

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



ITEM  
1.2  
(ID # 7942)

MEETING DATE:

Tuesday, October 2, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE TRACT MAP NO. 36687 REVISION NO. 1 - CEQA EXEMPT PURSUANT TO SECTION 15182 (RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN) - Applicant: Highpointe Communities, Steve Ludwig - Engineer/Representative: Hunsaker & Associates - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Open Space: Conservation (OS:C) - Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road and westerly of Woodshire Drive - 20.3 Acres - Zoning: Specific Plan (SP No. 286 Winchester 1800) - REQUEST: Tentative Tract Map No. 36687R1 proposes to revise approved Tract Map No. 36687 and subdivide 20.3 acres into 68 residential lots and 14 open space lots - Schedule A - APNs: 476-010-036. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 15, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 9/24/2018

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 2, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<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:</b> Applicant fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

The applicant is proposing a Schedule 'A' Map which proposes to revise approved Tract Map No. 36687. The revision is within the same 20.3-acre site but includes a reduced developed footprint which avoids impacts to a jurisdictional drainage that crosses through the open space area. The reduced footprint includes a reduction in residential lots from 71 lots to 69 lots and 14 open space/conservation lots will be provided. The reduced footprint removes the need for the large drainage channel and the construction of downstream drainage improvements offsite. The project site is located north of Safflower Street, south of Koon Street, east of Winchester Road, and west of Woodshire Drive, within Winchester 1800, Specific Plan No. 286. The Project was found to be exempt from the California Environmental Quality Act (CEQA) Section 15182 (Residential Projects Pursuant to a Specific Plan) and Tentative Tract Map No. 36687 Revision No. 1 was approved by the Planning Commission on August 15, 2018.

**Board Action**

The Planning Commission's decision is final, and no action by the Board of Supervisors is required unless the applicant or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**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 at the Planning Commission's Hearing.

**SUPPLEMENTAL:**

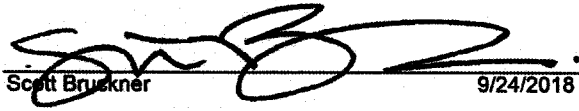
**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report**

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

  
Scott Bruckner 9/24/2018



**PLANNING COMMISSION  
MINUTE ORDER  
AUGUST 15, 2018**

- I. AGENDA ITEM 4.3**  
**TENTATIVE TRACT MAP NO. 36687R1 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP#286 Winchester 1800).
- II. PROJECT DESCRIPTION:**  
**Tentative Tract Map No. 36887R1,** a Schedule “A” subdivision proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 69 residential lots and 14 open space lots.
- III. MEETING SUMMARY:**  
The following staff presented the subject proposal:  
Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- Spoke in favor:  
Steve Ludwig, Applicant.
- No one spoke in a neutral position or opposition.
- IV. CONTROVERSIAL ISSUES:**  
None.
- V. PLANNING COMMISSION ACTION:**  
Public Comments: Closed  
Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Hake  
A vote of 4-0 (Taylor-Berger Absent)
- FOUND** the project exempt from the California Environmental Quality act (CEQA); and  
**APPROVE** Tentative Tract Map No. 36687, Revision No. 1, subject to the conditions of approval.



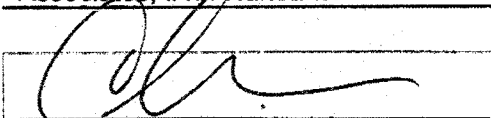
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: August 15, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR36687R1	<b>Applicant(s):</b>	Highpointe Washington
<b>CEQA Exempt</b>	Section 15182 (Residential Projects Pursuant to a Specific Plan)	<b>Street,</b>	Steve Ludwig
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b>	Hunsaker & Associates, Irvin Hunsaker
<b>Zoning Area/District:</b>	Rancho California Area	 Charissa Leach, P.E. Assistant TLMA Director	
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Deborah Bradford		
<b>Project APN(s):</b>	476-010-036		

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Tract Map No. 36687 Revision No. 1**, a Schedule 'A' Map which proposes to revise approved Tract Map No. 36887. The revision is within the same 20.3-acre site but includes a reduced developed footprint which avoids impacts to a jurisdictional drainage that crosses through the open space area. The reduced footprint includes a reduction in residential lots from 71 lots to 69 lots and fourteen (14) open space/conservation lots will be provided. The reduced footprint removes the need for the large drainage channel and the construction of downstream drainage improvements offsite.

The project site is located north of Safflower Street, south of Koon Street, east of Winchester Road, and west of Woodshire Drive, within Winchester 1800, Specific Plan No. 286 ("SP No. 286").

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan) based on the findings and conclusions in the staff report; and,

**APPROVE TENTATIVE TRACT MAP NO. 36687 REVISION NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>	
<b>Land Use and Zoning:</b>	
Specific Plan:	Yes – Winchester 1800, Specific Plan No. 286
Specific Plan Land Use:	Medium
Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) and Open Space Conservation (OS-C), as reflected in SP No. 286 Land Use Plan.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR), Open Space Conservation (OS-C), Open Space Recreation (OS-R), and High Density Residential (HDR), as reflected in SP. No. 286 Land Use Plan.
East:	Medium Density Residential (MDR), as reflected in SP. No. 286 Land Use Plan.
South:	Open Space Conservation (OS-C) and Medium Density Residential (MDR) as reflected in SP. No. 286.
West:	Open Space Conservation (OS-C), Commercial Retail (CR) and Medium Density Residential (MDR), as reflected in SP. No. 286.
Existing Zoning Classification:	Specific Plan (SP) Planning Areas 2A is within the General Residential (R-3) zoning classification and Planning Area 7 is within the One-Family Dwelling (R-1) zoning classification.
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 286 (SP No. 286) - Planning Areas 1,3, and 8
East:	Specific Plan No. 286 (SP No. 286) – Planning Areas,6 and 5A
South:	Specific Plan No. 286 (SP No. 286) – Planning Areas 2C and 14A
West:	Specific Plan No. 286 (SP No. 286) – Planning Areas 2A, 8, and 9
Existing Use:	Vacant
Surrounding Uses	

North:	Vacant
South:	Single-family development
East:	Single-family development
West:	Agricultural uses

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	20.3 acres	N/A
Proposed Minimum Lot Size:	5,000 square feet	5,000 square feet
Total Proposed Number of Lots:	69 residential lots and 14 open space lots	
Map Schedule:	'A'	

**Located Within:**

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	Yes – #103 Lighting and Flood Control
Special Flood Hazard Zone:	Yes – Areas of Flooding Sensitivity
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 22.36 miles from Mt Palomar
WRCMSHCP Criteria Cell:	Yes – 5279
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially In
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

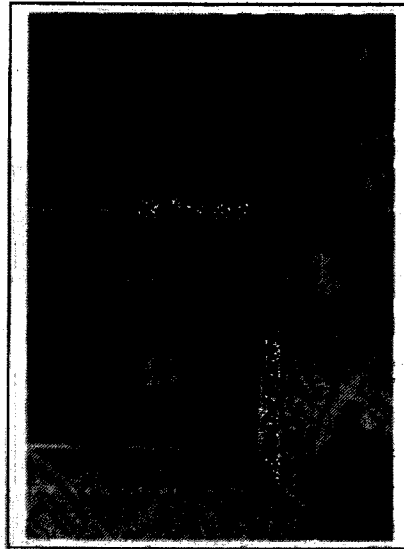


Figure 1. Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The Project site is located within SP No. 286, specifically Planning Area 7 and a portion of Planning Area 2A (Figure 2). The Specific Plan and Environmental Impact Report No. 374 were adopted and certified, respectively, by the Riverside County Board of Supervisors on April 29, 1997.

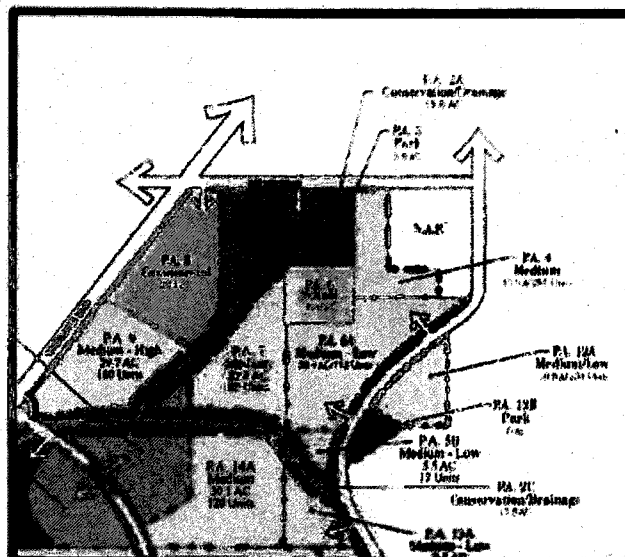


Figure 2: Portion of Specific Plan Land Use Map showing location of Planning Areas 7 and 2A for TR36687  
Source: Winchester 1800 SP 286 Amendment 5, RBF consulting 1/16/17



There have been six major amendments to the Specific Plan that modified the land use intensity of the Specific Plan area. As a result of these prior amendments, the total number of dwelling units was reduced from 5,806 to 4,720. Although only 4,720 homes are allowed in SP No. 286, EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units.

