation-monitoring program for project parks as a condition of project approval.

**TR33978R01.** The Project would pay established park impact fees and would form a Homeowner Association to maintain landscaped areas within the tract.

**Monitoring:** Riverside County's Building and Safety Department will monitor that parks mitigation is accomplished through its permitting process. The tract map was modified slightly to provide more open space to protect rock outcroppings with identified tribal cultural resources. There are only open space areas, but no park sites identified in TR33978R01, consistent with the approved TTM.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Lakeview/Nuevo Area Plan, page 34, EIR319.

**Findings of Fact:**

**EIR Conclusion.** SP246 would generate an incremental need for recreational trails in this portion of the County, consistent with the Lakeview/Nuevo Area Plan (LNAP). Policy LNAP 9.1 reads as follows:

“Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails section of the General plan Circulation Element.”

Relative to TR33978R01, the most current approved version of the Specific Plan (SP246-A3) would provide additional trails that are not depicted on the Lakeview/Lake Nuevo Area Plan and were not in the original SP246. These trails would provide additional linkages to the already proposed trail system.

**TR33978R01.** The Project lies within the same area previously analyzed. The Project would provide trail connections per SP246-A3, and connections to future trails improvements and dedications identified in the approved Specific Plan and as approved in the most current Previous CEQA Documents.

**Mitigation:** None required.

**Monitoring:** None Required.

**Addendum Determinations for Public Services, Recreation, and Trails**

**No Substantial Project Revisions Requiring Major EIR Revisions**

The Project would not require major revisions to the EIR relative to Public Services and Recreation. The Project remains residential in nature, as outlined in the most current approved

SP246-A3. The same mitigation measures proposed in the previous EIR319 would still apply and be sufficient to mitigate the potential impacts of the proposed minor modifications to a level of less than significant.

**No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions**

The physical environment within the Project site is relatively unchanged since the completion of the previous EIR319. Any minor changes in regulations regarding public services and recreation would not require major revisions to EIR319.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

The Project would pay all currently adopted development impact fees associated with public services and recreation, which would not constitute new or substantially more severe effects than were previously disclosed in EIR319. TR33978R01 would incrementally reduce the potential impacts associated with public services and recreation by paying applicable impact fees based on the current fee schedules.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The minor modification to the Project and payment of updated fees and provision for possible additional school sites would not result in public service impacts beyond those identified in the previous EIR319. These minor Project modifications do not constitute substantial changes to the mitigation measures or alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION</b> Would the project				
<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Lakeview/Nuevo Area Plan, EIR319, revised Traffic Impact Assessment (TIA) Urban Crossroads, December 12, 2018.

**Findings of Fact:**

**EIR Conclusions (thresholds 37a-b).** SP246 would generate 38,250 total daily trips onto local and regional roadways, resulting in 275,410 vehicle miles traveled (VMTs) per day from all Project occupants and businesses. The impacts of the traffic were determined to be less than significant with implementation of the recommended mitigation measures, which included construction of a number of roadway improvements (Final EIR319, Ex. Sum, page 6-16).

The most current version of SP246 (McCanna Hills Specific Plan Amendment No.246-A3) proposes realignments of Foothill Avenue and Preissman Lane to promote more effective regional circulation.

Since the time SP246 was approved, a number of the roadways that required improvements under EIR319 were constructed or improved as part of other development projects, including Evans Road, E. Rider Street, etc. Implementation of the original mitigation measures outlined in EIR319 for TR33978R01 is discussed following the listing of the original EIR319 measures.

**EIR Conclusion (threshold 37c).** The EIR did not specifically address this issue as it was a programmatic document and specific designs of the planning areas was not available at that time.

The Project design is consistent with County standards in terms of street widths and roadway and intersection design. The main entrance at Walnut Avenue and Sherman Road will be a signalized 90-degree intersection which will not create any dangerous traffic safety conditions. The Project would also not create any conflicting uses or activities that would be incompatible. Therefore, impacts in this regard are less than significant and do not require mitigation.

**EIR Conclusion (threshold 37d).** The EIR did not specifically address this issue (i.e., maintenance of roads) as it was a programmatic document and specific designs of the planning areas was not available at that time.

The Project does not propose a private community with private streets so it would add a number of public streets that would require future maintenance. However, the increased subventions and tax revenues from increased property values in this area will help offset incremental increases in road maintenance costs to the County.

**EIR Conclusion (threshold 37e-f).** The EIR did not specifically address these issues (i.e., construction impacts and emergency access) as it evaluated impacts at a programmatic level because specific designs of the planning areas were not available at that time.

The Project is directly accessible to Walnut Avenue and construction of TR33978R01 is not expected to result in closure or significant access restrictions along Walnut Avenue (i.e., to the

neighborhoods north of Walnut Avenue), nor would it preclude direct access to either of the local schools (Sierra Vista Elementary or Lakeview Middle).

**Previous CEQA Documents.** EIR319 did not address traffic issues related to site specific design of planning areas because that information was not available at that time. However, EIR Addenda No. 1 and No. 2 did provide an assessment of TR33978 based on updated traffic and site plan information at the time those documents were approved, and no significant impacts after mitigation were identified.

**TR33978R01 (thresholds a-f).** The revised TIA prepared for TR33978R01 (Urban Crossroads, December 12, 2018 – see Appendix D) found the Project would have traffic impacts, mitigation, and fair share contributions that were equivalent to those identified for the approved tentative tract map, and no additional mitigation was required. To clarify, TUMF fees apply to TUMF roadways, while Development Impact Fees and fair share contributions are for non-TUMF roadways.

**Mid-County Parkway (MCP).** The MCP Capital Improvement Project is a proposed 16-mile General Plan<sup>12</sup> highway corridor that would connect Perris to the west at Interstate 215 (I-215) and San Jacinto to the east at State Route 79 (SR-79). TR33978 was revised so that the future MCP right-of-way would not be encumbered by either subdivided lots or open space reserve. The Borrow Area of approximately 15.77 acres, which is a contiguous property (TR33977-M1) owned by McCanna Hills LLC to the immediate south of the Revised TR33978R01 is within the boundary of the McCanna Hills Specific Plan. In addition, the MCP is acknowledged on TR33978R01 exhibit. Therefore, the proposed TR33978R01 will not conflict with a planned General Plan (RCIP) roadway.

**Borrow Area.** The Project proposes the use of a “borrow area” of approximately 15.8 acres that was planned for later phases of Project construction that may be used to provide fill for onsite permanent embankments, pads, and streets. This would eliminate offsite truck trips to import soil. The project engineer has estimated Project grading would result in 272,700 cubic yards of cut and 490,200 cubic yards of fill, with 217,500 cubic yards of soil to be imported from the adjacent borrow area. The use of this onsite borrow area would eliminate offsite truck trips to haul soil.

**Mitigation:** The following is the lists of traffic mitigation measures are from the adopted Final EIR319 for SP246, as reflected in the most current approved Previous CEQA Documents:

- ~~1. The Specific Plan 246 Property north entrance road to Ramona Expressway shall be aligned to provide a minimum interval of one half mile between planned signalized intersections along the Ramona Expressway.~~
- ~~2. The project shall participate in an area-wide circulation improvement program which will upgrade the Ramona Expressway to a six to eight lane facility and Nueve Road to a four-to-six lane facility, and provide a coordinated set of traffic signals as shown on the Circulation Plan, included in the McCanna Hills Specific Plan.~~
- ~~3. For buildout traffic conditions, the Ramona Expressway shall be improved to four lanes between Interstate 215 and the north project entrance.~~
- ~~4. Feethill Avenue within the project boundary shall be improved to a secondary cross section (88-foot right-of-way) in conjunction with project development.~~
- ~~5. The Specific Plan 246 property north entrance road shall be improved to an arterial highway cross section (110-foot right-of-way) in conjunction with project development.~~

<sup>12</sup> The County General Plan is entitled the Riverside County Integrated Plan (RCIP)

~~(Note: This Measure no longer applies as there is no northern entrance from Ramona Expressway.)~~

6. Walnut Avenue within the project boundary shall be improved to a secondary cross section (66-foot right-of-way) in conjunction with project development.
7. A high level of service along arterials shall be maintained by restricting parking and controlling roadway access.
8. Intersection geometrics shall be implemented in accordance with Riverside County standards.
9. For the buildout scenario, traffic signals shall be installed as discussed.
10. Landscape plantings and signs shall be limited in height within the vicinity of the project roadways to assure good visibility.
11. Bus turnouts shall be incorporated into the initial road network design at the following locations:

- ~~• Northwest corner of Preissman Way and Walnut Avenue, adjacent to Planning Area 5, Park.~~
- Southwest corner of Preissman Way and Walnut Avenue, adjacent to Planning Area 1, Medium Density Residential
- ~~• West side of Preissman Lane, adjacent to Planning Area 14, School.~~
- ~~• West side of Foothill Avenue, adjacent to Planning Area 30, Sports Park.~~
- ~~• North side of Preissman Loop, near south intersection with Foothill Avenue, adjacent to Planning Area 34, School.~~
- ~~• South east corner of Foothill Avenue and Orange Avenue, adjacent to Planning Area 24, Medium Density Residential.~~
- ~~• North east corner of Preissman Way and Orange Avenue, adjacent to Planning Area 21, Commercial.~~

12. The applicant shall consult with Riverside Transit Agency (RTA) staff to provide certain transit-friendly amenities in selected portions of the overall Specific Plan area:

Along designated arterial streets (listed in "b" below) deemed likely by RTA to carry bus traffic in the future, subsequent tract maps shall specify bus stops with standard bus turnouts to be installed concurrent with local curbs and gutters. The turnouts shall be placed on both sides of the designated arterial streets at intervals to be determined in consultation with the RTA.

