

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



ITEM  
18.1  
(ID # 5423)

MEETING DATE:

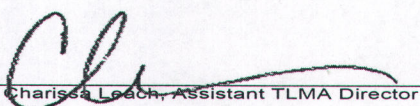
Tuesday, October 17, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 1211, CHANGE OF ZONE NO. 7924, TRACT MAP NO. 37169, PLOT PLAN NO. 26347 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Patric Lynam – Representative: Mitch Adkinson/Adkan Engineers – Second Supervisorial District – Temescal Canyon Area Plan – East Corona Zoning District – General Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) - Zoning General Commercial (C-1/C-P) – Location: Northeast corner of Grant Street and Magnolia Avenue – 4.16 acres – REQUEST: The GENERAL PLAN AMENDMENT proposes to change the project site's land use designation from Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) to Community Development: Very High Density Residential (CD:VHDR) (14-20 DU/AC). The CHANGE OF ZONE proposes to change the project site's zoning classification from General Commercial (C-1/C-P) to General Residential (R-3). The TENTATIVE TRACT MAP proposes a Schedule A subdivision of 4.16 acres into 65 single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan. The PLOT PLAN proposes the construction of 65 single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan. APNs: 115-300-047, 115-300-049, 115-300-052 [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ACTION:** Policy

  
Charissa Leach, Assistant TLMA Director

10/5/2017

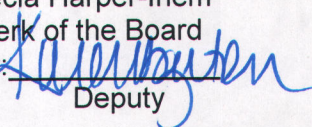
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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 17, 2017  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy



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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42960**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1211** to change the project site's land use designation from Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) to Community Development: Very High Density Residential (CD:VHDR) (14-20 DU/AC) as shown on Exhibit 6 attached hereto, based on the findings and conclusions incorporated in the staff report; pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7924** that changes the project site's zoning classification from General Commercial (C-1/C-P) to General Residential (R-3) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 37169**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
5. **APPROVE PLOT PLAN NO. 26347**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The project proposes 65 single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan. The project consists of a General Plan Amendment, a Change of Zone, a Tentative Tract Map and a Plot Plan.

The Planning Commission considered the project during a regularly scheduled public hearing on September 20, 2017.

After hearing public testimony, the Planning Commission recommended a number of changes to the project, as follows:

The first changes are detailed in the attached memorandum to the Planning Commission. The

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

two changes were to correct the language in finding #19 from "Regular Foundation Component" to "Entitlement Policy" and to remove extra language from Condition of Approval 90. PLANNING.12.

The Planning Commission discussed potential noise concerns from Magnolia Avenue and the freeway and recommended that building materials be used for the proposed homes that would reduce the sound inside the homes. In response to this recommendation, staff added a standard Condition of Approval 80.PLANNING.14 regarding the use of building materials to reduce the acoustics within the homes. An interior noise study was part of the project's initial study, and the noise study concluded that the proposed project met County noise standards.

The Commission also considered the potential for the project to increase the amount of traffic in the area. Based upon the analysis in the initial study and analysis done by the Transportation Department, the increase in traffic from this project will be negligible compared to the existing volume of traffic on the local roads and will not create additional congestion. In addition, the project will be paying into the TUMF (Transportation Uniform Mitigation Fee) fund (Condition of approval 90.TRANS.4), which helps support local transportation infrastructure to address traffic and congestion. It should be noted that payment of TUMF fees is not considered CEQA mitigation.

The Commission also considered the location of the tot lot on the site plan and recommended that the site plan be modified to move the tot lot from its proposed location on the east side of the project to the west side of the project, away from the busy street. In response to this recommendation, the tot lot has been moved to the west side of the project. In order to accommodate the tot lot on the west side, the road fronting units 60 and 61 has been reduced in size. As a result, the frontage for these units is now landscaped instead of roadway. The previous location of the tot lot on the east side is now proposed to be a common area that could be used for various recreational activities, including, but not limited to a dog exercise area.

The Commission also discussed the potential to improve the aesthetics of the structures and recommended that the Plan 2 elevations be modified to make the structures look less "box-like", and that a third story window treatment be implemented. In response to this recommendation, the rakes, the part of the roof that extends beyond the structure, are now proposed to be 12" longer on each side, and third story window treatments have been proposed to enhance the aesthetic value.

The changes recommended by the Planning Commission to the site plan and to the elevations can be found in Attachment A attached hereto.

The Planning Commission recommended approval of the project by a vote of 5-0.

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

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

- A. REVISED EXHIBITS PER PLANNING COMMISSION RECOMMENDATIONS
- B. REVISED CONDITIONS OF APPROVAL PER PLANNING COMMISSION  
RECOMMENDATIONS
- C. PLANNING COMMISSION MINUTES
- D. MEMO TO PLANNING COMMISSION
- E. PLANNING COMMISSION STAFF REPORT



**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 20, 2017**

**I. AGENDA ITEM 4.2**

**GENERAL PLAN AMENDMENT NO. 1211, CHANGE OF ZONE NO. 7924, TRACT MAP NO. 37169**, – Intent to Adopt a Mitigated Negative Declaration – Applicant: Patric Lynam – Representative: Mitch Adkinson/Adkan Engineers – Second Supervisorial District – Temescal Canyon Area Plan – East Corona Zoning District – General Plan: Community Development: Commercial Retail (CD-CR)(0.20-0.35 FAR) – Zoning General Commercial (C-1/C-P) – Location: Northeastly corner of Grant Street and Magnolia Avenue – 4.16 acres.