On April 18, 2014 applications were submitted for Specific Plan No. 286 Substantial Conformance No. 3, Change of Zone No. 7829 and Tentative Tract Map No. 36687.

Changes to the Specific Plan contained in Substantial Conformance No. 3 reduced the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 remained as Medium Density Residential (MDR). Substantial Conformance No. 3 also increased the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and reduced the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes, Planning Area 2A increased from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan decreased from 4,720 to 4,710.

Change of Zone No. 7829 proposed to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 square feet, minimum average width for proposed building sites of 50 feet, and an average depth of eighty feet (80') . The number of lots previously allowed was 85 and is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7.

Tentative Tract Map No. 36687 (Figure 3) was for a Schedule 'A' subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a portion of 2A. The project includes off-site improvements that include grading and drainage easements.

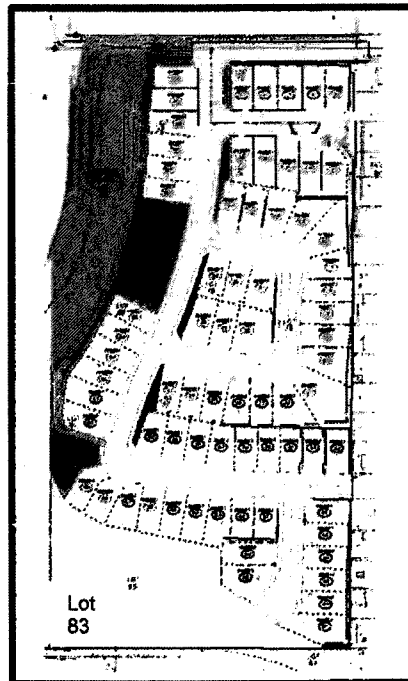


Figure 3 - TR36687 Site Plan

The project is located within Criteria cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). A Habitat Acquisition Negotiation Strategy (HANS 2160) was submitted for review. As a result of the HANS review Lot 83 as mapped on TR36687 was to be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA) prior to map recordation.

On September 30, 2015 the Planning Commission recommended that the Board of Supervisors take the following actions:

- Consider an Addendum to Environmental Impact Report No. 374
- Approve Specific Plan No. 286, Substantial Conformance No. 3
- Tentatively Approve Change of Zone No. 7829
- Approve Tentative Tract Map No. 36687

On February 2, 2016 the Board of Supervisors approved and adopted the recommendations of the Planning Commission.

On October 11, 2016 the applicant submitted an application for TR36687 Revision No. 1. The revision provides a reduced footprint for the development and avoids impacts to a jurisdictional drainage through the open space. The reduced footprint also removes the need for the large drainage channel through the open space and the construction of downstream drainage improvements offsite. The proposed revision is within the same project area as previously approved; however, instead of 71 residential lots, the applicant is proposing 69 residential lots (Figure 4). The number of open space lots remains the same at 14.

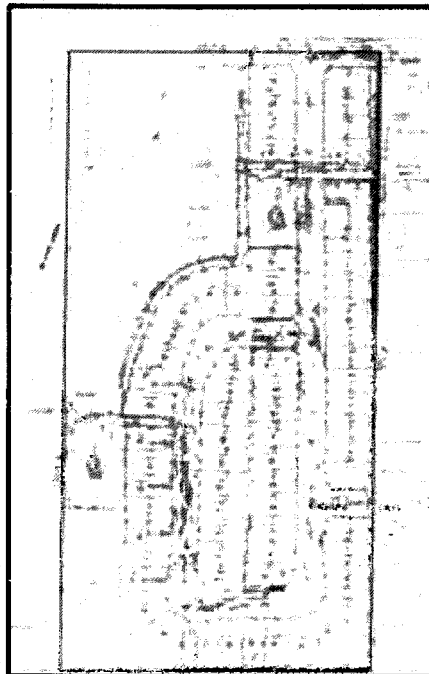


Figure 4: TR 36687 Revision No. 1

Because the design of the subdivision resulted in a revision to the location of the conservation area, the applicant was required to go through the HANS process again. HANS was completed in May 2018. The

applicant was required to offer for dedication to the Riverside Conservation Agency (RCA) Lots 80 and 81 (as shown on Figure 4).

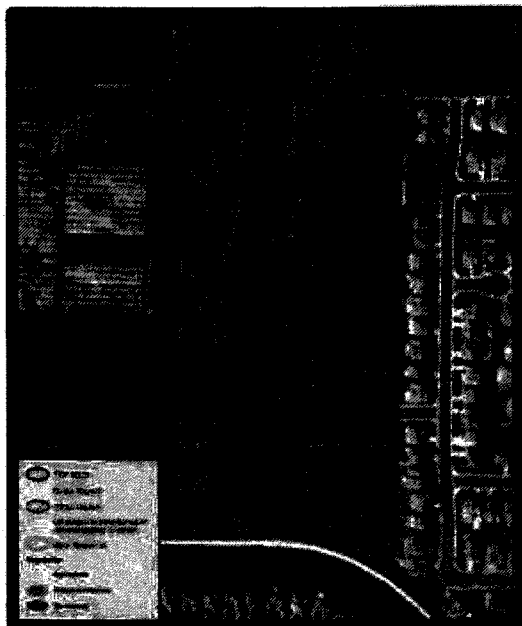


Figure 4 – Dedicated/Conservation Lots 80 and 81- TR36687R1  
Source: Helix – Washington Street Project, February 28, 2017

#### ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth pursuant to Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan). No EIR or negative declaration need be prepared for a residential project undertaken and pursuant to and in conformity to that specific plan if the project meets the following requirements:

- a) Exemption - To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 374 and Specific Plan No. 286 were both adopted on April 29, 1997. The proposed Project meets this requirement.
- b) Scope - Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. The proposed Project is for a land division of approximately 20.3 acres into 69 residential lots and 14 open space lots. The proposed Project meets this requirement.
- c) Limitation – This section is subject to the limitation that if after the adoption of the specific plan, an event, such as, but not limited to; 1) a substantial change which would require major revisions to an EIR; 2) new circumstances requiring major revisions to the EIR; and, 3) new information resulting in new significant effects or increasing the severity of a significant effect. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific

plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR. Previously, an Addendum to the EIR was considered by the Board of Supervisors on September 30, 2015 for Substantial Conformance No. 3 to Specific Plan No. 286 which allowed for the revision of acreage within Planning Areas 2A and 7, Change of Zone No. 7829 to allow for a minimum lot size of 5,000 square feet and to define the Planning Areas boundaries within the Specific Plan and approve Tentative Tract No. 36687 to allow for the subdivision of 20.3 acres into 71 residential lots. Because an Addendum was prepared it was determined that the events described in Section 15162 did not occur. To qualify for an exemption the events stated in Section 15162 must also be determined to not have occurred. Because, the proposed Project does not result in an intensity of use to what was previously approved, and in fact reduces the number of dwelling units from 71 to 69 dwelling units and the development footprint has been decreased. The revisions do not result in a substantial change, new circumstances requiring major revisions to the EIR, or new information that would result in new significant impacts. Therefore, the proposed Project meets this requirement.

- d) Fees – The lead agency has authority to charge fees to applicants for projects, which benefit from this section. The fees shall be calculated in the aggregate to defray but not to exceed the cost of developing and adopting the specific plan including the cost of preparing the EIR. Because the Specific Plan and EIR were prepared by consultants, the County will not charge fees to the applicant to defray the costs of the preparation of the initial Specific Plan and EIR. The proposed Project meets this requirement.
- e) Statute of Limitations - A court action challenging the approval of a project under this section for failure to prepare a supplemental EIR shall be commenced within 30 days after the lead agency's decision to approve the project in accordance with the specific plan. No court action challenging the approval of a project pursuant to this exemption has been filed regarding not preparing a supplemental EIR. Therefore, the proposed Project meets this requirement.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) as reflected in SP. No. 286 Land Use Plan.
2. The project site has a Zoning Classification of Specific Plan. The residential portion of the Project site is located within Planning Area 7. Planning Area 7 of SP No. 286 follows the uses and development standards stated in the Specific Plan Zoning Ordinance. However, if not specifically stated the development standards provided for in the (R-1), Zoning Classification of Ordinance No. 348 will be followed. The Specific Plan zoning classification and zoning equivalent to R-1 is for the development of single-family residences, and this is consistent with the Medium Density Residential Land Use Designation of the General Plan, which encourages the development of single-family detached residences. Specific Plan No. 286 has a validity of 20 years and with each amendment the 20 year

period is reinstated. Currently, the Specific Plan has been amended six times. The sixth amendment was approved in 2015. Therefore, the 20 year period would expire in 2035.