Designated arterial streets as proposed in the McCanna Hills Specific Plan are:

- i. Orange Avenue
- ii. Foothill<sup>13</sup> Avenue, between Orange Avenue and Nuevo Road
- iii. Antelope Road, north from Nuevo to the project boundary
- iv. Nuevo Road (northside only, and within project boundary)

<sup>13</sup> Foothill Avenue has been redesignated Sherman Road and Preissman Lane no longer exists. The most current version of the Specific Plan (SP246A3) shows realignments for Foothill Avenue and the former Preissman Lane to promote better regional circulation

Placement of some turnouts located adjacent to future commercial or institutional uses shall need extra attention at the Plot Plan stage to avoid conflicts with future drive aisles. Also, in some cases throughout the project, additional right of way maybe needed to accommodate the full 10-foot minimum width of the bus stop parking area and retain allowance for sidewalk, walls, utilities and landscaping.

13. Additional bus stops shall be installed between bus turnouts as required to meet rider-ship demand.
14. ~~The project developer shall encourage ridesharing by providing mini park and ride facilities, including bicycle storage facilities, on the site. The locations will be within parks and commercial centers. Sufficient parking in back or at the sides of buildings shall also be provided.~~
15. Appropriate pedestrian openings shall be provided through perimeter and theme walls as necessary to allow convenient access to public transit stops.
16. Paved walkways with landscaping accents, leading directly to bus stops and park-and-ride lots shall be provided.
17. Bus shelters, with adequate security lighting, and safe pedestrian crossings shall be provided at bus stop locations.
18. Traffic impact study reports shall be required with submittal of each tentative tract map or plot plan. The required format for each traffic impact study report will be determined by the Riverside County Transportation Department. The required format will include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.
19. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.
20. The improvements needed to maintain the County service level standards shall be required to be in place prior to occupancy of the relevant development phase. Improvements, which are included in an adopted fee program, will be provided by the fee program mechanism if funds are currently available. If funds are not available to meet the circulation improvement needs at any particular development phase, then the project proponent will either provide the off-site improvements directly (with assurance of future reimbursement or credits if a relevant fee program is in place), or the development must await other sources of implementation.
21. The Specific Plan 246 Transportation Demand Management Plan shall be implemented as described in the plan. This shall include the provision of a copy of the plan to all prospective buyers prior to collection of any non-refundable purchase money deposit, disclosure in the Purchase and Sale Agreement of the existence of the plan, and funding of Transportation Management Association dues through common area charges as port of the CC&Rs governing the Master Association portion of the project. The following mitigation measure would reduce the potential impact of the project relative to traffic to a level of less than significant.
22. ~~The Transportation Department of Riverside County reviewed the traffic study submitted for the referenced project. The study was deemed to have been prepared in accordance with County approved guidelines. The Transportation Department generally concurs with the findings relative to traffic impacts.~~  
~~The Comprehensive General Plan circulation policies require a minimum of Level of Service "C", except that Level of Service "D" may be allowed in community development~~

areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The traffic study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions. Traffic study improvement recommendations at the Rider Street/Ramona Expressway intersection have recently been constructed.

I-215 Freeway Southbound Ramps (NS)  
at: Ramona Expressway (EW)  
Nuevo Road (EW)  
4<sup>th</sup> Street (EW).

I-215 Freeway Northbound Ramps (NS)  
at: Ramona Expressway (EW)  
Nuevo Road (EW)  
4<sup>th</sup> Street (EW).

Perris Boulevard (NS)  
at: Ramona Expressway (EW)  
Rider Street (EW)  
Orange Avenue (EW)  
Nuevo Road (EW).

Lake Perris Drive (NS)  
at: Ramona Expressway (EW).  
Ramona Expressway (NS)  
at: Rider Street (EW).

Bradley Road-Dunlap Drive (NS)  
at: Orange Avenue (EW).  
Foothill Avenue (NS)  
at: Orange Avenue (EW)  
Nuevo Road (EW).

Menifee Avenue (NS)  
at: Nuevo Road (EW)  
Lakeview Avenue (NS)  
at: Ramona Expressway (EW)  
Nuevo Road (EW).

Sherman Road (NS)  
at: Rider Street (EW)  
Walnut Avenue (EW).

Antelope Road (NS)  
at: Nuevo Road (EW).

Orange Avenue (NS)  
at: Walnut Avenue (EW).

23. The traffic study has identified additional intersections as warranting traffic signals through existing or future conditions. The project shall contribute to those locations, through payment of Traffic Signal Mitigation Fees.
24. 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.
25. The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of an occupancy permit, pursuant to Ordinance No. 824.
26. The Riverside County Transportation Commission (RCTC) is in the process of conducting a study for the Mid-County Parkway.
- ~~27. Prior to approval of any project beyond 300 dwelling units in Phase 1 (Village V) other than financing maps, an infrastructure phasing plan for the Lakeview-Nuevo area shall be developed and approved by the County. This plan shall identify the extent and timing of improvements to Ramona Expressway, I-215/Ramona Expressway interchange, Nuevo Road, and other major transportation facilities. The plan shall also identify funding sources (potentially a CFD) to fund these major facilities. The plan shall identify pro-rata traffic capacity and funding shares for developments required to participate.~~
- ~~28. Prior to the occupancy beyond 300 dwelling units in Phase 1 (Village V), a funding mechanism acceptable to the Transportation Department shall be formed and funding identified for the construction of improvements to the I-215/Ramona Expressway and the construction and widening of Ramona Expressway from the eastern project limits to I-215 and other regional improvements identified in the Infrastructure Phasing Plan for the Lakeview-Nuevo area. It should be noted this measure does not apply to TR33078R01.~~
29. Site-specific traffic studies shall be required for all subsequent development proposals within the boundaries of Specific Plan No. 246 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. ~~The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:~~

Prior to Occupancy of 301<sup>st</sup> Dwelling Unit:

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

Prior to Occupancy of 501<sup>st</sup> Dwelling Unit:

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

Prior to Occupancy of 1,001<sup>st</sup> Dwelling Unit:

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



Prior to Occupancy of 1,501<sup>st</sup> Dwelling Unit:

- ~~Lakeview Avenue/Nuevo Road (with no fee credit) or as approved by the Transportation Department. To account for actual project phasing, modification to the installation timing requirements may be necessary. Alternative and/or additional locations may require signalization based on project specific studies to be done for each tract map or use case within this Specific Plan and as required by the Transportation Department.~~

31. ~~Prior to occupancy beyond 300 dwelling units in Phase 1, Village V (and/or other Phase determined by the County Transportation Department not to impact the interchange), the following improvements shall be constructed:~~

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

~~Southbound: One left turn lane, one shared left/through lane, one right turn lane.~~

~~Eastbound: Two through lanes, one right turn lane.~~

~~Westbound: One left turn lane, two through lanes.~~

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

~~Northbound: One left turn lane, one shared left/through lane, one right turn lane.~~

~~Eastbound: One left turn lane, two through lanes~~

~~Westbound: Two through lanes, one right turn lane or as approved by County Transportation and Caltrans.~~

~~Implementation of the recommended mitigation measures is forecast to reduce project related traffic impacts to a level of less than significant.~~

32. Also, in accordance with and per Ordinance 659, within the Lakeview/Nuevo Plan area, the applicant must pay a mitigation fee of which an amount to be determined will be allocated for major traffic improvements mitigation and an additional amount will be allocated for traffic signal mitigation (regarding Ordinance 824, Participation in Western Riverside County Transportation Mitigation Fee Program, also applies to this proposed project, and may offset or replace the Ordinance 659 levy for major traffic improvements in the future.).

**TR33978R01.** The Project would pay established County DIF for local transportation-related impacts, the TUMF for regional improvements, and if necessary make appropriate fair share contributions to established traffic mitigation programs. The Project has been conditioned to provide a bus stop on Walnut Avenue to the satisfaction of the RTA. The Project will implement all of the mitigation measures listed above except #1-5, 11, 14, 22, and 27-28, and 30-31 as these measures do not apply to TR33978R01 for the reasons outlined below:

- #1-5** These measures relate to overall SP246 circulation and Ramona Expressway, and the proposed TR33978R01 will not directly access or contribute a significant amount of traffic onto Ramona Expressway.

- #11 This measure addresses a number of bus stops but the only one affected by TR33978R01 is on Walnut Ave. near Sherman Road in consultation with RTA so that text remains.
- #14 This measure requires bicycle parking improvements at parks but TR33978R01 does not contain any park sites.
- #22 This measure refers to recommendations from the overall traffic study for the entire SP246, however, the offsite improvements listed in this measure have either been installed already or TR33978R01 does not make fair share contributions to the indicated improvements.
- #27-28 These measures address Village V and impacts to Ramona Expressway. TR33978R01 is not in Village V and will not directly access or contribute a significant amount of traffic onto Ramona Expressway.
- #30 This measure outlines traffic signals needed for the overall circulation of SP246. The only signal location relative to TR33978R01 is Walnut Ave/Sherman Road which has already been installed.
- #31 This measure refers to road improvements to be made as part of Village V for Ramona Expressway. TR33978R01 is not in Village V and will not directly access or contribute a significant amount of traffic onto Ramona Expressway.