**II. PROJECT DESCRIPTION:**

A General Plan Amendment to change the project site's General Plan Land Use from Community Development Commercial Retail (CR)(0.20-0.35 FAR) to Community Development: Very High Density Residential (CD-VHDR)(14-20 DU/AC), a Tentative Tract Map for a Schedule "A" Subdivision of 4.16 acres into 65 single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan, and a Change of Zone to change the project site's Zoning Classification from General Commercial (C-1/C-P) to General Residential (R-3).

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

Spoke in favor:

Mitch Adkison, Applicant's Representative, 6879 Airport Drive, Riverside, 92504, (909) 213-0827

Russell Flynn, KTG Group, Applicant's Representative, 17922 Fitch Street, Irvine, 92614

Spoke in a neutral position:

Jose Hernandez, Neighbor, 13444 Tolton Avenue, Corona, 92879

Olivia Flores, 3943 Brotherton Street, Corona, 92879

Humberto Madrigal, Neighbor, 3845 Brotherton Street, Corona, 92879

Adriana Taballos, Interested Party

No one spoke in opposition.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Hake, 2<sup>nd</sup> by Commissioner Taylor-Berger

A vote of 5-0

**ADOPTED** Planning Commission Resolution No. 2017-012; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

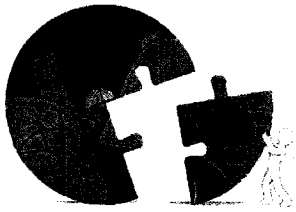
**ADOPT** the Mitigated Negative Declaration for Environmental Assessment No. 42960; and

**TENTATIVELY** Approve General Plan Amendment No. 1211; and

**TENTATIVELY** Approve Change of Zone No. 7924; and

**APPROVAL** of Plot Plan No. 26347; and

**APPROVE** Tentative Tract Map No. 37167, as modified at hearing.



Charissa Leach, P.E.  
Assistant TLMA Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

### Memorandum

Date: September 20, 2017

To: Board of Supervisors

From: Brett Dawson, Project Planner

RE: Item # 4.2 - GPA01211, PP26347, CZ07924, and TR 37169


Per a request from County Counsel, staff recommends the following two changes:

19. The Administration Element of the Riverside County General Plan and Article II, Section 2.5.g. of Ordinance No. 348 provide that the following finding must be made for the approval of a ~~Regular Foundation Component~~ Entitlement/Policy Amendment: a) new conditions or circumstances disclosed during the review process justify modifying the General Plan.

The new circumstance that occurred was the adoption of a revised Housing Element to the General Plan in December of 2016. In an effort to meet the State regional housing requirements, the Housing Element was modified, and as a result, density was increased in a number of locations within the County, including the project site. The method of density increase that was given to the site and the surrounding neighborhood was the Home Gardens Mixed Use Overlay. This project meets the goals of the Home Gardens Mixed Use Overlay by adding additional density to the density count of Neighborhood 1 to get closer to the goal of 25% HHDR for the whole of Neighborhood 1.

Change condition 90.PLANNING.12 from "All residences shall have automatic roll up garage doors with windows to ensure the garages are accessible" to "All residences shall have automatic roll up garage doors with windows."

Sincerely,



Brett Dawson, Project Planner

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

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

"Planning Our Future... Preserving Our Past"

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR37169

Parcel: 115-300-052

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

TENTATIVE TRACT MAP NO. 37169 is a Schedule A subdivision of 4.16 acres into sixty five (65) single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan.

The project is located on the northeast corner of Grant Street and Magnolia Avenue.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR37169

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10. GENERAL CONDITIONS

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

its Office of County Counsel.

10. EVERY. 3                      MAP- DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37169 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37169, dated April 13, 2017.

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

EXHIBIT B=Elevations and Site Plans for the project by KTG dated 4/13/17, AND REVISED PLANS FOR PLAN 2, EXHIBIT B - PLAN 2 - DATED 9-28-17 (REVISED AT PC 9-20-17)

EXHIBIT D= Design Element Booklet for Magnolia Ave by BGB Design Group dated 4/13/17

PLOT PLAN = Plot Plan No. 26347, PP26347 EXHIBIT A DATED 9-28-17 (REVISED AT PC 9-20-17)

EXHIBIT G= EXHIBIT G, DATED 9-28-17 (REVISED AT PC 9-20-17)

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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



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CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 3

MAP - OBEY ALL GDG REGS

RECOMMND

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 and Safety Department.