**Development Standards Findings:**

3. The existing Zoning Classification for the subject site is Specific Plan. Development standards for each of the Planning Areas of SP286 are provided for in the Specific Plan Zoning Ordinance No. 348.4822. The development standards of Planning Area 7 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of Ordinance No. 348 and Planning Area 2A development standards if not addressed in the SP Zoning Ordinance will be subject to those standards as identified in Section 8.1 (R-3).

The following development standards shall apply to Planning Area 7:

- A. Lot area shall not be less than five thousand (5,000) square feet. As shown on the revised tentative tract map exhibit, residential lots will range in size from 5,000 square feet to 11,595 square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum average width of twenty feet (20'). The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet. As shown on the revised tentative tract map exhibit, all residential lots meet the required lot frontages.
- C. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10'), and where a lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project..
- D. The rear yard shall not be less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in SP. No. 286. Otherwise the rear yard shall not be less than twenty feet (20'). Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Ordinance No. 348. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- F. Lot coverage shall not exceed fifty percent (50%) for one-story buildings. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  
- G. Building height shall not exceed 3 stories or 40 feet in height. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  
- H. Two parking spaces shall be provided for each dwelling unit as stated in Section 18.12 of Ordinance No. 348. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348

The Specific Plan Zoning Ordinance requires development standards for Planning Area 2A to be the same as those provided for in Section 8.1 General Residential (R-3) of Ordinance No. 348. However, because Planning Area 2A is comprised of a conservation/drainage area no development of structures will occur and development standards pertaining to lot area, setbacks, lot coverage, floor area ratio, building height and automobile storage do not apply.

**Tentative Tract Map Findings:**

- 4. Revised Tentative Tract Map No. 36687 Revision No. 1 is a proposal to subdivide 20.3 acres into 69 residential lots and 14 open space lots and complies with Ordinance No. 460 based on the following:
  - a. The proposed map, including the design of the revised tentative tract map, and its improvements are consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting the unique characteristics of the Southwest Area and by the conservations of unique and sensitive environmental areas within the project site as open space. The proposed Project complies with the Winchester 1800 Specific Plan No. 286, specifically Planning Areas 7 and 2A. As shown on the proposed Tentative Tract

Map exhibit (Figure 4), Planning Area 2A includes Lot 75, a 2.17 acre portion of Planning Area 2A to be devoted as the future drainage channel. This area will include meandering walkways and trails providing open space along the northwestern edge of the project site. Planning Area 7 as stated in the Specific Plan shall be devoted to Medium Density Residential uses with a minimum lot area of 5,000 square feet.

- b. The site is physically suitable for the proposed type of development, residential, and the proposed density because it is sensitive to the constraints of the project site, such as the conservation areas, drainage areas and areas sensitive to flooding. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential land use designations within the Southwest Area Plan.
- c. The EIR prepared for Specific Plan No. 286 analyzed the potential environmental impacts of the project and determined that there would be significant impacts to wildlife and their habitat due to the loss of open field agricultural habitat. The EIR determined that the only way to preserve this habitat would be through the no-project alternative. Several alternatives were discussed but the specific plan as proposed was determined to be the best approach in that the alternatives discussed would negate the benefits associated with the project objective by providing a range of housing types, styles, sizes and values. Funding measures to help with habitat conservation were provided through the Development Mitigation Fee and the Stephen kangaroo rat mitigation fee. However, due to the project site's location within WRMSHCP Cell No. 5279 approximately 3.14 acres (Lot 80 and 81) will be provided as permanent conservation area and dedicated to RCA. Lot 75 is comprised of approximately 2.17 acres and will be provided for a future drainage channel. These areas will help in the protection of sensitive habitat existing on site. Additional open space lots will be provided for water quality basins, drainage areas, and a park. The proposed Project will not result in further increases to the loss of habitat as analyzed in the EIR, nor will the land division result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development for the Project area as stated in the General Plan
- d. The design of the proposed land division incorporates a loop street system and provides for secondary access to ensure that during an emergency vehicles will be able to safely enter or exit the Project site. Mitigation measures that have been incorporated into EIR No. 374 and standard conditions of approvals for Tentative Tract No. 36687 R1 will ensure the protection of the public health, safety and welfare.
- e. The design of proposed land division and its types of improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
- f. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan (SP) Planning Area 7 and Planning Area 2A. Change of Zone No. 7829 was adopted on September 30, 2015 which reduced the allowable lot size in Planning Area 7 from 7,200 square feet to a minimum lot size of 5,000 square feet. Residential lots within the proposed land division range in size from 5,000 square feet to 11,595 square feet. The portion of Planning Area 2A within Planning Area 7 is for the future development of the drainage channel, no habitable structures are proposed in this area.

- g. The Revised Tentative Map is a modification of the approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map. Proposed revisions are limited to a reduction in residential lots from 71 to 69 lots, a change in location of the conservation area which resulted in an increase in acreage from 2.70 acres to 3.14 acres, and the removal of the drainage channel until a future time. The Project site is within the same boundaries and Planning Area as the originally approved Tract Map No. 36687.

**Ordinance No. 460 Schedule 'A' Findings**

5. Additionally, the proposed Tentative Tract Map No. 36687 Revision No. 1 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule 'A' Subdivision) of Ordinance No. 460 based on the following:
  - a. Streets - All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as stated in the Advisory Notification Document (AND), Transportation. 6. Streets serving the project site include collector and interior streets. Sections of the streets have been provide on the Map exhibit which indicates compliance with the required widths of 44 feet for a collector street and 32 feet for interior streets. The proposed knuckle located along the southeastern portion of the Project site is in compliance with the Standard 801 of Ordinance No. 461 in regards to the development standard geometrics. Sidewalks will be provided for on the proposed interior streets and along the southern portion of Koon Street. Therefore, with compliance with the design standards for street improvements as stated in the Advisory Notification Document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets have been met.
  - b. Domestic Water and Sewage Disposal - Based on a letter for the Eastern Municipal Water District (EMWD) dated December 21, 2017 the Project site is an active project with EMWD's New Business Department with a water and sewer service Work Order Number and a Project Record Number. The Plan of Service (POS) for the Project site has not been completed to identify on-site and offsite facilities that will be required to serve this Project. In addition, Advisory Notification Document, E Health. 1 requires that it is the responsibility of the developer to ensure that all the requirements to obtain water and sewer service are met with EMWD. In addition, because EMWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required. Lastly, improvement plan review shall be required by Section 9.3 of Ordinance No. 460 which states that when the subdivider files their final map for preliminary checking with the office of the County Surveyor, copies will also be transmitted to the Planning Director, Health Officer, and Flood Control Agency. Therefore, with AND E. Health 1 and EMWD requirements, Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
  - c. Fire Protection - As stated in condition of approval 080 – Fire. 1 to ensure that the proposed Project and future development project do not result in unacceptable levels of service due to an increase in the number of emergency and public service calls due to the increase presence of structures and population, the developers of the Project site will be required to provide development impact fees to provide funding for capital improvements such as land/equipment purchases and fire station construction. Additional conditions of approval subject to the requirements of Ordinance Nos. 787, 460, the California Fire Code, and Riverside County Fire Department Standards include the design and location of emergency access roads, water systems



and secondary access will ensure that the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection has been met.

- d. Fences – Six foot (6') high Tubular steel fencing will be provided at the water quality basins that are adjacent to lots or streets. Basins located adjacent to the permanent open space will not be fenced. Fencing along the future channel will be dependent upon the requirements of the County's Flood Control and Water Conservation Districts standards for fencing around drainage channels.
- e. Electrical and Communication Facilities – All electrical and communication facilities will be placed underground. Therefore, the requirements of Ordinance No 460 10.5 (F) as it pertains to electrical and communication facilities are met.

**Other Findings:**

- 6. The project site is located within Criteria Cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan. Because the design of the revised tentative tract map resulted in the relocation of the conservation area, the applicant was required to go through the HANS process again. A new HANS application was submitted on March 28, 2017 and was completed on May 24, 2018. The applicant was required to offer for dedication to the Riverside Conservation Agency (RCA) Lots 80 and 81, approximately 3.14 acres to be permanently conserved. This project fulfills the plan requirements.
- 7. The project site is located within the City of Temecula Sphere of Influence. This project was transmitted to the City of Temecula for review and comment. No comments were received either in favor or opposition of the project.
- 8. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
- 9. The proposed Project is exempt from CEQA so, was not required to go through the AB52 process. However, TR36687 did go through AB52 process and conditions of approval were added to ensure protection of these resources. These conditions will be brought over to the proposed Project's conditions of approval.
- 10. The project site is located within Zone B, approximately 22.36 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
- 11. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Conclusion:**

12. For the reasons discussed above, as well as the information provided the certified EIR No.374 and its addendum, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

**APPEAL INFORMATION**

The land divider or any interested party may appeal the Planning Commission's decision to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, providing the basis for the appeal, and shall be accompanied by the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions).

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
TR36687R1  
VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 06/08/2018  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



As shown on March 7, 2008, the County of Riverside adopted a new General Ordinance (Ordinance 930001) that changed the zoning map. This map is provided for informational purposes only. The future information, please contact the Riverside County Planning Department at (951) 952-2277 or Riverside County Planning Department.