**Monitoring:** Riverside County's Building and Safety Department and Transportation Department will monitor through the permitting process that any recommended mitigation. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP, Lakeview/Lake Nuevo Area Plan, EIR319.

**Findings of Fact:**

**EIR Conclusion.** SP246 would generate an incremental need for recreational trails in this portion of the County consistent with the Lakeview/Nuevo Area Plan (LNAP). Policy LNAP 9.1 reads as follows:

“Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails section of the General plan Circulation Element.”

Relative to TR33978R01, the most current approved version of the Specific Plan (SP246-A3) would provide additional bikeways that are not depicted on the Lakeview/Lake Nuevo Area Plan and were not in the original SP246. These bikeways would provide additional linkages to the already proposed bicycle circulation system.

**TR33978R01.** The Project would provide bikeway connections per SP246-A3, as approved in the most current Previous CEQA Documents.

Mitigation: TR33978R01 would provide bikeways and connections for future bikeways as outlined in SP246-A3, as approved in the most current Previous CEQA Documents.

Monitoring: None Required.

**Addendum Determinations for Transportation and Bicycle Trails**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions due to the minor realignment of the streets within the Project area.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The potential environmental effects are being reduced through a modification in the circulation system to allow for increased traffic flow and allow for future construction and operation of the MCP. No substantial changes in the potential impacts of the Project relative to bikeways would result in any new or substantially different impacts than those identified in EIR319.

***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project does not require or result in any changes to the adopted mitigation measures or the EIR alternatives.

**TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Tribal Cultural Resources</b> Would the project				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, OPR Website regarding SB 18 and AB 52, updated Cultural Report by Psomas (February 4, 2019), and RivCo Advisory Notification Document (AND) for TR33978R01 dated February 28, 2019.

Findings of Fact:

**EIR Conclusions (thresholds 39a-b).** Consultation with local Native American tribes was not required during preparation of EIR319 but was subsequently required by SB 18 after September 2004 (for specific plans) and AB 52 in 2015. The SP246 property does contain tribal cultural resources (Final EIR319, Ex. Sum, page 6-15).

**TR33978R01 (thresholds 39a-b).** The revision to the approved tentative tract map did not trigger the requirement for AB 52. However, the latest design of the Project is the result of consultation with the Pechanga Band of Luiseno Indians (Pechanga), which increased the open space areas to better protect the rock outcroppings onsite which are considered to be cultural resources by the tribal representatives (see Appendix E). The current design of TR33978R01 will protect “four milling slick” sites<sup>14</sup> over which the Pechanga Tribe have expressed concern. The new open space arrangement and “limits of disturbance” map for TR33978R01 demonstrate that grading/development for the Project and grading of the borrow area would avoid the rock outcroppings and associated milling features.

Mitigation: Although EIR319 did not include any mitigation relative to Native American consultation, the County and the Project applicant have been in regular communication with Pechanga representatives to redesign TR33978R01 to better protect/preserve cultural resources on the Project vicinity based on the results of the revised cultural assessment (Psomas, February 4, 2019). As outlined in the previous Section 9, Archaeological Resources, three standard conditions of approval will be applied to Project grading to protect cultural resources (Planning Cul-1 through Cul-3)

<sup>14</sup> Four Slick Sites referred to as P-33-003722, P-33-003723, P-33-019863, and P-33-019864 per updated cultural study by Psomas (February 4, 2019) and supporting confidential mapping

**Monitoring:** Riverside County's Planning Department and the County Archaeologist will monitor that any Project design features or subsequent mitigation measures based on tribal consultation are implemented relative to TR33978R01. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents, as well as the updated Cultural Resources Report.

**Addendum Determinations for Tribal Cultural Resources**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas that have the outcroppings that are considered potentially significant tribal cultural resources.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319 and no new physical environmental impacts would occur.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the potentially significant rock outcroppings that contain tribal cultural resources.

***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project applicant has modified the grading plan for TR33978R01 to further avoid the areas that may contain significant cultural resources underground and the rock outcroppings that contain cultural resources. This is not considered a substantial change to the mitigation measures or the alternatives. The areas with potential cultural resources underground have been avoided through the design features outlined above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>40. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

**EIR Conclusions (thresholds 40a-b).** SP246 is located within the Eastern Municipal Water District (EMWD) service area. EIR319 determined the residential development would create demand for approximately 1,235,200 gallons of water per day and the 49 acres of commercial uses would generate demand for approximately 730,000 gallons of water per day (Final EIR319, Ex. Sum, page 6-17).

The water demand for the most current version of the specific Plan (SP246-A3) would be substantially reduced from the original SP246 as a result of the reduced dwelling units and an elimination of most of the commercial land uses from the plan.

**TR33978R01 (thresholds 40a-b).** The Project will comply with County water conservation design and the State Green Building Code in that regard. The Project would consume less water than originally identified under EIR319 due to more strict water consumption limitation of the County at present as well as the requirements pursuant to the landscape ordinance. Based on discussions with Eastern Municipal Water District, the project engineer confirmed that...“the total water demand of the project will decrease the amount of storage and pumping requirements of the overall system, as well as reduce the demand on the sources of water supply” (D. Currington April 2019).

Mitigation: The following project-specific mitigation measures for *Utilities and Service Systems* (EIR319) would reduce the potential project specific impacts to less than significant levels. The mitigation measures shown below are the same as the mitigation measures shown in the previous EIR and as approved in the most current Previous CEQA Documents.

**Water and Sewer**

1. Adequate facilities, water lines and sewer lines are being planned by the project engineers and will be revised and approved by EMWD prior to the issuance of permits.
2. All water and sewer lines shall be placed underground.
3. All lines will be designed per the Eastern Municipal Water District’s requirements.
4. The infrastructure systems will be dedicated to and managed by the EMWD.

5. Water and sewer disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
6. The Eastern Municipal Water district is the indicated agency for the mitigation monitoring program for the water and sewer infrastructure improvements.
- ~~7. Consideration must be given to use of reclaimed water for green-space irrigation.~~
8. If it is determined that reclaimed water use is appropriate, the project proponent shall submit a conceptual plan of reclaimed water service to the Eastern Municipal Water District's Customer Service Department for review and approval. This plan shall identify proposed uses of reclaimed water and estimates of the volume of reclaimed water needed to satisfy the project demands.
9. A plan for service for water shall be submitted to EMWD's Customer Service Department for review to determine exact storage requirements.

**TR33978R01.** The Project will implement all the above mitigation measures except for #7 as the EMWD has indicated it would not provide reclaimed or agricultural water to this tract. The developer would pay the most current approved development impact fees related to water consumption.

Monitoring: Riverside County's Building and Safety Department and Environmental Health Department will monitor that arrangements for water provision acceptable to EMWD are accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

**EIR Conclusions (thresholds 41a-b).** EMWD is responsible for the treatment of wastewater in the subject area. SP246 would create 1,122,400 gallons per day of sewage effluent. In 1992, the approved and proposed development in the vicinity would have exceeded the Perris Valley Treatment Facility's capacity; however, EIR319 concluded that with mitigation potential impacts of SP246 relative to wastewater services could be reduced to less than significant levels (Final EIR319, Ex. Sum, page 6-17).

**TR33978R01 (thresholds 41a-b).** The Project would generate wastewater that would be treated by EMWD facilities and provide appropriate development impact mitigation fees to the District.

**Mitigation:** See mitigation measures listed above under **Water and Sewer** (Section 40 Water) above. In addition, TR33978R01 would pay the most current adopted development impact fees adopted by EMWD.

**Monitoring:** Riverside County's Building and Safety Department and Environmental Health Department will monitor that arrangements for sewer service provision acceptable to EMWD are accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP, EIR319.

**Findings of Fact:**

**EIR Conclusions (thresholds 42a-b).** SP246 would generate a population of 9,264 although the EIR indicated it could be as low as 8,100 residents depending on actual occupancy in the future. The 9,264-population associated with the proposed Project would result in a daily generation of approximately 35.7 tons of solid waste, which would incrementally reduce the expected lifespan for the affected landfills (Final EIR319, Ex. Sum, page 6-23).

**TR33978R01 (thresholds 42a-b).** The Project would generate a proportional increase in the amount of solid waste as estimated in EIR319. Since the time the EIR was prepared, the County has made alternative arrangements for handling solid waste from this portion of the County (i.e., expansion of El Sobrante Landfill in 2014), which currently occupies 468 acres, accepts 2 million tons of waste each year, and is planned to be open for another 50 years (209 million cubic yard capacity remaining) based on information from Waste Management, the private operator of the landfill<sup>15</sup>. Therefore, the potential impact of TR33978R01 on regional solid waste services would be less than significant with implementation of the recommended mitigation measures.

**Mitigation:** The following project-specific mitigation measures for *Utilities and Service Systems* (EIR319) would reduce the potential Project specific impacts to less than significant levels. The

<sup>15</sup> <http://www.wm.com/location/california/inland-empire/san-bernardino/el-sobrante.jsp>



mitigation measures shown below are the same as the mitigation measures shown in the previous EIR and as approved in the most current Previous CEQA Documents.