10.BS GRADE. 4

MAP - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

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10. GENERAL CONDITIONS

10.BS GRADE. 6                      MAP - NPDES INSPECTIONS (cont.)                      RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      MAP - EROS CNTRL PROTECT                      RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                      MAP - DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                      MAP - 2:1 MAX SLOPE RATIO                      RECOMMND

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

10.BS GRADE. 11                      MAP - MINIMUM DRNAGE GRADE                      RECOMMND

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

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Riverside County LMS  
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10. GENERAL CONDITIONS

10.BS GRADE. 11                      MAP - MINIMUM DRAINAGE GRADE (cont.)                      RECOMMND

Minimum drainage grades for paved areas shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

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

10.BS GRADE. 19                      MAP - RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                      MAP - MANUFACTURED SLOPES                      RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                      MAP - FINISH GRADE                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      USE - NOISE STUDY                      RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "Tract No. 37169, Noise Impact Analysis, County of Riverside," May 2, 2017. (10945-04 Noise Study).

Based on the County of Riverside, Industrial Hygiene

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - NOISE STUDY (cont.)

RECOMMND

Program's review of the aforementioned Noise Study, TR37169 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 23, 2017 c/o Steven Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE

RECOMMND

TR37169 is proposing potable water service and sanitary sewer service from Home Gardens County Water District . It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 3 USE - DESTRUCTION OF WELL/OWTS

RECOMMND

Any existing wells or OWTS must be properly destroyed under permit with this Department.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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.

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

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

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10. GENERAL CONDITIONS

10.FIRE. 3

MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a fire flow from any one hydrant of 1000 GPM for 2-hour duration at 20 PSI residual operating pressure.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 665-350-341

Tract Map (TR) 37169 is a proposal for a Schedule A residential subdivision of 4.16 acres in the Home Gardens area. The site is located on the northeast corner of Grant Street and Magnolia Avenue. This project is being processed concurrently with Change of Zone 07924, which is a proposal to change the current land-use zoning from General Commercial (C-1/C-P) to General Residential (R-3).

The site is located within the Shaded X shallow flooding area as delineated on Panel No. 06065C-0694G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). There are two nearby District maintained flood control facilities - Arlington Channel - Grant Street Storm Drain (1-0-00022) and Home Gardens Master Drainage Plan Line D-1 (1-0-00023). Although the site is located within the Shaded X floodplain, these facilities should provide protection from normal flooding. Therefore, only nuisance nature local runoff that may traverse portions of the property will occur and the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The exhibit shows a proposed onsite storm drain connecting to the Grant Street Storm Drain to convey the onsite stormwater runoff. 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.

The District reviewed the preliminary water quality management plan (WQMP) dated June 21, 2016 for this project. The WQMP indicates the use of pervious pavers in the streets as its water quality feature. These pavers



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

shall be placed in strategic areas that allow water runoff generated onsite to be treated. It appears this is applicable for the pavers proposed within Street "B", but may not be applicable for the pavers proposed within Street "A". It appears little to no runoff actually traverses across Street "A". The pavers can be proposed in different locations that would be more beneficial for the water quality mitigation goal and would not affect the map layout. This issue can be resolved in the improvement plan phase of development with the final WQMP submittal prior to grading permit issuance.

10.FLOOD RI. 2

MAP 10 YR CURB - 100 YR ROW

RECOMMND

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

10.FLOOD RI. 4

MAP 100 YR SUMP OUTLET

RECOMMND

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

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region Regional Water Quality Control Board Orders, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10. PLANNING. 2

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

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

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10.PLANNING. 3

MAP- MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 4

MAP - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 9

MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 11

MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

superseded by a subsequent mitigation fee ordinance,  
payment of the appropriate fee set forth in that ordinance  
shall be required.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 14 MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to Countywide Design Standards  
and Guidelines adopted January 13, 2004.

10.PLANNING. 15 USE- BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the  
basis of County Ordinance No. 348, Section 18.12.

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the  
referenced tentative exhibit, the land divider shall  
provide all street improvements, street improvement plans  
and/or road dedications set forth herein in accordance with



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10. GENERAL CONDITIONS

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

Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      MAP - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 3                      MAP - TS/EXEMPT                      RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

Prior to the installation or rehabilitation of 2,500 square feet or more of [IF CUP OR MAP FOR COMMERCIAL/INDUSTRIAL PROJECT THEN REMOVE PHRASE "2,500 SQUARE FEE OR MORE"] landscaped area, the developer/ permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in

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10. GENERAL CONDITIONS

10.TRANS. 4

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 5

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 6

MAP - DRAINAGE 2

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - OFF-SITE PHASE

RECOMMND

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

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

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 Division.

10.WASTE. 2 MAP AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:  
[www.rivcown.org/opencms/recycling/recycling\\_and\\_compost\\_bus](http://www.rivcown.org/opencms/recycling/recycling_and_compost_bus)

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10. GENERAL CONDITIONS

10.WASTE. 2 MAP AB 341 (cont.)

RECOMMND

ness.html#mandatory

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1                      MAP-#46-WATER PLANS (cont.)                      RECOMMND

Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

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

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

50.FLOOD RI. 6                      MAP ENCROACHMENT PERMIT REQ                      RECOMMND

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

50.FLOOD RI. 9                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP- GARAGE WINDOWS                      RECOMMND

The CC&R's must state that the garages must remain clear of all items to provide adequate parking for two cars. The purpose of this is to prevent residents from parking in the street or using up the visitor parking spaces.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 3 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 5 MAP- REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1211 and Change of Zone No. 7924 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the zones ultimately applied to the property.