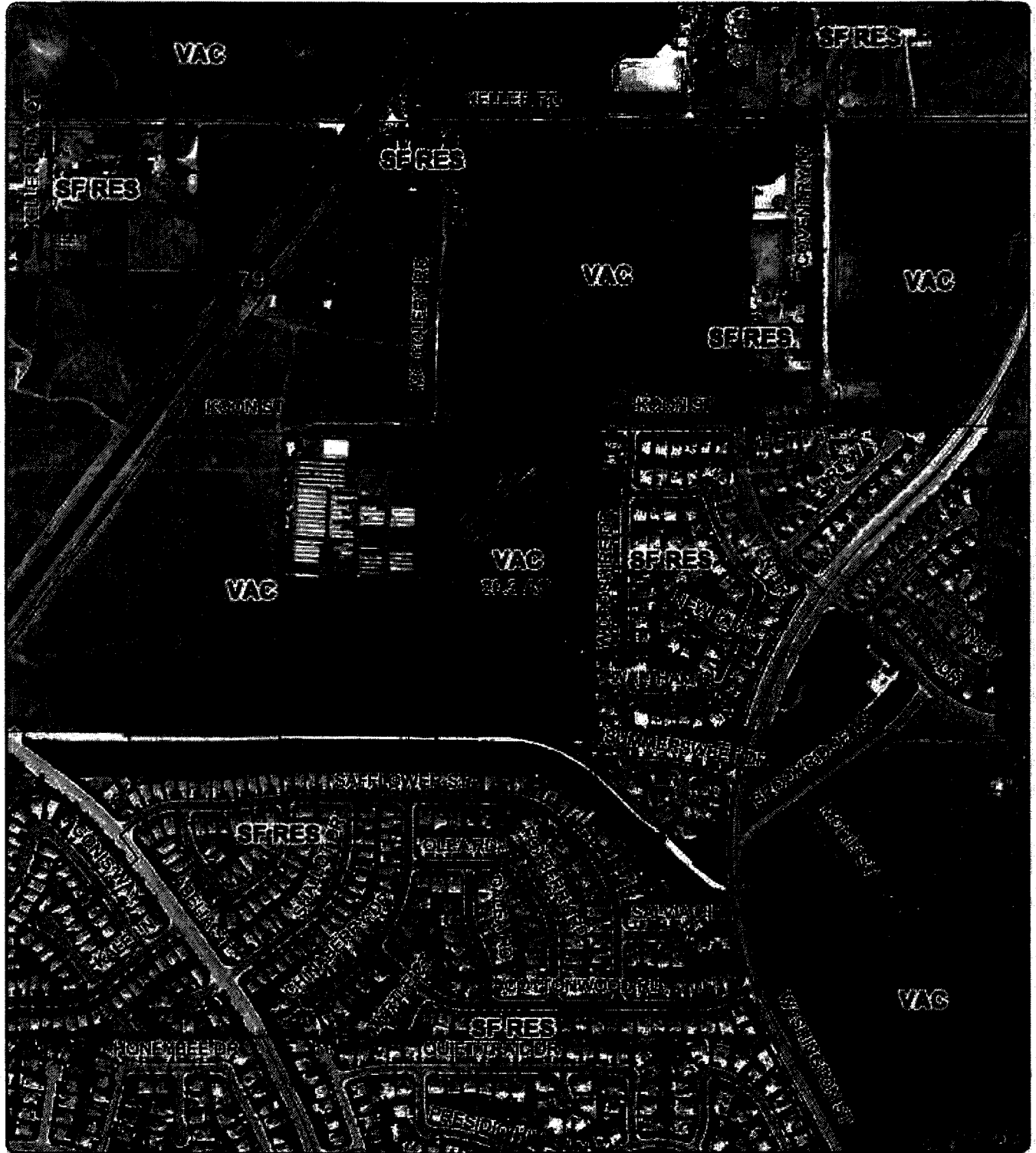
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36687R1

LAND USE

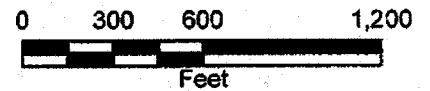
Supervisor: Washington  
District 3

Date Drawn: 06/08/2018  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://www.riversidecounty.net>

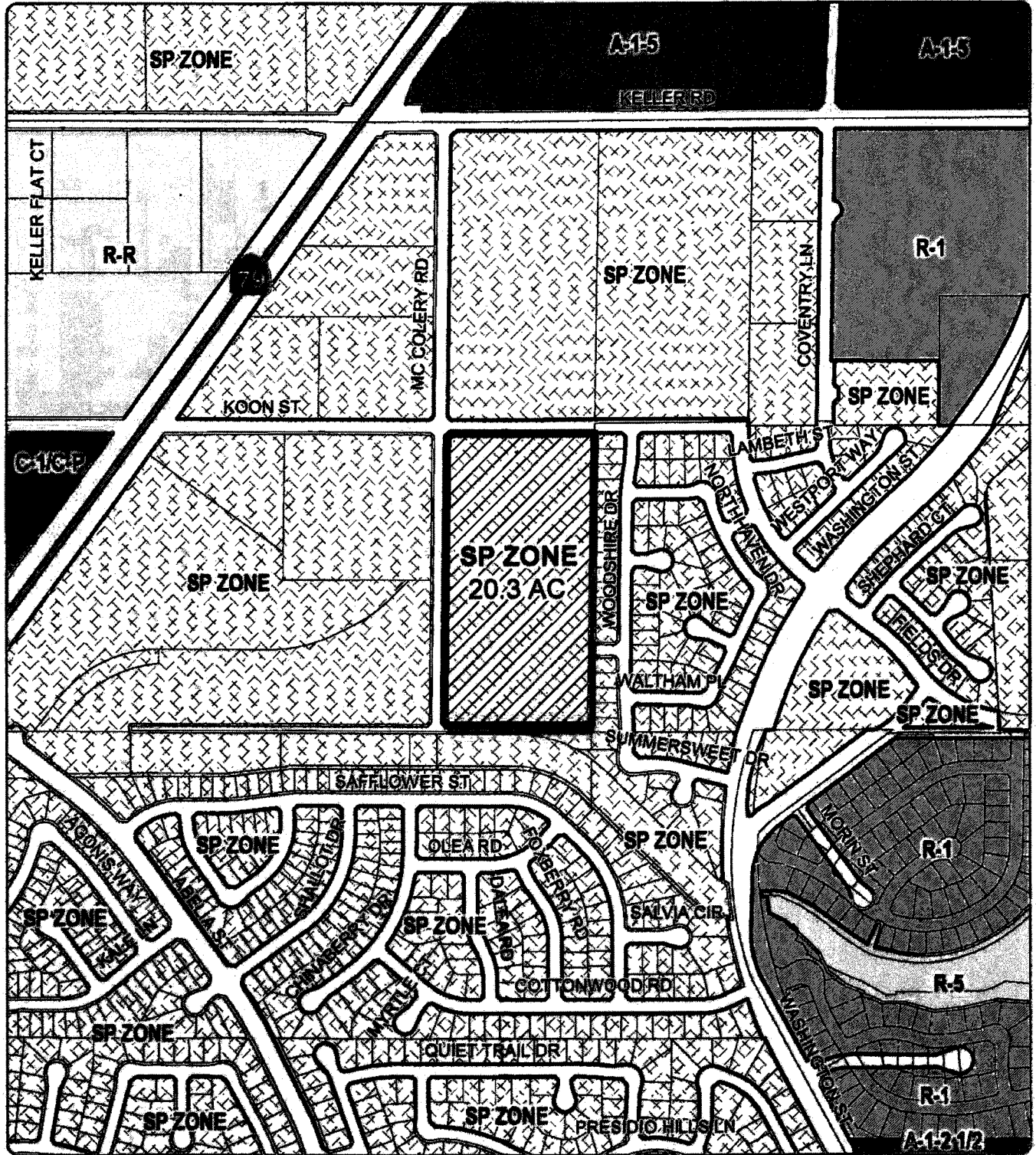
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36687R1

### EXISTING ZONING

Supervisor: Washington  
District 3

Date Drawn: 06/08/2018  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website [www.riverside.ca.gov](http://www.riverside.ca.gov)