### **Solid Waste**

- ~~1. Prior to the present landfills reaching capacity, new landfill sites will have to be identified and alternative methods of disposal of solid waste explored. These issues will be addressed in the comprehensive study currently being prepared by Riverside County.~~
- ~~2. The County is encouraging large projects and municipalities within the county to implement storage facilities for recycled materials in separate and enlarged trash enclosures, particularly within multi-family and commercial projects for adequate storage of recyclable materials. Other residential units shall also be provided with adequate solid waste bin enclosures. Multi-family and commercial uses shall be required to have detailed project design, including provision for several facilities within the project area.~~
3. The County is required to address AB 162, which mandates implementation of plans to reduce the overall waste by 25 percent.
4. Construction waste generated during development shall be properly disposed of and/or recycled as per County Solid Waste Department policies.
- ~~5. Sewer system sludge will be disposed of at the sewer plant in accordance with all Department of Health regulations.~~
6. The County of Riverside Solid Waste Management Department shall determine compliance with general plan requirements as a part of the mitigation monitoring program for the project.
7. A curb-side recycling program shall be encouraged by the project developers.
8. The project proponent shall inform the permitted refuse hauler for the project site of the programs being pursued relating to recycling and waste reduction (i.e., curbside recycling, buy-back centers, the collection of green and wood wastes for recycling or composting at the appropriate facility, etc.).
9. The feasibility of establishing collection points within the project shall be considered at the final design stage.
- ~~10. Plot plans for commercial shopping centers shall include trash disposal and recycling centers, subject to review and approval by the Riverside County Waste Management Department.~~

**TR33978R01.** The Project would implement all the above mitigation measures except for #2, 5 and #10 which do not apply as the Project does not contain commercial uses or the sewage treatment plant. In addition, the County has additional landfill facilities, and thus #1 does not apply to TR33978R01.

**Monitoring:** Riverside County's Building and Safety Department and Waste Management Department will monitor that mitigation of impacts to landfill capacity, including implementation of recyclables collection and loading facilities where applicable, is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 43a-b).** At full build-out, SP246 was anticipated to generate demand for approximately 24,175,356 kwh of electricity per year and approximately 22,878,540 cubic feet per month of natural gas (Final EIR319, Ex. Sum, page 6-22).

Utility consumption/generation estimates for SP246 were substantially reduced due to the reduction of dwelling units and the elimination of most of the commercial land uses in the most recently approved version of the Project (SP246-A3).

**EIR Conclusions (thresholds 43c-h).** The EIR did not specifically address all of these other utilities and facilities but did conclude overall utility impacts would be less than significant with payment of adopted development impact fees to the various utility providers (Final EIR319, Ex. Sum, page 6-22).

**TR33978R01 (thresholds 43a-h).** The Project would incrementally increase consumption of electricity, natural gas, general governmental services, and the generation of stormwater runoff. The Project would pay all applicable development impact fees to local utility service providers and the future increase in property values would help offsite any incremental increases in general governmental services.

**Mitigation:** The following Project-specific mitigation measures for *Utilities and Service Systems* (EIR319) would reduce the potential Project specific impacts to less than significant levels. The mitigation measures shown below are the same as the mitigation measures shown in the previous EIR and as approved in the most current Previous CEQA Documents.

## **Utilities**

1. The project will extend gas, electric, telephone, and cable facilities to the site.
2. Appropriate erosion controls will be implemented during the construction of utility trenches, including the use of watering trucks to prevent dust.
3. Construction activities related to utility extension will be limited to between the hours of 7:00 A.M. and 6:00 P.M. to reduce noise impacts to surrounding residents.
4. The applicant will comply with guidelines provided by Southern California Edison (SCE) and Southern California Gas (SCG) in regard to easement restrictions, construction guidelines, protection of pipeline easement, and potential amendments to rights-of-way in the areas of any existing easements.
5. Effective energy conservation techniques such as solar energy and waste heat recovery uses will be encouraged where feasible throughout the residential and commercial areas.
6. The affected utility companies will determine compliance with these mitigation measures as a part of the mitigation monitoring program.

**TR33978R01.** The Project would implement all of the applicable mitigation measures, where appropriate.

**Monitoring:** The respective utility companies will monitor utility facilities impact mitigation through the permitting process.

### **Addendum Determinations for Utility and Service Systems**

#### ***No Substantial Project Revisions Requiring Major EIR Revisions***

There are no substantial revisions to the Project that would require major revisions to the EIR relative to *Utility and Service Systems*. The Project is a residential development and the same mitigation measures proposed in the previous EIR319 would still apply and be sufficient to mitigate the potential utility impacts of the proposed minor modifications to TR33978R01 to less than significant levels.

#### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319.

#### ***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The minor adjustments to the Project to allow for updated fees associated with Utility and Service Systems would not constitute new or substantially more severe effects than were previously disclosed in EIR319. The proposed Project provides an opportunity to further reduce the potential impacts associated with Utilities and Service Systems by updating the fee schedules.

#### ***No Substantial Changes in the Mitigation Measures or Alternatives***

The updating of fees beyond those identified in the previous EIR319 is only minor modification and does not constitute a substantial change to the mitigation measures or alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Wildfire</b>				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, RCIP Figure S-11 "Wildfire Susceptibility", page S-43 (page 294 of 665 on RCIP CD), Riverside GIS.

Findings of Fact:

**EIR Conclusions (thresholds 44a-d).** According to RCIP Figure S-11, the SP246 property is not within a hazardous fire area, as defined in Section 8 of County Ordinance 787. Therefore, EIR319 determined SP246 would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. It should be noted this discussion was in the "Hazards" section of EIR319 (Final EIR319, Ex. Sum, pages 6-18 and 6-24).

**TR33978R01 (thresholds 44a-d).** The Project is not within a designated hazardous fire area. Regarding threshold a, the Project site has long been planned for residential uses and is proximate to the Ramona Expressway and will eventually be adjacent to the Mid-County Parkway, and these regional roadways will allow for emergency response and/or evacuation of the Project area in the event of a disaster. Regarding threshold b, the Project does not produce any conditions that would exacerbate wildfire severity or propagation and would allow for better emergency access for fighting fires in surrounding undeveloped areas. Regarding threshold c, the Project would install new roads and a connection to Walnut Avenue but the planned TR33978R01 improvements would be expected to enhance wildfire protection for the area and not reduce it. Regarding threshold d, Walnut Avenue is immediately downslope of the Project so its development would not be expected to result in increased risk of downstream flooding, landslides as a result of runoff, or post-fire slope instability. Based on this analysis, TR33978R01 will have no significant impacts relative to wildfire and no mitigation is required.

Mitigation Measure: None required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>45.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Lakeview/Nuevo Area Plan, EIR319, various technical studies for TR33978R01.

Findings of Fact:

**EIR Conclusion.** Based on the analysis and mitigation measures provided, the Project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number / restrict the range of a rare, or endangered plant or animal. While the Project does have impacts upon biological resources, the various biological assessments that have been completed for TR33978R01 conclude it does not have the potential to substantially degrade the quality of the environment beyond what was identified in the previous EIR319 (Final EIR319, Ex. Sum, page 6-12)(SP246A3 Addendum, MBI 2015)(Psomas 2018). The updated cultural study for TR33978R01 concluded the Project would not have any impacts to historical or cultural resources beyond what was identified in EIR319 (Final EIR319, Ex. Sum, page 6-15)(Psomas 2019).

**TR33978R01.** The potential cumulative impacts of TR33978R01 were previously evaluated in EIR319, as TR33978R01 is consistent with the currently approved specific plan (SP246-A3) in terms of number, type, and location of residential units. Therefore, TR33978R01 would not have any unexpected cumulative environmental impacts that were not already identified relative to the overall development of SP246.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Lakeview/Nuevo Area Plan and EIR319, various technical studies for TR33978R01.

Findings of Fact:

**EIR Conclusion (threshold 46).** Within the context of 2004-2005 development, economic, and environmental conditions within the Lakeview/Nuevo area of Western Riverside County, EIR319 determined that SP246 did not have impacts which were individually limited but cumulatively considerable beyond those that were identified in the previous EIR319 (Final EIR319, Ex. Sum, pages 6-4 through 6-24).

**TR33978R01.** The potential cumulative impacts of TR33978R01 were previously evaluated in EIR319, as TR33978R01 is consistent with the currently approved specific plan (SP246-A3) in terms of number, type, and location of residential units. Therefore, TR33978R01 would not have any unexpected cumulative environmental impacts that were not already identified relative to the overall development of SP246.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Lakeview/Nuevo Area Plan and EIR319, various technical studies for TR33978R01.

Findings of Fact:

**EIR Conclusion (threshold 47).** Development of SP246 would have significant air quality impacts over the long-term, which would could not be mitigated below a level of significance due to the size and nature of the proposed development and the adopted AQMD thresholds. However, no substantial adverse health effects on humans directly resulted from development of the proposed specific plan would occur. In addition, SP246 would contribute to a cumulative loss of vegetation and wildlife habitat, but this impact does not have a direct impact on human health (Final EIR319, Ex. Sum, pages 6-4 through 6-24).

**TR33978R01.** The environmental impacts of TR33978R01 identified in this Environmental Assessment have been mitigated by Project redesign or through conditions of approval on the implementing development application. The Project does not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, based on the results of the various technical studies prepared for TR33978R01.

## **VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County Integrated Project (RCIP)  
Riverside County Integrated Waste Management Plan  
US Soil Conservation Service, USDA, Soil Survey of Western Riverside County, California, 1971.  
EIR319  
Lakeview/Nuevo Area Plan

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

Location:  
12<sup>th</sup> Floor,  
County Administrative Center

Address:  
County of Riverside Planning Department  
4080 Lemon Street  
Riverside, CA 92501



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

*Juan C. Perez  
Agency Director*



04/10/19, 10:06 am

TR33978R01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR33978R01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Causes for Revocation**

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

**Advisory Notification. 2            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on Approved Tentative Map prepared by Engineering Solutions (David Currington #C58883).