50.PLANNING. 9 MAP- QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

County Service Area No.152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 29 MAP - FEE BALANCE

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 34

MAP - CC&R RES POA COMMON AREA

RECOMMND

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

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

RECOMMND

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

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

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

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

SURVEY DEPARTMENT

50.SURVEY. 1

MAP - EASEMENT

RECOMMND

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

50.SURVEY. 2

MAP - ACCESS RESTRICTION

RECOMMND

Lot access shall be restricted on Magnolia Avenue and so noted on the final map.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.TRANS. 2

MAP - STREET NAME SIGN

RECOMMND

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

50.TRANS. 3

MAP - SOILS 2

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 5 MAP - LIGHTING PLAN

RECOMMND

A separate streetlight 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. 1000 or No. 1001.

50.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Grant Street and Magnolia Avenue.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Magnolia Avenue and Grant Street.
- (4) Street sweeping.

For street lighting, 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) Two (2) sets of street lighting plans approved by

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department.

- (4) "Streetlight Authorization" form from SCE, or other electric provider.

50.TRANS. 7

MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 8

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Grant Street and Magnolia 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 is to be annexed to a 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 10                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 11                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 12                      MAP - PART-WIDTH                      RECOMMND

Grant Street along project boundary is a paved County maintained road designated LOCAL ROAD and shall be improved with 35' part-width AC pavement (20' on the project side and 15' on opposite side of the centerline) minimum, 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the other side of the centerline) in accordance with County Standard No. 105, Section "C" Ordinance 461. (Modified for increased AC improvement from 32'-35'.)

Note: 1. A 6' sidewalk shall be constructed adjacent to the curb line and tie into the existing sidewalk within the 10' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - PART-WIDTH (cont.)

RECOMMND

2. Modify/reconstruct the existing curb ramp at Magnolia Avenue and Grant Street (project side) to be in compliance with current ADA requirements.

50.TRANS. 13

MAP - DEDICATIONS

RECOMMND

Street "A" (privately maintained entry street) along project boundary is designated Entry Street and shall be improved with 30'-76' full-width AC pavement, 6" concrete curb, as shown on the Amended Exhibit No. 2 (dated 4/13/2017), full-width private easement in accordance with County Standard No. 103, Section "A", Ordinance 461 and/or as directed by the Director of Transportation. (Modified for AC pavement from 44' to 30'-76'.)

- Notes:
1. Construct a 6' raised curb landscaped median at the centerline.
  2. Nose of the median shall be 35' radial from flowline of Grant Street.
  3. Construct concrete sidewalk as shown on the Amended Exhibit No. 2 (dated 4/13/2017) and/or as approved by the Director of Transportation.
  4. Modify/reconstruct the existing curb ramp at Magnolia Avenue and Grant Street (project side) to be in compliance with current ADA requirements.
  5. All interior driveways shall be constructed as shown on the Amended Exhibit No. 2 (dated 4/13/2017) and/or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1

MAP - NPDES/SWPPP (cont.)

RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2

MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3

MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      MAP - GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                      MAP - DRNAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 7                      MAP - OFFSITE GDG ONUS                      RECOMMND

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.

60.BS GRADE. 8                      MAP - NOTRD OFFSITE LTR                      RECOMMND

A notarized letter of permission 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.

60.BS GRADE. 11                      MAP - APPROVED WQMP                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13

MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14

MAP- BMP CONST NPDES PERMIT

RECOMMND

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.

60.BS GRADE. 15

MAP - SWPPP REVIEW

RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1

EPD - MBTA SURVEY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MBTA SURVEY (cont.)

RECOMMND

within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 3

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 5

MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5                      MAP ENCROACHMENT PERMIT REQ (cont.)                      RECOMMND

processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6                      MAP PHASING                      RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - PALEO PRIMP/MONITOR                      RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                      MAP - PALEO PRIMP/MONITOR (cont.) (cont.)                      RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County  
(SABER)

60.PLANNING. 17                      MAP - FEE BALANCE                      RECOMMND

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.

60.PLANNING. 21                      MAP - REQUIRED APPLICATIONS                      RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1211 and Change of Zone No. 7924 has been approved and adopted by the Board of Supervisors and have been made effective.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - STRUCTURE DOCUMENTATION

RECOMMND

Prior to grading and prior to demolition of the historic structures located on the project property, a historic structure recordation and documentation must be completed by a County approved professional Historian currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website:  
[http://rctlma.org/planning/content/devproc/consult\\_lists/culture\\_consult\\_list.pdf](http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf)

This shall include but not be limited to the following: building permit information, photos of the structure(s), documentation of the age of the structure(s), appropriate DPR records prepared and any pertinent information on the past occupancy and use of the structure(s) shall be submitted to the County Archaeologist and the Eastern Information Center.