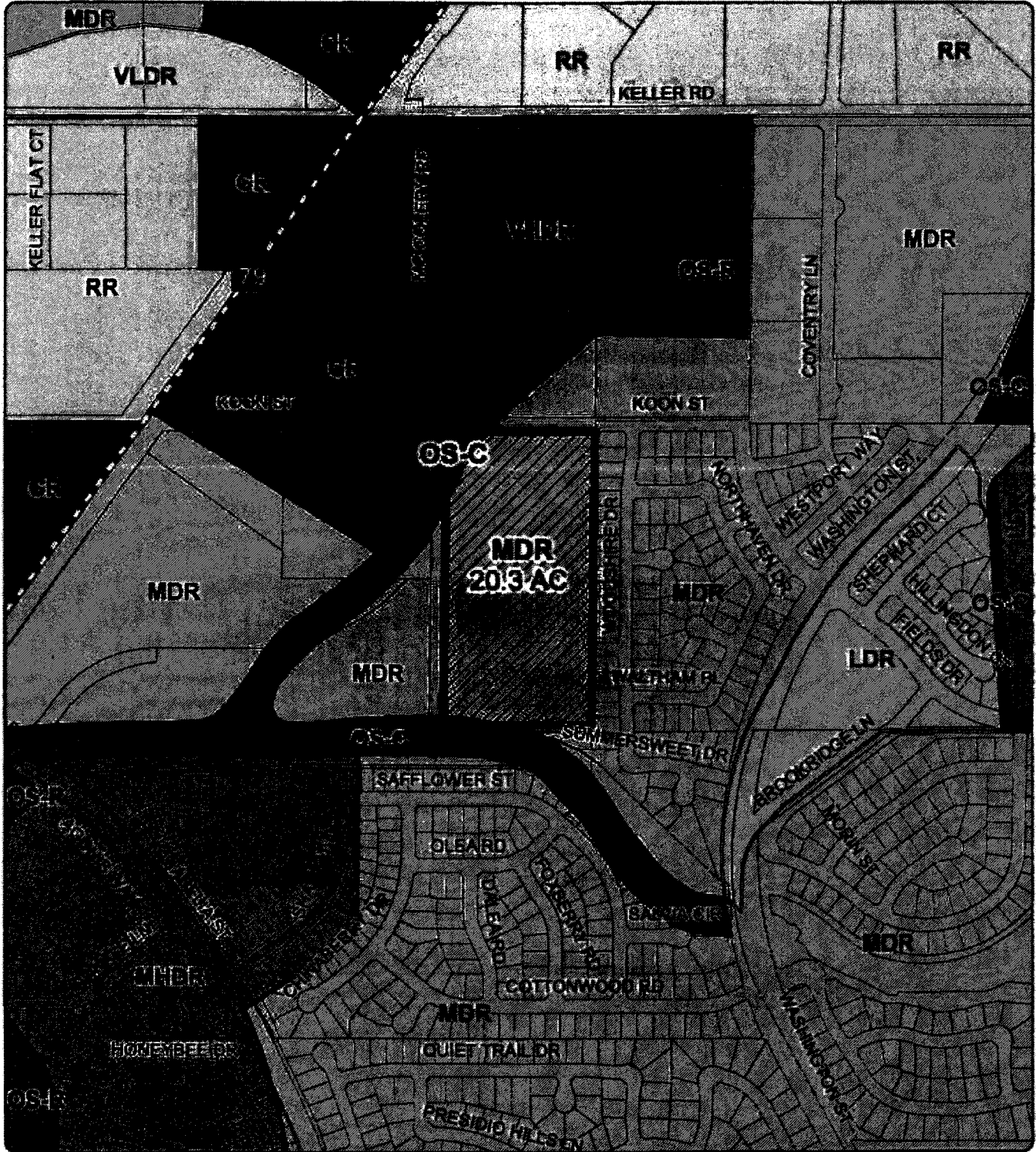
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36687R1

Supervisor: Washington.  
District 3

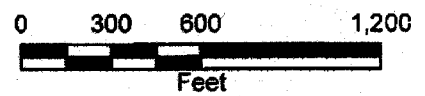
EXISTING GENERAL PLAN

Date Drawn: 06/08/2018  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for on a parcel existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or at Palm Desert at (760)865-8277 (Eastern County) or Website <http://www.co.riverside.ca.us>



**RESIDENTIAL LOT SUMMARY**

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
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**SUMMARY OF ALL LOTS**

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**EXISTING EASEMENT:**

**VICINITY MAP**



**NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT.

2. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

3. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION.

4. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE FEDERAL BUREAU OF INVESTIGATION.

5. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE FEDERAL BUREAU OF RESEARCH.

6. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE FEDERAL BUREAU OF RECORDS.

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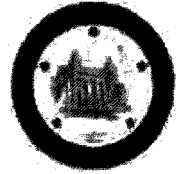
48. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE FEDERAL BUREAU OF INVESTIGATION.





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

Juan C. Perez  
Agency Director



07/23/18, 7:57 am

TR36687R1

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR36687R1. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Project Description**

Tentative Tract Map No. 36687 Revision No. 1, a Schedule 'A' Map which proposes to revise approved Tract Map No. 36887. The revision is within the same 20.3 acre site but, includes a reduced developed footprint which avoids impacts to a jurisdictional drainage that crosses through the open space area. The reduced footprint includes a reduction in residential lots from 71 lots to 69 lots and removes the need for a large drainage channel, and the construction of downstream drainage improvements offsite. Fourteen open space lots are provided as was originally approved.

**Advisory Notification. 2 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines.
2. County-wide Design Guidelines.

**Advisory Notification. 3 AND - EIR Mitigation Measures**

Incorporation of all adopted EIR No. 374 Mitigation Measures

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP and/or] EXHIBIT(S)

Tentative Map No. 36687 Revision No.1, dated June 5, 2018.

**Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

- Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance  
(cont.)
- applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 484 (Control of Blowing Sand)
    - Ord. No. 655 (Regulating Light Pollution)
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 679 (Directional Signs for Subdivisions)
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise)
    - Ord. No. 859 (Water Efficient Landscape Requirements)
    - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1                      EMWD Water and Sewer Service

TR36687 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment systems (OWTS) and/or wells shall be properly destroyed under permit with this Department.

#### E Health. 2                      OWTS/Well Destruction

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 2** OWTS/Well Destruction (cont.)

All existing onsite wastewater treatment system (OWTS) and water wells shall be properly destroyed under permit with the Department of Environmental Health (DEH).

Note: Existing OWTS and wells on lots 32 and 33.

**Fire****Fire. 1** 015 - Fire - SP- #71- Adverse Impacts

The proposed project along with future development projects will result in unacceptable levels of service due to an increase in the number of emergency and public service calls due to the increased presence of structures and population. Ordinance No. 659, adopted by the Riverside County Board of Supervisors requires that project proponents/developers participate in the development impact fee program as required by this Ordinance. These impact fees will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 2** 015 - Fire Map #16-Hydrant/Spacing

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

**Fire. 3** 015 - Fire-Map #50 Blue Dot Reflectors

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

**Fire. 4** 015 - Fire-SP-#100-Fire Station

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 5** 015- Fire - SP-#47 Secondary Access

In the interest of Public Safety, the project shall provide an Alternate or Secondary

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5                               015- Fire - SP-#47 Secondary Access (cont.)  
Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 6                               015- Fire - SP-#86- Water Mains

All water mains and fire hydrants providing required fireflows shall be constructed in accordance with the appropriate sections of CALIFORNIA FIRE CODE. subject to the approval by the Riverside County Fire Department.

Flood

Flood. 1                              Flood Hazard Report: PART 1

Tract Map 36687R1 is a proposal for a schedule "A" residential subdivision of 20.3 acres in the French Valley area. The project site is located at the southeast corner of Koon Street and McColery Road, between Highway 79 and Washington Street. The site is bordered to the south by the District owned/maintained Warm Springs Valley – French Valley Channel. This project is part of Winchester 1800 Specific Plan (SP) 286.

The northwest quadrant of the project site is within the Special Flood Hazard Area for the Warm Springs 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data.

TR 36687R1 proposes an embankment and rip rap to protect the north (bordering Koon Street) and west portions of the tract from the 100-year floodplain. Preliminary review of the HEC RAS study of Warm Springs Creek, submitted to the District by the applicant, shows velocities below 6 feet/second, therefore the embankments and rip rap provide adequate protection to the site and are not required to be maintained by a public entity. Pad elevations adjacent to the 100-year floodplain have also been deemed acceptable as they are above the 100-year water surface elevation per the applicant's HEC RAS study. It should be noted that a detailed special study to revise the floodplain limits will be required to be submitted for review by the District during the improvement plan check phase of the development. The study revising the floodplain limits must be approved prior to recordation of the map or issuance of grading permits for this project. TR 36722 has been conditioned directly upstream of TR 36687R1. TR 36722 proposes to collect the 100-year Warm Springs Creek floodplain and convey it though the development within an earthen channel. The earthen channel proposes to discharge the offsite flows upstream of TR 36687R1 through a RCB under Koon Street just east of the Koon Street and McColery Rd intersection.

In addition to the floodplain impacting the site, the exhibit shows that there is 242 cfs of

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 1**                                      **Flood Hazard Report: PART 1 (cont.)**  
tributary offsite stormwater runoff discharged from an existing basin within TR 29962. The offsite flows impact the east portion of TR 36687R1 approximately 250 feet south of Koon Street. The applicant proposes to collect these offsite flows with a storm drain inlet into a concrete channel that will convey the flows through the tract and eventually discharging the offsite flows into the revised floodplain. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed structures in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by either properly elevating the finished floor in relation to the inlet works and flow path, or by making sure the structures are setback from the inlet works to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary. This proposed drainage system shall be designed to District's standards and contained within the public street right-of-ways. Maintenance access must be provided to all inlets and outlets.