**Advisory Notification. 3            AND - Hold Harmless**

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 TR33978R01 or its associated environmental documentation; 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 TR33978R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, whether it incurs such expenses directly,



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 3            AND - Hold Harmless (cont.)**  
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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

**Advisory Notification. 4            AND - Notification Document**

The following requirements are included as part of the approval for Tentative Tract Map No. 33978, Revision No. 1 (TR33978R01) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

**Advisory Notification. 5            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of TR33978R01 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 6            AND - Project Description & Operational Limits**

TR33978, Revision No. 1 (TR33978R01) is a Schedule "A" subdivision map to subdivide 51.15 acres into 139 single family lots with minimum lot size of 6,000.

This revision was necessary to accommodate the future Mid-County Parkway, which lies just south of the Project site. The revised map includes 18 acres of open space and 10.4 reserved as unimproved open space.

**Advisory Notification. 7            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7      AND - Federal, State & Local Regulation Compliance (cont.)

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 1                      0010-BS-Grade-MAP\* - NO GRDG & SUBDIVIDING

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 2                      0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 3                      0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 4                      0010-BS-Grade-MAP-G1.6 DUST CONTROL

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 5                      0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 5                      0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS (cont.)

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 6                      0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 7                      0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 8                      0010-BS-Grade-MAP-G2.9DRNAGE & TERRACING

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 9                      0010-BS-Grade-MAP-GIN INTRODUCTION

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 10                      0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT



### ADVISORY NOTIFICATION DOCUMENT

#### E Health

E Health. 1                                    0010-E Health-SP - CONDITIONS (cont.)

Comments: INEFFECT ARUSH 20061005  
TR33978

E Health. 2                                    EMWD WATER AND SEWER

TR33978 is proposing to receive potable water service from and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

#### Fire

Fire. 1                                        0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DCLARKE 20060828  
DRAFT DCLARKE 20060828  
TR33978

Fire. 2                                        0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DCLARKE 20060828  
DRAFT DCLARKE 20060828  
TR33978

Fire. 3                                        Fire Advisory

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA High Fire

### ADVISORY NOTIFICATION DOCUMENT

#### Fire

**Fire. 3 Fire Advisory (cont.)**  
 Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.  
 Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

#### Flood

**Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW**

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

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND DHGARCIA 20060907  
 DRAFT DHGARCIA 20060907  
 TR33978

**Flood. 2 0010-Flood-MAP 100 YR SUMP OUTLET**

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

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND DHGARCIA 20060907  
 DRAFT DHGARCIA 20060907  
 TR33978

**Flood. 3 0010-Flood-MAP CONS.OUTLET WEST TO PV CH**

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

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND DHGARCIA 20060907  
 DRAFT DHGARCIA 20060907  
 TR33978

### ADVISORY NOTIFICATION DOCUMENT

**Flood**

Flood. 4                      0010-Flood-MAP COORDINATE DRAINAGE DESIGN  
(cont.)

Flood. 4                      0010-Flood-MAP COORDINATE DRAINAGE DESIGN

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 5                      0010-Flood-MAP FLOOD HAZARD REPORT

TR33978 is a proposal to subdivide 142 acres into residential lots in the Lakeview/Nuevo area. The site is located north of Orange Ave, easterly of Bradley Road, southerly of Walnut Ave and westerly of Foothill Rd.

The site receives storm runoff from the south and southeast. The development proposes a series of storm drains to collect onsite flows and convey them north. Two basins are proposed to mitigate water quality. The two basins appear to have adequate volume for water quality.

However, the western basin shall be redesigned to incorporate 4:1 side slopes adjacent to Walnut Ave and "E" Street. This tract will outlet to proposed Line A-N and eventually to Perris Valley Storm Drain. This tract will be required to convey its onsite flows to the Perris Valley Storm Drain Channel unless other development within the City of Perris has constructed an alternate outlet. All facilities shall be built to District standards.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 6                      0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptor is as follows:

flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.

Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.































### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

Planning-All. 1                      0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)  
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.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning-All. 2                      0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached  
conditions of Tentative Tract Map No. 33978 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33978, Revision No. 1.

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND MSTRATE 20061005  
DRAFT MSTRATE 20061005  
DRAFT JOSGONZA 20060928  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning-All. 3                      0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold  
harmless the County of Riverside COUNTY), its agents, officers, or employees from  
any claim, action, or proceeding against the COUNTY, its agents, officers, or  
employees 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. The COUNTY will promptly notify the land divider of any such claim,  
action, or proceeding against the COUNTY and will cooperate fully in the defense. If  
the COUNTY fails to promptly notify the land divider of any such claim, action, or  
proceeding or fails to cooperate fully in the defense, the land divider shall not,  
thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 3                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND JOSGONZA 20060928  
 DRAFT JOSGONZA 20060928  
 DRAFT JOSGONZA 20060927  
 RECOMMND JOSGONZA 20060921  
 DRAFT JOSGONZA 20060915  
 TR33978

Planning-All. 4                      0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is a schedule A subdivision of 51.15 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 2 open space lots to preserve natural rock outcroppings and 5 open space lots for common landscaping.

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND MSTRATE 20061006  
 DRAFT MSTRATE 20061006  
 RECOMMND JOSGONZA 20060928  
 DRAFT JOSGONZA 20060928  
 DRAFT JOSGONZA 20060927  
 RECOMMND JOSGONZA 20060921  
 DRAFT JOSGONZA 20060915  
 TR33978

Planning-All. 5                      0010-Planning-All-SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT ARUSH 20061005  
 TR33978

Planning-All. 6                      0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which 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 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 standards.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

Planning-All. 6                      0010-Planning-All-SP - Limits of SP DOCUMENT (cont.)

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 7                      0010-Planning-All-SP - Ordinance Requirements

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.

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 8                      0010-Planning-All-SP - SP Document

Specific Plan No. 246A1 shall consist of the following:

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

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

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

1. Mitigation Reporting/Monitoring Program (M/M).
2. Initial Study
3. Technical Appendices
4. CEQA Conclusions and Findings pursuant to Section 15164

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 9                      0010-Planning-All-SPA - Amendment Description

This Specific Plan Amendment proposes to alters the land uses, planning area



### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

Planning-All. 9                            0010-Planning-All-SPA - Amendment Description (cont.)  
boundries, and overall circulation plan of the SPECIFIC PLAN (McCanna Hills).

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 10                        0010-Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN, except Planning Areas 7, 20, 21, 22, 25, and 26 which are not included within this Specific Plan Amendment Process. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

Comments: INEFFECT ARUSH 20061005  
TR33978

#### Planning-CUL

Planning-CUL. 1                        If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2                        PDA07011r1 accepted

County Archaeological Report (PDA) No. 7011r1 submitted for this project (TTM33978) was prepared by Charles Cisneros of Psomas and is entitled: "Cultural Resources Survey Report for the McCanna Hills Tentative Tract Map 33978 and Proposed Borrow Area Project: APN 307-410-001, Riverside County", dated February 2019.

PDA07011r1 concludes: The 2018 and 2019 field surveys failed to identify new cultural resources within the Project area. However, ground visibility in the Project area had dense vegetation in various portions. The proposed 15.8 acre borrow area had moderate ground visibility and did not find any cultural resources as a result of the field survey. Six previously recorded cultural resources were identified by the EIC outside of Project area, but within the additional 26.23 acres the County required to be surveyed as part of the Project. Four of the six cultural resources were re-located, and the site records updated (Confidential Attachment E) as part of the study. Considering the archaeological resources near the Project area, it is considered sensitive for unrecorded cultural resources. Cultural resource types that are likely to be encountered include prehistoric artifacts, buried milling features that may be exposed with the removal of sediment, and prehistoric habitation sites; historical archaeological resources may also be present.

PDA07011r1 recommends: Based on the archaeological research to date, Psomas did not identify any cultural resources within the Project area; however, it is possible that during the grading operation with the attending on-site archaeologist and tribal monitor,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 2                      PDA07011r1 accepted (cont.)  
 archaeological resources may be identified because of the ground disturbing activities. Therefore, the requirements of the Riverside County PLUS Conditions of Approval listed below will be followed to satisfy the requirements of the County and CEQA. These documents are herein incorporated as a part of the record for project.

### Planning-CUL. 3                      Unanticipated Resources

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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* 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.

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

### Planning-GEO

### Planning-GEO. 1                      GEO180041 ACCEPTED

County Geologic Report GEO No. 180041, submitted for the project TR33978R01, APN 307-410-001, was prepared by Petra Geosciences, Inc., and is titled; "Preliminary Geotechnical Evaluation, Proposed McCanna Hills 139 Project, Tentative Tract 33978, Riverside County, California," dated August 6, 2018. In addition, Petra has submitted the following report:

"Revised Preliminary Geotechnical Evaluation, Proposed McCanna Hills 139 Project, Tentative Tract 33978, Riverside County, California," dated December 13, 2018.

"Response to Preliminary Geotechnical Evaluation Report Review Sheet by the Riverside County Planning Department, dated December 5, 2018, Regarding Proposed McCanna Hills 139 Project, Tentative Tract 33978, Riverside County, California," December 13, 2018.

GEO180041 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault Zone, nor a County of Riverside fault hazard zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of

**ADVISORY NOTIFICATION DOCUMENT**

## Planning-GEO

Planning-GEO. 1                      GEO180041 ACCEPTED (cont.)

the site, risks associated with primary surface ground rupture should be considered very low.