60.PLANNING. 25 MAP- MM EXISTING BUILDINGS

RECOMMND

Prior to grading permit issuance, a complete recordation by a qualified historic archaeologist will be required prior to grading and demolition of the existing structures that are present on the property.

60.PLANNING. 26 MAP- MM PRIMP REQUIRED

RECOMMND

Prior to the issuance of grading permits a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1                      MAP - SUBMIT GRADING PLAN (cont.)                      RECOMMND

Otherwise, please submit required grading plan to the  
Transportation Department, Plan Check Section, 8th Floor,  
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

E HEALTH DEPARTMENT

70.E HEALTH. 1                      USE - ECP CLEARANCE                      RECOMMND

Soil remediation for pesticide impacted soils is currently  
under the Santa Ana Regional Water Quality Control Board's  
oversight. Upon completion of remediation, a No Further  
Action Letter from the Santa Ana Regional Water Quality  
Control Board is required to be provided. Please contact  
951-955-8980 for any additional details.

70.E HEALTH. 2                      USE - DESTRUCITON OF WELL/OWTS                      RECOMMND

Upon the discovery of any wells or OWTS, they must be  
properly destroyed under permit with this Department.

PLANNING DEPARTMENT

70.PLANNING. 1                      MAP- MM PALEO REPORT                      RECOMMND

A copy pf the Paleontological Monitoring Report prepared  
for site grading operations at this site shall be submitted  
to the County Geologist prior to grading final inspection.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP - NO B/PMT W/O G/PMT                      RECOMMND

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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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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 Soils Compaction 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.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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 hydrant locations, street signs, all weather surface, and access.

Approved water plans must be on the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of 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.

80.FLOOD RI. 4

MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

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.

80.PLANNING. 2

MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3                    MAP- ELEVATION & FLOOR PLAN                    RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B.

80.PLANNING. 6                    MAP - FSD SUBMITTAL/APPROVAL                    RECOMMND

Prior to building permit issuance PP26347 shall be submitted, reviewed and approved prior to the issuance of the first building permit.

80.PLANNING. 8                    MAP - TRASH ENCLOSURES                    RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 11                    MAP- SCHOOL MITIGATION                    RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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.

80.PLANNING. 13                    MAP - MODIFY ELVTS OR FLR PLAN                    RECOMMND

Prior to Building Permit Issuance, if an applicant or his/her successor in interest, wishes to modify the approved elevations (EXHIBIT B) on the approved floor plans (EXHIBIT C) a plot plan application shall be submitted to the Riverside County Planning Department. If such a plot plan is approved, the modified plans will replace the approved EXHIBIT B and EXHIBIT C associated with this tentative tract map.

80.PLANNING. 14                    MAP - ACOUSTICAL STUDY                    RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish the appropriate building materials (including, but not limited to double pane windows) that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and

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80.PLANNING. 14

MAP - ACOUSTICAL STUDY (cont.)

RECOMMND

exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved building materials, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

(Added at PC 9-20-17)

TRANS DEPARTMENT

80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. 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 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;
- 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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 2

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 4

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Grant Street and Magnolia Avenue.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Magnolia Avenue and Grant Street.
- (4) Street sweeping.

WASTE DEPARTMENT

80.WASTE. 1

MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1                      MAP - WASTE RECYCLE PLAN (WRP) (cont.)                      RECOMMND

materials and solid waste disposal must be kept.  
Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall 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 approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                      MAP - WQMP BMP CERT REQ'D                      RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 3                      MAP - BMP GPS COORDINATES                      RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                      MAP - WQMP BMP REGISTRATION                      RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5

MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7

MAP - PRECISE GRDG APPROVAL

RECOMMND

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 all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                      MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 8                      MAP - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1                              MAP-#45-FIRE LANES

RECOMMND

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Access roads in excess of 150' shall have FD approved turnaound provided.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                      MAP BMP - EDUCATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI

RECOMMND

The perimeter wall 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.

90.PLANNING. 3 MAP- QUIMBY FEES (2)

RECOMMND

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. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors with windows.

(Modified at PC 9-20-17)

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - LC LNDSKP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2

MAP - LNDSKPE INSPCTN RQRMNTS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3

MAP - LC COMPLY W/ LNDSKP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

October 3, 2017

THE PRESS ENTERPRISE and  
LA PRENSA  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: GPA 1211, CZ 7924, TTM 37169, PP 26347 EA

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, October 6, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, October 3, 2017 9:32 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1211 CZ 7924 TTM 37169 PP 26347 EA

Received for publication on 10/6. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: [legals@pe.com](mailto:legals@pe.com)  
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.  
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On Tue, Oct 3, 2017 at 8:18 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Good morning! Attached is a Notice of Public Hearing for publication on Friday, October 6, 2017. Please publish in both Press Enterprise and La Prensa, and send confirmation to publish. Thank you!

*Cecilia Gil*

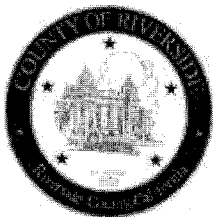
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kacia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 3, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1211, CZ 7924, TTM 37169, PP 26347 EA 42960

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** October 17, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: October 3, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Garrett, Nancy <ngarrett@asrclkrec.com>  
**Sent:** Tuesday, October 3, 2017 11:05 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** RE: for posting: GPA 1211

Good Morning,

Notices received and will be posted.