**Flood. 2**                                      **Flood Hazard Report: PART 2**

The development of this property and the ultimate drainage plan shall be coordinated with the development of adjacent properties to ensure that surrounding and downstream properties are not adversely affected and that stormwater runoff is safely conveyed to an adequate outlet. This may require the construction and grading of offsite drainage facilities. The developer shall obtain a written authorization letter for grading/construction and/or a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter shall be submitted to the District for review prior to the issuance of grading permits for the project. Alternatively, improved drainage facilities shall be designed and fully constructed to an adequate outlet in Warm Springs Channel downstream. The construction plans and recorded drainage easements shall be submitted to the District for review prior to the issuance of permits for the project.

The site is located within the bounds of the Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project may be directed to Michael Venable of this office at 951-955-1248 or [mlvenabl@RIVCO.org](mailto:mlvenabl@RIVCO.org)

Planning

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 1    015 - Planning - Archaeo M/M Program (cont.)

Planning. 1    015 - Planning - Archaeo M/M Program

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

Planning. 2    015 - Planning - Archeology Study Req

An archaeological study shall be submitted to the Planning Department for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 3    015 - Planning - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 4    015 - Planning - Future Trail

"If in the future the flood control channel located in Lot 75 is constructed, a trail that is consistent with Specific Plan No.286 Amendment No. 6 Figure IV-14 shall also be provided"

Planning. 5    015 - Planning - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 36687, Revision No. 1 or its associated

**ADVISORY NOTIFICATION DOCUMENT****Planning**

Planning. 5                      015 - Planning - Hold Harmless (cont.)  
environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Tract Map No. 36687, Revision No. 1, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Planning. 6                      015 - Planning - Human Remains

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

Planning. 7                      015 - Planning - Map - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 7                                015 - Planning - Map - Expiration Date (cont.)  
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.

Planning. 8                                015 - Planning - Map - Required Minor Plans

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

- 1. Final Site Development Plan for each phase of development.
- 2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
- 3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
- 4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
- 5. Each phase shall have a separate wall and fencing plan.
- 6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 9                                015 - Planning - Map - Submit Building Plans

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 10                                015 - Planning - Map- Trail Maintenance

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district

Planning. 11                                015 - Planning - Map-Unanticipated Resources

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural



**ADVISORY NOTIFICATION DOCUMENT****Planning**

**Planning. 11**                                      **015 - Planning - Map-Unanticipated Resources (cont.)**  
resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

**Planning. 12**

**015 - Planning- Map - Addendum EIR**

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application. This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

**Planning. 13**

**015 - Planning Map - Duration of SP Validity**

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements. This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

**Planning. 14**

**015 - Planning - Map - M/M Program (General)**

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 14 015 - Planning -Map - M/M Program (General) (cont.)

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Planning. 15 015 - Planning Map - PDA04876R1

County Archaeological Report (PDA) No 4876R1, submitted for this project (TR36687) was prepared by Bai "Tom" Tang, of CRM Tech and is entitled: "Mitigative Historical Resource Recordation Jean Nicholas/Karl Frick Ranch 34491 Washington Street French valley Area, Riverside County, California," dated March 06, 2015. In 2013 the Jean Nicholas/Karl Frick Ranch was determined to be eligible for listing in the California Register of Historical Resources, with a local level of significance, and thus found to meet the statutory definition of a "historical resource" under provisions of the California Environmental Quality Act (Tang et al. 2013:19). The fire in March 2014, however, has caused extensive damages to the farmhouse, which is the central feature of Site 33-007799 and the primary embodiment of the property's association with its past owners/occupants as well as the historic theme identified above. (PDA) No 4876R1 concludes that the historic integrity of Site 33-007799 in relation to the notable persons and events in its past has been significantly compromised. The Jean Nicholas/Karl Frick Ranch no longer retains sufficient historic integrity to be considered eligible for the California Register of Historical Resources through its association with a pattern of events that was important in local history. The present recordation program has adequately salvaged and preserved the important architectural, archaeological, and historical data about the ranch complex. Therefore, the proposed redevelopment of the property as Tentative Tract Map No. 29962 will not have an unmitigated effect on the significance and integrity of this "historical resource." (PDA) No 4876R1 recommends that the detailed recordation will serve as mitigation for potential effects that TR29962 may have on this resource. This study has been incorporated as part of this project, and has been accepted.

Planning. 16 015 - Planning SP - Entry Monumentation

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

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

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

Planning. 17 015 - Planning SP- Post Grading Report

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

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 17**                      **015 - Planning SP- Post Grading Report (cont.)**

on the implementing project:

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

**Planning. 18**                      **015- Planning Map - Offsite Signs Ord 679**

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.

**Planning. 19**                      **Gen - Planning**

If in the future the flood control channel located in Lot 75 is constructed, trails shall be provided as shown in Specific Plan No.286 Amendment No. 6 as shown on Figure IV-14.

**Planning-All**

**Planning-All. 1**                      **015 - Comply with Ordinances/Codes**

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

**Planning-GEO**

**Planning-GEO. 1**                      **Gen - GEO02396 Accepted**

County Geologic Report (GEO) No. 2396, submitted for this project (TR36687) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California", dated August 29, 2013. In addition, LOR Geotechnical Group, Inc. submitted the following:

"Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014.

And:

"Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015", dated January 19, 2015.

This document is herein incorporated as a part of GEO02396.

GEO02396 concluded:

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      Gen - GEO02396 Accepted (cont.)

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO02396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation.

GEO No. 2396 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2396 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

Planning-PAL. 1                      Gen - Low Paleo

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### Gen - Low Paleo (cont.)

undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

### Transportation

#### Transportation. 1

#### MAP - COUNTY WEB SITE

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

#### Transportation. 2

#### MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "DRAINAGE EASEMENT - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED". The protection shall be as approved by the Transportation Department.

#### Transportation. 3

#### MAP - DRAINAGE 2

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 3                    MAP - DRAINAGE 2 (cont.)**

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.

**Transportation. 4                    MAP - OFF-SITE PHASE**

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

**Transportation. 5                    MAP - R-O-W EXCEEDS/VACATION**

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

**Transportation. 6                    MAP - SP286A6/IMPROVEMENTS**

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of textured pavement accents within public roadways as an entry feature shall not be permitted.

**Transportation. 7                    MAP - SP286A6/LANDSCAPE**

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director Transportation.

**Transportation. 8                    MAP - SP286A6/TS REQUIRED**

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

**Transportation. 9                    MAP - STD INTRO (ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 9                    MAP - STD INTRO (ORD 460/461) (cont.)  
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.

Transportation. 10                  MAP - TS/EXEMPT

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.

### Waste Resources

Waste Resources. 1                  MAP - Waste General

#### Hazardous Materials

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.

#### Landscape Practices

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.

Plan: TR36687R1

Parcel: 476010036

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EMWD Water and Sewer Service                      Not Satisfied

Prior to map recordation, provide current documentation establishing water and sewer service for the project.

050 - E Health. 2                      Phase I ESA Required                      Not Satisfied

Prior to map recordation, a Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

050 - E Health. 3                      Solid Waste Service                      Not Satisfied

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

Fire

050 - Fire. 1                      050 - Fire - Map-#46-Water Plans                      Not Satisfied

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 Department for signature.

050 - Fire. 2                      050 - Fire - Map-#53 ECS-WTR Prior/Combust                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood

050 - Flood. 1                      6 Items to Accept Facility                      Not Satisfied

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

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

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards;

2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section;

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Contract Services Section;

4) All regulatory permits that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map



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**50. Prior To Map Recordation**

**Flood**

**050 - Flood. 1** **6 Items to Accept Facility (cont.)** **Not Satisfied**  
recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety;

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement);

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

**050 - Flood. 2** **ADP Fee Notice** **Not Satisfied**

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

**050 - Flood. 3** **BMP Maintenance & Inspection - Map** **Not Satisfied**

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

**050 - Flood. 4** **Off-site Easement or Redesign** **Not Satisfied**

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

**050 - Flood. 5** **On-site Drainage Easement** **Not Satisfied**

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

**050 - Flood. 6** **Submit Final WQMP** **Not Satisfied**

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

**050 - Flood. 7** **Submit ORD. 458 Special Flood Hazard Area Study** **Not Satisfied**

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

07/19/18  
12:05

Riverside County PLUS  
CONDITIONS OF APPROVAL

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Flood

050 - Flood. 7                                  Submit ORD. 458 Special Flood Hazard Area Study (cont.)                                  Not Satisfied

To provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review, prior to the issuance of permits if the project encroaches into the 100-year DWR floodplain:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area.
- c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36687R1 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.
- e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

050 - Flood. 8                                  Submit Plans - Map                                  Not Satisfied

A copy of the project specific WQMP, 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 and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 9                                  Written Permission for Grading                                  Not Satisfied

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

050 - Flood. 10                                  ZONE 7 - Present Worth Maintenance                                  Not Satisfied

For each facility that the District will accept for ownership, operation and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. Payment shall be made to the District in a cashier's check or money order prior to commencing construction of the facility.