3. In view of the depth of groundwater and dense alluvial and granitic bedrock materials that underlie the site, the potential for manifestation of liquefaction induced features or significant dynamic settlement is considered negligible.

4. Compressible soils are known to exist in the flat-lying areas at the lower elevations of the site; however, the recommended remedial grading will reduce the potential for settlement in these areas to less than significant.

5. Based on the site conditions, lateral spreading, ground lurching and ground subsidence are considered unlikely at the site.

6. The near-surface bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

7. Total static settlement of the footings under the anticipated loads is expected to be on the order of ¾ inch. Differential settlement is estimated to be on the order of ½ inch over a horizontal span of 40 feet.

8. There are natural slopes within the southwestern portion of the site strewn with boulders that may be dislodged during a seismic event.

GEO180041 recommended:

1. All vegetation and any improvements, trash or debris in areas to be graded should be removed from the site.

2. In areas to receive compacted (engineered) fill or where structures are to be supported by conventional shallow foundations, the existing ground should be over-excavated to a depth so as to expose granitic bedrock or very old alluvial fan deposits, exhibiting an in-place relative compaction of 85 percent or more, based on Test Method ASTM D1557.

3. Acceptance criteria for native alluvial soils also includes exhibiting an in-situ moisture content no lower than 3 percent below the corresponding optimum moisture or as indicated by the geotechnical engineer.

4. All fills should be placed in 6- to 8-inch thick maximum lifts, watered or air dried as necessary to achieve near-optimum moisture conditions and then compacted to a minimum relative compaction of 90 percent.

5. Petra recommends that a site specific rockfall analysis be performed during the rough grade review stages of the project to formulate a design for mitigation of these issues if necessary.

GEO No. 180041 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180041 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20190114

## Planning-PAL

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-PAL

Planning-PAL. 1                    LOW PALEO POTENTIAL (cont.)

Planning-PAL. 1                    LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning-PAL**

Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

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

Comments: RECOMMEND DWALSH 20180622

**Transportation**

Transportation. 1                      0010-Transportation-MAP - DRAINAGE 1

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

Transportation. 2                      0010-Transportation-MAP - DRAINAGE 2

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.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

Transportation. 3                      0010-Transportation-MAP - OFF-SITE PHASE

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

### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 3                    0010-Transportation-MAP - OFF-SITE PHASE (cont.)

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

Transportation. 4                    0010-Transportation-MAP - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Sherman Street sliver at the cul-de-sac exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
TR33978

Transportation. 5                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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 tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their Commission 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.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

#### Waste Resources

Waste Resources. 1                    Waste - Advisory

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 1            Waste - Advisory (cont.)

Division.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR33978R01

Parcel: 307410001

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

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

050 - E Health. 3                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria.

050 - E Health. 4                      0050-E Health-MAP - MONEY                      Not Satisfied

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

050 - E Health. 5                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

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

050 - E Health. 6                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

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

050 - E Health. 7                      ECP CLEARANCE                      Not Satisfied

Department of Environmental Health (DEH) concurs with Petra Geoscience, Inc. in report dated September 21, 2018 that a limited Phase II Environmental Site Assessment (ESA) should be conducted for the northern portion. In addition to this, the Phase I ESA needs to be updated to address to include the southern portion of the parcel.  
Please contact 951-955-8980 for additional details.



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E Health

050 - E Health. 8                      EMWD WATER AND SEWER                      Not Satisfied

Provide documentation from Eastern Municipal Water District (EMWD) that establishes water and sewer service for the project. This is more than a "will-serve" letter.

050 - E Health. 9                      SOLID WASTE SERVICE                      Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

Fire

050 - Fire. 1                      0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                      Not Satisfied

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

050 - Fire. 2                      0050-Fire-MAP-#47-SECONDARY ACCESS                      Not Satisfied

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

050 - Fire. 3                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                      Not Satisfied

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.

050 - Fire. 4                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      Not Satisfied

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.

050 - Fire. 5                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied

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

050 - Fire. 6                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be

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Fire

050 - Fire. 6                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES (cont.)                      Not Satisfied  
automatic or manual minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 7                      0050-Fire-MAP-#98-ECS-HYD/WTR TANK                      Not Satisfied  
Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY                      Not Satisfied  
Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

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

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

050 - Flood. 2                      0050-Flood-MAP ENCROACHMENT PERMIT REQ                      Not Satisfied  
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 3                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be

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Flood

050 - Flood. 3                      0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied  
redesigned to eliminate the need for the easement.

050 - Flood. 4                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied

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

050 - Flood. 5                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 6                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied

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

050 - Flood. 7                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied

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

050 - Flood. 8                      6 ITEMS TO ACCEPT FACILITY(IES)                      Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility



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Flood

050 - Flood. 13                      SUBMIT ECS & FINAL MAP                      Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1                      0050-Planning-MAP - ANNEX TO PARK DISTRICT                      Not Satisfied

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

050 - Planning. 2                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 3                      0050-Planning-MAP - ECS NOTE AIRPORT                      Not Satisfied

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

"This land division is within 2 miles of the March Air Reserve Base. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the March Air Reserve Base maintained operations to the west of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the March Air Reserve Base."

050 - Planning. 4                      0050-Planning-MAP - ECS NOTE ARCHAEOLOGICAL                      Not Satisfied

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

An Archaeological Report within EIR Addendum 319 entitled ARCHAEOLOGICAL ASSESSMENT OF APPROXIMATELY 950 ACRES OF LAND DESIGNATED AS A PORTION OF THE PREISSMAN PROPERTY SPECIFIC PLAN LOCATED NORTHEAST OF THE CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on MARCH 8, 1989 by Hatheway & Mckenna and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report.

050 - Planning. 5                      0050-Planning-MAP - ECS NOTE BIOLOGICAL                      Not Satisfied

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

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

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE DAM INUNDATION                      Not Satisfied

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Planning

- 050 - Planning. 6                      0050-Planning-MAP - ECS NOTE DAM INUNDATION (cont.)      Not Satisfied  
The following Environmental Constraints Note shall be placed on the ECS:

**DAM INUNDATION AREA** - This property is located downstream of the Perris Dam which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The Department of Water Resources (DWR) has identified potential seismic safety risks in a section of the foundation of Perris Dam. There is no imminent threat to life or property. However, in the interest of ensuring the maximum public safety for those using and living downstream of the lake, the state determined that was necessary to lower the water level while additional analysis was performed.

Following an independent expert analysis, DWR announced in October 2005 it will move ahead with its plans to repair Perris Dam. DWR is currently evaluating the best and most feasible repair alternatives to address the seismic concerns at Perris Dam. The decision on a preferred repair alternative will be made by the end of 2006. It is expected that design work, environmental documentation and permitting will take approximately two to three years, followed by construction work.

- 050 - Planning. 7                      0050-Planning-MAP - ECS NOTE MAFB NOISE                      Not Satisfied  
The following Environmental Constraints Note shall be placed on the ECS:

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

- 050 - Planning. 8                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH                      Not Satisfied  
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."

- 050 - Planning. 9                      0050-Planning-MAP - ECS NOTE PALEONTOLOGIC                      Not Satisfied  
The following Environmental Constraints Note shall be placed on the ECS:

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

- 050 - Planning. 10                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied  
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.

- 050 - Planning. 11                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

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Planning

050 - Planning. 11                      0050-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
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.

050 - Planning. 12                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied  
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 13                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied  
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.

050 - Planning. 14                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied  
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 146A which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 15                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied  
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 6,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP00246A1 , and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 16                      0050-Planning-MAP- ECS ROCKFALL                      Not Satisfied  
An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:

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Planning

050 - Planning. 16                      0050-Planning-MAP- ECS ROCKFALL (cont.)                      Not Satisfied

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1572, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

050 - Planning. 17                      0050-Planning-PRJ - SP CC&R PUB COMN AREA                      Not Satisfied  
This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 18                      0050-Planning-PRJ - SP COMMON AREA MAIN                      Not Satisfied  
This condition implements condition 30.PLANNING.19 of the SPECIFIC PLAN.

050 - Planning. 19                      0050-Planning-PRJ - SP PARK AGENCY REQD                      Not Satisfied  
This condition implements condition 30.PLANNING.16 of the SPECIFIC PLAN.

050 - Planning. 20                      Map - Agency Clearance - Riverside Transit Agency                      Not Satisfied  
Prior to Map Recordation, the land divider shall submit a clearance letter from Riverside Transit Agency (RTA) to the Planning Department verifying compliance with the conditions of their letter dated November 1,2018 summarized as follows:

RTA request a transit stop on the south side of Walnut Ave, approximately 150' west of the curb return (basically behind Lot 40). While a turnout is not requested, RTA would like to request that the potential stop meet the ADA requirements outlined in the Department of Justice's ADA Guidelines for Accessible Design. The planned 6' sidewalk shall be extended to 8' for the 5' designated as the boarding and alighting area.

Transportation

050 - Transportation. 1                      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT                      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.