Have a great day,



ASSESSOR-COUNTY CLERK-RECORDER  
Riverside County, CA

*Nancy Garrett*

ACR Tech II  
Clerks Office-Gateway  
951-486-7427 micro 7-7427

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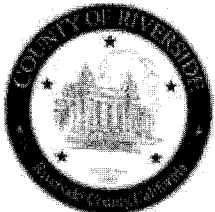
**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, October 03, 2017 10:59 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** for posting: GPA 1211

Good morning!

Kindly post these Notices and please send confirmation. Thank you!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Mail Stop# 1010



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE TRACT MAP AND A PLOT PLAN IN THE TEMESCAL CANYON AREA – EAST CORONA ZONING, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 17, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Patric Lynam – Mitch Adkinson / Adkan Engineers, on **General Plan Amendment No. 1211**, which proposes to change the land use from Community Development Commercial Retail (CR)(0.20-0.35 FAR) to Community Development: Very High Density Residential (CD:VHDR)(14-20 DU/AC); **Change of Zone No. 7924**, which proposes to change the zoning from General Commercial (C-1/C-P) to General Residential (R-3), and such other zones as the Board may find appropriate; **Tentative Tract Map 37169, Schedule A**, which proposes to subdivide 4.16 acres into sixty-five (65) single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan; **Plot Plan No. 26347**, which proposes construction of sixty-five (65) single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan (“the project”). The project is located northeast corner of Grant Street and Magnolia Avenue, Second Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42960**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [dbawson@rivco.org](mailto:dbawson@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 3, 2017

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

**AVISO DE AUDENCIA PÚBLICA ANTE EL CONSEJO DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA DEL PLAN GENERAL, UN CAMBIO DE ZONA, UN MAPA DE FRACCIONAMIENTO PRELIMINAR, Y UN PLANO DE TERRENO EN LA AREA DE TEMESCAL CANYON – ZONA ESTE EN CORONA, SEGUNDO DISTRITO SUPERVISORIAL Y AVISO DEL INTENTO DE ADOPTAR UNA DECLARACION NEGATIVA MITIGADA**

NOTIFICACIÓN ESTA DADA que una audiencia pública en la cual todas las personas serán escuchadas, se llevará a cabo ante el Consejo de Supervisores del Condado de Riverside, California, 1er. Piso, Sala de Conferencias del Consejo, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el Martes 17 de Octubre del 2017 a las 10:30 a.m.** o tan pronto como sea posible después de eso, para considerar la aplicación presentada por Patric Lynam – Mitch Adkinson/Adkan Ingenieros, sobre el **Enmienda del Plan General No. 1211**, en cual propone cambiar el uso de la propiedad de Desarrollo de Comunidad Venta al por Menor Comercial (CR)(0.20-0.35 FAR) a Desarrollo Comunidad: Residencial Densidad Muy Alta (CD:VHDR)(14-20 DU/AC); **Cambio de Zona No. 7924**, en cual propone cambiar la zona de Comercial General (C-1/C-P) a Residencial General (R-3), y otra zonas que el Consejo de Supervisores considere apropiadas; **Un Mapa del Fraccionamiento Preliminar No. 37169, Planificación A**, en cual propone subdividir 4.16 acres en sesenta y cinco (65) unidades residenciales unifamiliar, una área de recreación, un pequeño parque infantil, y estacionamiento adicional como parte del plan de condominio, **Plano de Terreno No. 26347**, el cual propone construir sesenta y cinco (65) unidades residenciales unifamiliar, una área de recreación, un pequeño parque infantil, y estacionamiento adicional como parte del plan de condominio (“el proyecto”). El proyecto está localizado en la esquina noreste de Grant Street and Magnolia Avenue, Segundo Distrito Supervisorial.

La Comisión de Planificación le recomendó al Consejo de Supervisores que aprobara el proyecto y adopte una Declaración Negativa Mitigada para **Evaluación Ambiental No. 42960**.

El expediente del proyecto se puede ver desde la fecha de este aviso de audiencia pública, Lunes a Viernes, de 8:00 a.m. a 5:00 p.m. en la Oficina del Secretarial del Consejo de Supervisores en 4080 Lemon Street, 1er. Piso, Riverside, California 92501, y en el Departamento de Planificación del Condado de Riverside en 4080 Lemon Street, 12 Piso, Riverside, California 92501.

PARA MAS INFORMACION SOBRE ESTE PROYECTO, PONGASE EN CONTACTO CON EL PLANIFICADOR DEL PROYECTO BRETT DAWSON , AL (951) 955-0972 O POR CORREO ELECTRÓNICO AL [dbawson@rivco.org](mailto:dbawson@rivco.org).