Planning

050 - Planning. 1                                  050 - Planning - Map - Annex to Park District                                  Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District and County Service Area No. 103.

050 - Planning. 2                                  050 - Planning - Map - CC&R, RES, POA, COM AREA (pg 1)                                  Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both

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Planning

050 - Planning. 2                      050 - Planning - Map - CC&R, RES, POA, COM AREA (pg 1) (cont.)                      Not Satisfied

signed and stamped by a California registered civil engineer or licensed land surveyor; and  
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 to the Office of the County Counsel for review and approval.  
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:

050 - Planning. 3                      050 - Planning - Map - CC&R, RES, POA, COM AREA (pg 2 cont'd)                      Not Satisfied

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning 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 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 4                      050 - Planning - Map - ECS Note Mt. Palomar Light                      Not Satisfied

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

050 - Planning. 5                      050 - Planning - Map - Quimby Fees                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District and County Service Area No. 103 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

050 - Planning. 6                      050 - Planning - Map- Common Area Maintenance                      Not Satisfied

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:  
a. A permanent master maintenance organization shall be established for the specific plan area; to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall

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Planning

050 - Planning. 6                                      050 - Planning - Map- Common Area Maintenance (cont.)                                      Not Satisfied

satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

050 - Planning. 7                                      050 - Planning Map - CC&R RES CSA COM Area (pg 1)                                      Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval. The declaration of covenants, conditions and restrictions submitted for review shall

a) provide for a minimum term of 60 years,

b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

050 - Planning. 8                                      050 - Planning Map - CC&R RES CSA COM Area (pg 2 cont'd)                                      Not Satisfied

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be

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Planning

050 - Planning. 8                      050 - Planning Map - CC&R RES CSA COM Area (pg 2 cont'd) (cont.)                      Not Satisfied

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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 9                      050 - Planning Map - ECS Shall Be Prepared                      Not Satisfied

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

050 - Planning. 10                      050 - Planning -Map-Surveyor Check List                      Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 11                      050- Planning - Map - CC&R RES PRI Common Area (pg 1)                      Not Satisfied

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

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

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

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

050 - Planning. 12                      050- Planning - Map - CC&R RES PRI Common Area (pg 2 cont'd)                      Not Satisfied

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's

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Planning

050 - Planning. 12                      050- Planning - Map - CC&R RES PRI Common Area (pg 2 cont'd) (co                      Not Satisfied  
association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'.  
The decision to require activation of the property owners' association and the decision to require that the association  
unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the  
event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association,  
thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall  
not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of  
the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to  
assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall  
have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An  
assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or  
other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or  
property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or  
the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent,  
usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict  
between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and  
Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of  
covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the  
case file, and one copy provided to the County Transportation Department - Survey Division.

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-MAP - CONSERVATION EASEMENT                      Not Satisfied  
The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas  
discussed in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan  
Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017. The easement or  
deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or  
other conservation entity approved by the Riverside County Planning Department Environmental Programs Division  
(EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation  
Entity.

050 - Planning-EPD. 2                      0050-Planning-EPD-MAP - ECS CONDITION                      Not Satisfied  
The land divider shall prepare an Environmental Constraints Sheet

050 - Planning-EPD. 3                      0050-Planning-EPD-MAP - ECS REQUIREMENTS                      Not Satisfied  
The constrained areas will conform to the drainage channel.

050 - Planning-EPD. 4                      0050-Planning-EPD-MAP - RCS DEDICATION                      Not Satisfied  
LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species  
Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30,  
2017 shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted  
by that entity prior map recordation. Easements allowing for the management of fuel modification areas or detention  
basins shall not be accepted.

Survey

050 - Survey. 1                      Map - Easement                      Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map  
approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature  
of their interests, shown on the map.

050 - Survey. 2                      Map - Vacation/Abandonment                      Not Satisfied

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Survey

050 - Survey. 2                      Map - Vacation/Abandonment (cont.)                      Not Satisfied

The applicant by his/her design is requesting a vacation/abandonment of the existing dedicated rights-of-way along McColely Road and Brumfield Street.

Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request.

If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1                      Map - Annex L&LMD/Other District                      Not Satisfied

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, 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 the Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

050 - Transportation. 2                      Map - Construct Ramp                      Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3                      Map - Corner Cut-Back                      Not Satisfied

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

050 - Transportation. 4                      Map - Dedication                      Not Satisfied

Agave Drive along the project boundary shall be improved with 22' of AC pavement and 6" concrete curb and gutter within a 37' half-width dedicated right-of-way in accordance with Ordinance 461, County Standard No. 103, Section A. (22'/37') The project proponent may pay cash in lieu of constructing the improvements described above.

NOTE: A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

Interior streets and Raeburn Drive shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

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050 - Transportation. 4                      Map - Dedication (cont.)                      Not Satisfied

or as approved by the Director of Transportation.

050 - Transportation. 5                      Map - Improvement Plans                      Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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://rcttma.org/trans/General-Information/Pamphlets-Brochures>.

050 - Transportation. 6                      Map - Intersection/50' Tangent                      Not Satisfied

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.

050 - Transportation. 7                      Map - Landscaping                      Not Satisfied

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 Koon Street and Agave Drive (cash in lieu).

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.

050 - Transportation. 8                      Map - Lighting Plan                      Not Satisfied

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.

050 - Transportation. 9                      Map - Part-Width Improvements                      Not Satisfied

Koon Street improvements may require a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as a bridge and will be required to undergo the Bridge Type Selection Process.

Koon Street along project boundary shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to curb within the 10' parkway.

The project proponent has the option of paying a cash in lieu (CIL) of 25% for the section of improvements on Koon Street between the westerly project boundary and the westerly property line of parcel 68 (approximately 387'). This CIL shall be directed to the project proponent of TR36722 for the full-width construction of Koon Street.



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050 - Transportation. 9                      Map - Part-Width Improvements (cont.)                      Not Satisfied  
or as approved the Director of Transportation.

050 - Transportation. 10                      Map - Signing & Striping Plan                      Not Satisfied

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

050 - Transportation. 11                      Map - Soils Report                      Not Satisfied

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

050 - Transportation. 12                      Map - Street Design/Improvement Concept                      Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36722. See Part-Width condition regarding potential cost sharing for the improvements on Koon Street.

050 - Transportation. 13                      Map - Street Name Sign                      Not Satisfied

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

050 - Transportation. 14                      Map - Utility Plan                      Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      MAP - EASEMENTS/PERMISSION                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      MAP - IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      MAP - IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1                      ADP Fee - Map                      Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      ADP Fee - Map (cont.)                      Not Satisfied

TR 36687R1 is located within the boundaries of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 2                      Off-site Easement or Redesign                      Not Satisfied

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

060 - Flood. 3                      Phasing                      Not Satisfied

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

060 - Flood. 4                      Submit Final WQMP                      Not Satisfied

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

060 - Flood. 5                      Submit ORD. 458 Special Flood Hazard Area Study                      Not Satisfied

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

To provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review, prior to the issuance of permits if the project encroaches into the 100-year floodplain:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area.
- c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36687R1 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.
- e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

060 - Flood. 6                      Submit Plans                      Not Satisfied

A copy of the project specific WQMP, 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 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      060 - Planning - Map - Generic M/M Program                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

060 - Planning. 2                      060 - Planning - Map- Archaeo M/M Program                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

060 - Planning. 3                      060 - Planning - Map- SKR Fee Condition                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

060 - Planning. 4                      060 - Planning - Map- SKR Fee Condition                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

060 - Planning. 5                      060 - Planning-Map - Slope Grading Techniques                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD- 30 DAY BUOW SURVEY                      Not Satisfied

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory

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60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 1                      0060-Planning-EPD- 30 DAY BUOW SURVEY (cont.)                      Not Satisfied  
Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.
- 060 - Planning-EPD. 2                      0060-Planning-EPD- BIOLOGICAL MONITOR                      Not Satisfied  
Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.
- 060 - Planning-EPD. 3                      0060-Planning-EPD- LIGHTING PLAN                      Not Satisfied  
The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. The lighting plan must conform to section 6.1.4 of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- 060 - Planning-EPD. 4                      0060-Planning-EPD- MBTA NESTING BIRD SURVEY                      Not Satisfied  
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to 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 a 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 them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. 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 EPD for review, documenting the results of the survey.
- 060 - Planning-EPD. 5                      0060-Planning-EPD-FENCING PLAN                      Not Satisfied  
Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5                      0060-Planning-EPD-FENCING PLAN (cont.)                      Not Satisfied

Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6                      0060-Planning-EPD-RCA DEDICATION                      Not Satisfied

LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017, shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Transportation

060 - Transportation. 1                      Map - Submit Grading Plan                      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two copies 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.

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

The standard plan check turnaround time is 10 working day.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      MAP - ROUGH GRADE APPROVAL                      Not Satisfied

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

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

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

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

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      MAP- NO BUILDING PERMIT W/O GRADING PERMIT (cont.)                      Not Satisfied  
construct from the Building and Safety Department.