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Transportation

- 050 - Transportation. 1      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT (cc      Not Satisfied  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition  
issued by this department)
- 050 - Transportation. 2      0050-Transportation-MAP - ACCESS RESTRICTION      Not Satisfied  
Lot access shall be restricted on Foothill Avenue (Sherman Street) and Walnut Avenue and so noted  
on the final map.
- 050 - Transportation. 3      0050-Transportation-MAP - ASSESSMENT DIST 1      Not Satisfied  
Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation,  
make application for and pay for their reapportionment of the assessments or pay the unit fees in the  
benefit district.
- 050 - Transportation. 4      0050-Transportation-MAP - CORNER CUT-BACK I      Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry  
streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide  
Design Guidelines.
- 050 - Transportation. 5      0050-Transportation-MAP - DEDICATIONS      Not Satisfied  
All local interior streets "A", "B", "C", "D", "E", "F", and "G" shall be improved within the dedicated  
right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')  
  
Foothill Avenue (along tract boundary between street "A" to the south westerly tract boundary) shall be  
improved within the dedicated right-of-way in accordance with Draft County Standard No. 103, Section  
A. (44'/74')
- 050 - Transportation. 6      0050-Transportation-MAP - EASEMENT/SUR      Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior  
to final map approval, shall be delineated on the final map in addition to having the name of the  
easement holder, and the nature of their interests, shown on the map.
- 050 - Transportation. 7      0050-Transportation-MAP - IMP PLANS      Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a  
design profile extending a minimum of 300 feet beyond the project boundaries at a grade and  
alignment as approved by the Riverside County Transportation Department. Completion of road  
improvements does not imply acceptance for maintenance by County.
- 050 - Transportation. 8      0050-Transportation-MAP - INTERSECTION/50' TANGENT      Not Satisfied  
All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50'  
tangent, measured from flowline/curbface or as approved by the Transportation Planning and  
Development Review Division Engineer.
- 050 - Transportation. 9      0050-Transportation-MAP - LANDSCAPING      Not Satisfied  
The project proponent shall comply in accordance with landscaping requirements within public road

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050 - Transportation. 9      0050-Transportation-MAP - LANDSCAPING (cont.)      Not Satisfied  
rights-of-way, in accordance with Ordinance 461. Landscaping shall be designed within Foothill Avenue (Sherman Street) and Walnut Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 10      0050-Transportation-MAP - LANDSCAPING APP. ANNEX      Not Satisfied  
Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 11      0050-Transportation-MAP - MID-COUNTY PARKWAY      Not Satisfied  
RCTC is in the process of conducting a study for the Mid-County Parkway. One of the alignments being studied for the Parkway (the Southern alignment) impacts this property. Until such time an alignment is selected, no development shall be approved in any portion of the project that conflicts with the potential Mid-County Parkway Southern Alignment.

If an alignment is selected by RCTC that impacts the Specific Plan, the applicant shall convey the right-of-way through subsequent development maps or through an agreement, as determined by the Transportation Department.

No development shall be allowed in any portion of the project that conflicts with the potential Mid-County Parkway Southerly Alignment, except as in compliance with Specific Plan 246A1 as approved and conditioned, and except for general grading within the alignment area and the construction of Foothill Avenue.

050 - Transportation. 12      0050-Transportation-MAP - OFF-SITE ACCESS 1      Not Satisfied  
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106 (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Walnut Avenue to El Nido Avenue.

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

050 - Transportation. 13      0050-Transportation-MAP - OFF-SITE INFO      Not Satisfied  
The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

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050 - Transportation. 13      0050-Transportation-MAP - OFF-SITE INFO (cont.)      Not Satisfied

050 - Transportation. 14      0050-Transportation-MAP - PART-WIDTH      Not Satisfied

Foothill Avenue (Sherman Road) along the tract boundary from street "A" to Walnut Street shall be improved with 34 feet of asphalt concrete pavement within a 70' dedicated right-of-way in accordance with County Draft Standard No. 103, Section A.

Walnut Avenue along tract boundary shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Draft Standard No. 105, Section C. (Modified)

050 - Transportation. 15      0050-Transportation-MAP - SOILS 2      Not Satisfied

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

050 - Transportation. 16      0050-Transportation-MAP - SP246A1/CAJALCO/I-215      Not Satisfied

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

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

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

Eastbound: Two through lanes and one right-turn lane

Westbound: One left-turn lane and two through lanes

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

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

Eastbound: One left-turn lane and two through lanes

Westbound: Two through lanes and one right-turn lane

Or as approved by the Transportation Department

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

050 - Transportation. 17      0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT      Not Satisfied

The street design and improvement concept of this project shall be coordinated with Tract 33976 and Tract 33977.

050 - Transportation. 18      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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Transportation

050 - Transportation. 18      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c      Not Satisfied  
The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

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

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

050 - Transportation. 19      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied  
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 20      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied  
The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 21      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied  
A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 22      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied  
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 23      0050-Transportation-MAP - TS/DESIGN      Not Satisfied  
The project proponent shall be responsible for the design of traffic signals at the intersections of:  
Sherman Road (NS) at Walnut Avenue (EW) with no credit given for Traffic Signal Mitigation Fees.  
or as approved by the Transportation Department Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

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Transportation

050 - Transportation. 23      0050-Transportation-MAP - TS/DESIGN (cont.)      Not Satisfied  
Installation of the signal shall be per 90.TRANS.1.

050 - Transportation. 24      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied

The intersection of Sherman Road (NS) at Walnut Avenue (EW) shall be improved to provide the following ultimate geometrics:

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

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

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

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

The intersection of Street "E" (NS) and Walnut Avenue (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One shared left-turn/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Sherman Road (Foothill Avenue) (NS) and "A" (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One shared through/right-turn lane

Eastbound: One shared left-turn/right-turn lane

Westbound: N/A

or as approved by the Transportation Department.

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

050 - Transportation. 25      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Sherman Street sliver at the cul-de-sac. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of

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50. Prior To Map Recordation

Transportation

050 - Transportation. 25      0050-Transportation-MAP - VACATION (cont.)      Not Satisfied  
the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

050 - Transportation. 26      0050-Transportation-MAP- UTILITY PLAN      Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 27      FINAL WQMP REQUIRED      Not Satisfied  
The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes). ): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. . All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 28      WQMP ACCESS AND MAINT (SURVEY)      Not Satisfied  
Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP      Not Satisfied  
Prior to the issuance of a grading permit, the owner/applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2                      0060-BS-Grade-MAP IMPORT/EXPORT                      Not Satisfied  
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied  
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

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

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

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied  
Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN (cont.)                      Not Satisfied  
Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied  
All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

060 - BS-Grade. 9                      EASEMENTS/PERMISSION                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

060 - BS-Grade. 10                      IF WQMP IS REQUIRED                      Not Satisfied  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 11                      IMPROVEMENT SECURITIES                      Not Satisfied  
Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11                    IMPROVEMENT SECURITIES (cont.)                    Not Satisfied

Flood

060 - Flood. 1                    6 ITEMS TO ACCEPT FACILITY(IES)                    Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2                    ADP FEE                    Not Satisfied

This development is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 3                    ENCROACHMENT PERMIT REQUIRED                    Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3                      ENCROACHMENT PERMIT REQUIRED (cont.)                      Not Satisfied  
right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 4                      PHASING                      Not Satisfied

If the Tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its Final Map recordation.

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

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

060 - Planning. 2                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

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

060 - Planning. 3                      0060-Planning-MAP - NPDES COMPLIANCE (2)                      Not Satisfied

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 4                      0060-Planning-MAP- SLOPE LS PLANS                      Not Satisfied

Landscaping plans for landscaping on any private rear yard slope greater than three feet (3') in height shall be approved.

060 - Planning. 5                      0060-Planning-PRJ - SP ARCHAEO M/M PROGRAM                      Not Satisfied

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

060 - Planning. 6                      0060-Planning-PRJ - SP GENERAL M/M PROGRAM                      Not Satisfied

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

060 - Planning. 7                      0060-Planning-PRJ - SP PALEON M/M PROGRAM                      Not Satisfied

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Planning

060 - Planning. 7                      0060-Planning-PRJ - SP PALEON M/M PROGRAM (cont.)                      Not Satisfied  
This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

060 - Planning. 8                      0060-Planning-PRJ - SP SKR FEE CONDITION                      Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, 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 the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.15 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.27 of the SPECIFIC PLAN.

Planning-CUL

060 - Planning-CUL. 1                      Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.  
The Native American Monitor(s) 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 and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.  
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.  
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      Project Archaeologist                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.  
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2            Project Archaeologist (cont.)            Not Satisfied  
artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning-CUL. 3            Temporary Fencing (cultural)            Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-3722, CA-RIV-3723, CA-RIV-10109, and CA-RIV-10110 during and grading or commencement of grading or brushing, the Project Archaeologist shall confirm the site boundaries and delineate an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the direction of the Project Archaeologist and if required, Native American Monitor. The fencing can be removed only after grading activities have been completed.

Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR            Not Satisfied

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

060 - Planning-EPD. 2            MBTA Nesting Bird Surveys - EPD            Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied  
them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - Transportation. 2 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes). In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans. In addition, the following shall be addressed during the final phase:

1. Treat to the maximum extent practicable, the runoff from Sherman Ave, the easterly boundary road and runoff from inlet number 8 at the westerly boundary.
2. Provide an access road around 50 percent of the basins' perimeter according to the BMP LID Handbook which may require privately maintained retaining walls.
3. Basin's are allowed to use 2:1 slopes for the entire perimeter for the 6 inches of BMP depth.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1      Artifact Disposition (cont.)      Not Satisfied  
archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2      Phase IV Cultural Monitoring Report      Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1      0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT      Not Satisfied

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

080 - BS-Grade. 2      NO BUILDING PERMIT W/O GRADING PERMIT      Not Satisfied

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

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BS-Grade

080 - BS-Grade. 2                      NO BUILDING PERMIT W/O GRADING PERMIT (cont.)                      Not Satisfied

080 - BS-Grade. 3                      ROUGH GRADE APPROVAL                      Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

Flood

080 - Flood. 1                      0080-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 2                      0080-Flood-MAP SUBMIT PLANS                      Not Satisfied

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

080 - Flood. 3                      6 ITEMS TO ACCEPT FACILITY(IES)                      Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP,

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Flood

080 - Flood. 3                      6 ITEMS TO ACCEPT FACILITY(IES) (cont.)                      Not Satisfied

OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 4                      ADP FEE                      Not Satisfied

This development is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied

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

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

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



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Planning

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN (cont.)                      Not Satisfied

080 - Planning. 3                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, with SP#246A1 exhibits 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, and 5.9, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

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

080 - Planning. 5                      0080-Planning-MAP - FNL SITE DEV PLOT PLAN                      Not Satisfied

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

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).