Cualquier persona que desean testificar a favor o en oposición de este proyecto puede hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o puede presentarse y ser escuchado a la hora y lugar anotado arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados al Consejo de Supervisores y el Consejo de Supervisores considerara tales comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si usted desafía el tema anterior en la corte, puede estar limitado a plantear solamente aquellos asuntos que usted o alguien más planteo en la audiencia pública descrita en este aviso, o en correspondencia escrita a la Comisión de Planificación o al Consejo de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos o verbales, el Consejo de Supervisores podrá enmendar, en su totalidad o en parte, el proyecto y/o los documentos ambientales relacionados. En consecuencia, las designaciones, normas de desarrollo, diseño o mejoras, o cualquier propiedad o tierras entre los límites del proyecto, puedan ser modificadas de un modo distinto del propuesto específicamente.

Formatos alternativos están disponibles bajo petición de las personas con discapacidades. Si usted requiere acomodación razonable, favor de contactar a Lisa Wagner at (951) 955-1063, al menos 72 horas antes de la audiencia.

Por favor de enviar toda las correspondencias escritas a: Clerk of the Board, 4080 Lemon Street, 1er Piso, Post Office Box 1147, Riverside, CA 92502-1147

Fecha: Octubre 3, 2017

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 3, 2017, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1211, CZ 7924, TTM 37169, PP 26347 EA 42960

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** October 17, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil  
Cecilia Gil

DATE: October 3, 2017

ASMT: 115272004, APN: 115272004  
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VISTA CA 92084

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ASMT: 115272008, APN: 115272008  
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CORONA, CA. 92879

ASMT: 115273002, APN: 115273002  
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CORONA, CA. 92879

ASMT: 115273009, APN: 115273009  
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2135 SYCAMORE AVE  
ORANGE CA 92868

TTM 37169

117



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ASMT: 115273022, APN: 115273022  
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ASMT: 115273011, APN: 115273011  
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CORONA, CA. 92879

ASMT: 115273023, APN: 115273023  
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ASMT: 115273012, APN: 115273012  
K EQUITIES INC, ETAL  
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CORONA, CA. 92879

ASMT: 115273014, APN: 115273014  
ALFONSO AVILA, ETAL  
C/O MODESTO D AVILA  
3849 DAVIDSON ST  
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3256 ACACIAWOOD PL  
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ASMT: 115273020, APN: 115273020  
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3824 N GRANT ST  
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ASMT: 115273027, APN: 115273027  
CELINA VALENCIA, ETAL  
3896 GRANT ST  
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ASMT: 115273021, APN: 115273021  
CARMEN MARTINEZ, ETAL  
3846 GRANT ST  
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ASMT: 115273028, APN: 115273028  
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29164 OUTRIGGER ST  
LAKE ELSINORE CA 92530

ASMT: 115273031, APN: 115273031  
WENDY GUTIERREZ, ETAL  
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CORONA CA 92879

ASMT: 115274008, APN: 115274008  
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3901 BROTHERTON ST  
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ASMT: 115273032, APN: 115273032  
TROY FONG  
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CORONA, CA. 92879

ASMT: 115274009, APN: 115274009  
MARIA ALVAREZ, ETAL  
841 LA PALMA DR  
FALLBROOK CA 92028

ASMT: 115273033, APN: 115273033  
CARMEN CRUZ, ETAL  
9334 SAN RAFAEL ARCANGEL L  
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ASMT: 115274010, APN: 115274010  
LAN PHAM, ETAL  
9012 MARYLEE DR  
GARDEN GROVE CA 92841

ASMT: 115273035, APN: 115273035  
HOME GARDENS COUNTY WATER DISTRICT  
3824 GRANT ST  
CORONA, CA. 92879

ASMT: 115274011, APN: 115274011  
MARTHA JAUREGUI, ETAL  
3857 BROTHERTON ST  
CORONA, CA. 92879

ASMT: 115274003, APN: 115274003  
NICOLAS GARCIA  
3967 BROTHERTON ST  
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ASMT: 115274012, APN: 115274012  
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3916 DAVIDSON ST  
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ASMT: 115274015, APN: 115274015  
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C/O STEVE T TRAN  
18 CENTERSTONE CT  
BUENA PARK CA 90620

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GUADALUPE MENDOZA, ETAL  
10728 VALLEY DR  
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ASMT: 115274019, APN: 115274019  
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1385 DUSTY HILL RD  
HEMET CA 92545

ASMT: 115274026, APN: 115274026  
AURORA DEANDA, ETAL  
3942 DAVIDSON ST  
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ASMT: 115274020, APN: 115274020  
CARMEN YANES  
3858 DAVIDSON ST  
CORONA, CA. 92879

ASMT: 115274027, APN: 115274027  
ELENA ESPINOZA, ETAL  
3956 DAVIDSON ST  
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ASMT: 115274021, APN: 115274021  
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ASMT: 115274022, APN: 115274022  
ALBA FRANCO, ETAL  
3888 DAVIDSON ST  
CORONA, CA. 92879

ASMT: 115274030, APN: 115274030  
ESTHER SALAZAR, ETAL  
C/O ROSA SALGADO  
3992 DAVIDSON ST  
CORONA, CA. 92879

ASMT: 115274023, APN: 115274023  
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ASMT: 115274032, APN: 115274032  
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ASMT: 115300052, APN: 115300052  
EFFAT YOUSSEF, ETAL  
C/O EFFAT YOUSSEF  
8311 BONNIE BRAE DR  
BUENA PARK CA 90621