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Planning

080 - Planning. 5                      0080-Planning-MAP - FNL SITE DEV PLOT PLAN (cont.)                      Not Satisfied

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Specific Plan Design Guidelines pages 5-16 through 5-63 and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

080 - Planning. 6                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., the comprehensive preliminary landscape plans approved by the Planning Commission, and the TENTATIVE MAP conditions of approval.

Prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that CSA No. 146A has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, slopes in common & private yards (front, side, and rear) that are visible to the general public, common areas and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a

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Planning

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. Plans shall be in conformance with Specific plan and CONCEPTUAL LANDSCAPE PLAN.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north

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Planning

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied  
arrow.

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

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

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

080 - Planning. 9                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

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

080 - Planning. 10                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 11                      0080-Planning-MAP - WALLS/FENCING PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, preliminary wall & fencing plan approved by the Planning Commission, (EXHIBIT W) and the TENTATIVE MAP conditions of approval.

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

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Planning

080 - Planning. 11                      0080-Planning-MAP - WALLS/FENCING PLOT PLAN (cont.)      Not Satisfied  
the fencing plan.

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

3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

4. All wood fence posts shall be steel set in concrete.

5. All plans shall conform to Specific Plan exhibits 5.5, 5.6, 5.7, 5.10, 5.12, 5.14, 15.16A, 15.16B, and 15.16C.

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

080 - Planning. 12                      0080-Planning-MAP- EXT ROW LS PLANS                                      Not Satisfied

Landscaping plans for all exterior landscaping within the right-of-way and any right-of-way adjacent to open space lots/ areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

080 - Planning. 13                      0080-Planning-MAP- INT ROW LS PLANS                                      Not Satisfied

Landscaping plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent to open space lots/areas shall be approved prior to the first building permit (including models) within each phase. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

080 - Planning. 14                      0080-Planning-MAP- LS COMMON OS PLANS                                      Not Satisfied

Landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING .4 - COMMON AREA MAINTINANCE

080 - Planning. 15                      0080-Planning-MAP- LS SCREENING    Not Satisfied

Landscaping plans shall provide adequate wall screening along Foothill Ave and adjacent to all open space lots/areas in conformance with the CONCEPTUAL LANDSCAPE PLAN and the SPECIFIC PLAN.

080 - Planning. 16                      0080-Planning-MAP- PLANNING ROW LS REV                                      Not Satisfied

A separate landscape plan shall be prepared for the landscaping located in the entry medians and

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Planning

080 - Planning. 16                      0080-Planning-MAP- PLANNING ROW LS REV (cont.)                      Not Satisfied  
right of way for review and approval by the Planning Department.

080 - Planning. 17                      0080-Planning-MAP- SLOPE LS INSTALL                      Not Satisfied  
Landscaping required on any private rear yard slope greater than three feet (3') in height shall be fully installed.

080 - Planning. 18                      0080-Planning-PRJ - FINAL ZONING MAP                      Not Satisfied  
PRIOR TO BUILDING PERMITS, the planning areas for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define 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 with this use permit application along with a legal description defining the boundaries of the planning areas affected by this use permit. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas. This change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements condition 30.PLANNING.18 of the SPECIFIC PLAN.

080 - Planning. 19                      0080-Planning-PRJ - SCHOOL MITIGATION                      Not Satisfied  
This condition implements condition 30.PLANNING.31 of the SPECIFIC PLAN.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT1 -WQMP AND MAINTENANCE                      Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

080 - Transportation. 2                      0080-Transportation-MAP - GARAGE DOOR 1                      Not Satisfied

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet

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Transportation

080 - Transportation. 2      0080-Transportation-MAP - GARAGE DOOR 1 (cont.)      Not Satisfied  
will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 3      0080-Transportation-MAP - TS/INSTALLATION      Not Satisfied  
Prior to issuance of the building permit for the one hundred first (101st) dwelling unit, the following traffic signals shall be installed and operational:

Sherman Road (NS) at Walnut Avenue (EW) with no credit given for Traffic Signal Mitigation Fees, Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 4      IMPLEMENT WQMP      Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 5      Landscape Inspection Deposit Required      Not Satisfied

The developer/ permit holder shall:  
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 6      Landscape Plot Plan/Permit Required      Not Satisfied

The developer/ permit holder shall:  
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and

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Transportation

080 - Transportation. 6 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 7 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped



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Transportation

080 - Transportation. 7      Landscape Project Specific Requirements (cont.)      Not Satisfied  
areas.

- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Waste Resources

080 - Waste Resources. 1      Waste Recycling Plan      Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1      0090-BS-Grade-EOT1 - WQMP REQUIRED      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied  
approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project -specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - BS-Grade. 2                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied  
Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied  
Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation.  
Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

090 - BS-Grade. 4                      PRECISE GRADE APPROVAL                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:  
1. Requesting and obtaining approval of all required grading inspections.  
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.  
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                      0090-Flood-MAP IMPLEMENT WQMP                      Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

090 - Flood. 3                      FACILITY COMPLETION                      Not Satisfied

The District will not to release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied

All walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

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

090 - Planning. 3                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

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

090 - Planning. 4                      0090-Planning-MAP - LANDSCAPING COMPLIANCE                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - LANDSCAPING COMPLIANCE (cont.)                      Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5                      0090-Planning-MAP - MITIGATION MONITORING                      Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Addendum to EIR No.319.

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

090 - Planning. 6                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146A.

090 - Planning. 7                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.15 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8                      0090-Planning-MAP- EXT ROW LS INSTALL                      Not Satisfied

Landscaping for all exterior/perimeter landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be installed prior to the first building final inspection clearance (including any model). Landscaping shall be installed in conformance with the approved landscaping plans.

090 - Planning. 9                      0090-Planning-MAP- INT ROW LS INSTALL                      Not Satisfied

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent open space lot shall be installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-MAP- INT ROW LS INSTALL (cont.)                      Not Satisfied

090 - Planning. 10                      0090-Planning-MAP- LS COMMON OS INSTALL                      Not Satisfied

Landscaping for all common open space areas within each phase shall be installed prior to the first building final inspection clearance within that phase. Installed landscaping shall conform with the approved landscape plans.

090 - Planning. 11                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1                      0090-Transportation-EOT1 - WQMP COMP AND BNS REG                      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - Transportation. 2                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied  
f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 3      0090-Transportation-MAP - STREET LIGHTS INSTALL      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 4      0090-Transportation-MAP - STREET SWEEPING      Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5      0090-Transportation-MAP - UTILITY INSTALL      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 6      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 7      Landscape Inspection and Drought Compliance      Not Satisfied

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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**90. Prior to Building Final Inspection**

**Transportation**

090 - Transportation. 7      Landscape Inspection and Drought Compliance (cont.)      Not Satisfied

090 - Transportation. 8      Landscape Signage Required on Model Home Complexes      Not Satisfied

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 9      WQMP COMPLETION      Not Satisfied

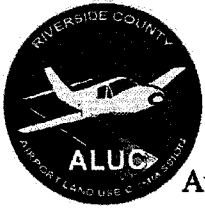
Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

**Waste Resources**

090 - Waste Resources. 1      Waste Reporting Form and Receipts      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 9, 2018

Mr. Jason Killebrew, Urban Regional Planner IV  
County of Riverside Planning Department

**CHAIR**  
Steve Manos  
Lake Elsinore

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92522

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

(VIA HAND DELIVERY)

## RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

### COMMISSIONERS

Arthur Butler  
Riverside

File No.: ZAP1325MA18  
Related File No.: TTM33978R01 (Tentative Tract Map Revision)  
APN: 307-410-001

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Dear Mr. Killebrew:

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TTM33978R01 (Tentative Tract Map Revision), a proposal to divide 51.15 gross acres located southerly of Walnut Street, northerly of Orange Avenue, and easterly of Eureka Street in the unincorporated community of Nuevo into 139 residential parcels, 2 natural open space lots, and 5 landscaped open space lots.

### STAFF

Director  
Simon A. Housman

The site is located within Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

John Guerin  
Paul Ruff  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 21,279 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,700.7 feet AMSL. The project's site pad elevations range from 1,525 to 1,602 feet AMSL. Therefore, review by the FAA OES was not required.

[www.aluc.org](http://www.aluc.org)

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:



## **AIRPORT LAND USE COMMISSION**

### **CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of any homes thereon, and shall be recorded as a deed notice.
4. Five water quality basins are depicted on the proposed tract map. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

## **AIRPORT LAND USE COMMISSION**

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**



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Simon A. Housman, Director

Attachments: Notice of Airport in Vicinity

cc: McCanna Hills, LLC (applicant/property owner)  
David Currington R.C.E (representative)  
712 Consulting (fee payer)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel Rockholt, March Air Reserve Base  
ALUC Case File

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