ASMT: 115300035, APN: 115300035  
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ASMT: 135041004, APN: 135041004  
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C/O CHALLENGER HOLDINGS  
3501 CHALLENGER ST  
TORRANCE CA 90503

ASMT: 115300041, APN: 115300041  
K PROP, ETAL  
13395 ESTELLE ST  
CORONA, CA. 92879

ASMT: 135041008, APN: 135041008  
RUBEN VELAZQUEZ ZUNIGA, ETAL  
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ASMT: 115300042, APN: 115300042  
DONALD CAVALLETTO PROP GROUP  
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ASMT: 135041009, APN: 135041009  
MARIA GOMEZ, ETAL  
13512 MAGNOLIA AVE  
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ASMT: 115300043, APN: 115300043  
DOLORES FREWING, ETAL  
5480 SCHAEFER AVE  
CHINO CA 91710

ASMT: 135041010, APN: 135041010  
CLARCY PHILLIPS, ETAL  
196 E CRESTVIEW ST  
CORONA CA 92879

ASMT: 115300044, APN: 115300044  
JAR COMMERCIAL INV  
C/O RAY CROLL  
27126 WATSON RD  
ROMOLAND CA 92585

ASMT: 135041011, APN: 135041011  
SALVADOR SOLIS, ETAL  
3760 GRANT ST  
CORONA CA 92879

ASMT: 115300046, APN: 115300046  
M, ETAL  
1624 E CARSON ST  
CARSON CA 90745

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VIDAL ORGANISTA, ETAL  
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CORONA UNIFIED SCHOOL DIST  
300 S BUENA VISTA  
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ASMT: 135041014, APN: 135041014  
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ASMT: 135061004, APN: 135061004  
OUR LADY OF TEPEYAC FREE CATHOLIC CHL  
420 MCKINLEY AVE 111 449  
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1100 JADESTONE LN  
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13415 TOLTON AVE  
CORONA, CA. 92879

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UNIVERSAL CHURCH  
247 WALNUT ST  
NEWARK NJ 7105

ASMT: 135061013, APN: 135061013  
CECILIO AGUILAR  
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ASMT: 135061022, APN: 135061022  
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ASMT: 135061014, APN: 135061014  
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13453 TOLTON AVE  
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ASMT: 135061024, APN: 135061024  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 135061015, APN: 135061015  
JOHN PEREZ, ETAL  
13467 TOLTON AVE  
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ASMT: 135062001, APN: 135062001  
LYDIA FERRER, ETAL  
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WESTMINSTER CA 92683

ASMT: 135061016, APN: 135061016  
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13475 TOLTON AVE  
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ASMT: 135062002, APN: 135062002  
GUADALUPE VELAZQUEZ, ETAL  
13115 HARLOW ST  
CORONA CA 92879

ASMT: 135061017, APN: 135061017  
MARIA ENRIQUEZ, ETAL  
13491 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135062003, APN: 135062003  
TERESA DE CASTRO  
13470 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135061018, APN: 135061018  
LIDIA QUIROZ, ETAL  
13499 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135062004, APN: 135062004  
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JORGE DIAZ  
13387 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135062006, APN: 135062006  
JOSE HERNANDEZ  
13444 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135063013, APN: 135063013  
MANUEL VILLELA, ETAL  
C/O MANUEL VILLELA  
13375 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135062007, APN: 135062007  
BERTHA GARCIA, ETAL  
13436 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135063020, APN: 135063020  
MAGNOLIA TREES PROP  
C/O FRANK TURLEY  
1373 N MILLER  
ANAHEIM CA 92806

ASMT: 135062008, APN: 135062008  
BERTHA GARCIA, ETAL  
13426 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135062009, APN: 135062009  
MA ANDRADE, ETAL  
13410 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135062010, APN: 135062010  
HUGO MARTINEZ, ETAL  
13404 TOLTON AVE  
CORONA, CA. 92879

ASMT: 135063011, APN: 135063011  
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Southern California Edison Co. (SCE)  
2244 Walnut Grove Ave., Room 312  
P.O. Box 800  
Rosemead, CA 91770-0800

Southern California Gas Co.  
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**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 10-17-17 Agenda #: 18.1

SPEAKER'S NAME: MITCHELL ADKISON  
(Print Name)

Address: 6879 AIRPORT DR.  
(Only required if follow-up mail response is requested)

City: RIVERSIDE Zip: 92504

Phone #: 951-688-0241 Email: MITCH@ADKISON.COM

**I AM:**

- ☐ The Applicant ☐ A Neighbor  
☒ Applicant's Representative ☐ Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

- ☒ I wish to speak ☐ I DO NOT wish to speak  
☐ I wish to speak with a Media Presentation  
☐ I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

MITCHELL ADKISON  
(Name)

**Position on Agenda Item:**

- ☒ In Favor ☐ Neutral ☐ Opposed

## BOARD RULES

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.**

Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**