Fire

080 - Fire. 1                      080 - Fire - Map-#50C-Tract Water Verification                      Not Satisfied

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

080 - Fire. 2                      080- Fire - Map-Residential Fire Sprinkler                      Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard. West County- Riverside Office 951-955-4777

080 - Fire. 3                      Prior to permit                      Not Satisfied

The Riverside County Fire Department has reviewed the Tentative Tract Map and plans will require further discussion, with the following conditions. Final conditions will be addressed when final site and building plans are reviewed:

1. The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

2. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Secondary access to the residential parcels will also be required to be identified on the map.

3. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1                      ADP Fee - Map                      Not Satisfied

TR 36687R1 is located within the boundaries of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

080 - Flood. 2                      Submit Final WQMP                      Not Satisfied

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

080 - Flood. 3                      Submit Plans                      Not Satisfied

A copy of the project specific WQMP, 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 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.

Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1

080 - Planning - Map - Final Site Plan

Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to Specific Plan No. 286S3. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

080 - Planning. 2

080 - Planning - Map -Entry Monumentation

Not Satisfied

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

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

080 - Planning. 3

080 - Planning -Map - Conform Final Site Plan

Not Satisfied

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

080 - Planning. 4

080 - Planning- Map- Entry Monument Plot Plan

Not Satisfied

The land divider/permit holder shall file one(1) set of Plans (Hard Copies) and one (1) digital set of the Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not transmitted to an governmental agency other than the Planning Department for review and comment), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      080 - Planning- Map- Entry Monument Plot Plan (cont.)                      Not Satisfied

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s). NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 5                      080- Planning - Map - Model Home Complex                      Not Satisfied

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

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

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements. The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 6                      080- Planning - Map - Post Grading Report                      Not Satisfied

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

080 - Planning. 7                      080- Planning - Map - School Mitigation                      Not Satisfied

Fees to the Temecula Valley Unified School District shall be provided in accordance with California State law.

080 - Planning. 8                      080- Planning - Map - Underground Utilities                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 9                      080- Planning - Map- Building Separation 2                      Not Satisfied

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

080 - Planning. 10                      080- Planning - Map- Roof Mounted Equipment                      Not Satisfied

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

Transportation

080 - Transportation. 1                      Map - ANNEX L&LMD/OTHER DIST                      Not Satisfied



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      Map - ANNEX L&LMD/OTHER DIST (cont.)                      Not Satisfied

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.
- (2) Streetlights.
- (3) Street sweeping.

Waste Resources

080 - Waste Resources. 1                      MAP - Waste Recycling Plan                      Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      MAP - PRECISE GRADE APPROVAL                      Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Flood

090 - Flood. 1                      BMP - Education                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. 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, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

Plan: TR36687R1

Parcel: 476010036

90. Prior to Building Final Inspection

Flood

090 - Flood. 2 Facility Completion - Map Not Satisfied

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 prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 Implement WQMP - Map Not Satisfied

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

Planning

090 - Planning. 1 090 - Planning - Map - Block Wall Anti-Graffiti Not Satisfied

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

090 - Planning. 2 090 - Planning - Map - Concrete Driveways Not Satisfied

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

090 - Planning. 3 090 - Planning - Map - Roll-Up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 090 - Planning - Map- Fencing Compliance Not Satisfied

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

090 - Planning. 5 090 - Planning Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

090 - Planning. 6 090- Planning - Quimby Fees Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 480 has taken place. said certification shall be obtained from the Valley-Wide Recreation and Park District and County of Riverside Economic Development Agency (EDA) for CSA No. 103.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-MAP - FENCE INSTALL Not Satisfied

Prior to final inspection, the fencing described in the approved fencing plan shall be installed for TR36687 and shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County

Plan: TR36687R1

Parcel: 476010036

90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - FENCE INSTALL (cont.)                      Not Satisfied

Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1                      Map - 80% Completion                      Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2                      Map - Landscaping                      Not Satisfied

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 Koon Street and Agave Drive.

090 - Transportation. 3                      Map - R & B B D                      Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

090 - Transportation. 4                      Map - Streetlights Install                      Not Satisfied

07/19/18  
12:05

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 21

Plan: TR36687R1

Parcel: 476010036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4                      Map - Streetlights Install (cont.)                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 5                      Map - Utility Install                      Not Satisfied

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

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

090 - Transportation. 6                      Map - WRCOG TUMF                      Not Satisfied

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

Waste Resources

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

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

LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: June 7, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Board of Supervisors - Supervisor: Jeff Stone  
Planning Commissioner: Ruthanne Taylor  
Berger

**TENTATIVE TRACT MAP NO. 36687R1– EA42955 – Applicant:** Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Open Space: Conservation (OS:C) – Location: Northerly of Safflower Street, Southerly of Koon Street, Easterly of Winchester Road and Westerly of Woodshire Drive – 20.3 Acres - Zoning: Specific Plan (SP No. 286 Winchester 1800) - **REQUEST: Tentative Tract Map No. 36687R1** proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 70 residential lots and 10 open space lots - Schedule A – APNs: 476-010-036 – Concurrent Cases: N/A - Related Cases: TR36887 **BBID: UPROJ CASE: TR36687R1**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:** A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 3, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner, at (951) 955-6646 or e-mail at [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

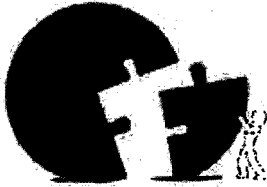
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

- MINOR CHANGE      Original Case No. \_\_\_\_\_
- REVISED MAP      Original Case No. TR36687

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Highpointe Communities

Contact Person: Steve Ludwig      E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 2 Venture, Suite 350  
Irvine      CA      92618  
City      State      ZIP

Daytime Phone No: (949) 472-0800 Ext. 110      Fax No: (949) 472-0198

Engineer/Representative Name: Hunsaker & Associates Irvine, Inc.

Contact Person: Martin Parker      E-Mail: mparker@hunsaker.com

Mailing Address: 3 Hughes  
Irvine      CA      92618  
City      State      ZIP

Daytime Phone No: (949) 583-1010      Fax No: (949) 472-0198

Property Owner Name: Highpointe Wash. St., LLC

Contact Person: Steve Ludwig      E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 2 Venture, Suite 350

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) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Irvine CA 92618  
City State ZIP

Daytime Phone No: (949 ) 472-0800 Fax No: (949 ) 472-0198

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

STEVE LUDWIG SUP OF HIGHPOINTE COMM AS MANAGING PARTNER [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
OF HIGHPOINTE WASH. ST., LLC [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 476-010-036-01

Approximate Gross Acreage: 20.3



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Safflower St., South of Koon St., East of Winchester Rd., West of Woodshire Dr.

**SUBDIVISION PROPOSAL:**

Map Schedule: "A" Minimum Developable Lot Size: 5,000 S.F.  
Number of existing lots: 1 Number of proposed developable lots: 70  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No  (1 Park lot)  
Number of proposed non-developable lots (excluding streets): 10 Subdivision Density: 3.3 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). TR36687, SP0028653, C207829, CFG06069  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42686 EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): Refer to EIR No. 00374

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Highpointe Communities

Address: 2 Venture, Suite 350, Irvine, CA 92618

Phone number: (949) 472-0800

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 476-010-036-01

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_

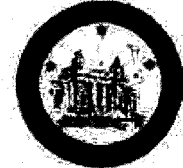
Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16



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



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Highpointe Communities hereafter "Applicant" and Highpointe Wash. St., LLC "Property Owner".

Description of application/permit use:

Revised Tentative Tract Map 36687 to subdivide 20.3 acres into <sup>68</sup> residential lots and <sup>14</sup> open space lots.

Schedule "A" Subdivision. Avoiding jurisdictional delimitation.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 476-010-036-01

Property Location or Address:

Southwest of Koon Street and Washington Street

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Highpointe Wash. St., LLC

Phone No.: (949) 472-0800 Ext 110

Firm Name: Highpointe Communities

Email: steve.ludwig@highpointeinc.com

Address: 2 Venture, Suite 350

Irvine, Ca 92618

**3. APPLICANT INFORMATION:**

Applicant Name: Steve Ludwig

Phone No.: (949) 472-0800 Ext 110

Firm Name: Highpointe Communities

Email: steve.ludwig@highpointeinc.com

Address (if different from property owner)

\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 8-31-16

Print Name and Title: STEVE LUDWIG, SVP HIGHPOINTE COMMUNITIES


Signature of Property Owner:  Date: 8-31-16

Print Name and Title: STEVE LUDWIG, SVP HIGHPOINTE COMM. AS MANAGING FACTOR OF HIGHPOINTE WASH. ST., LLC

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

 ORIGINAL  
W-St.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Highpointe Wash. St., LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 476-010-036 ("PROPERTY"); and,

**WHEREAS**, on April 18, 2014, PROPERTY OWNER filed an application for Specific Plan No. 286S3, Change of Zone No. 7829 and Tract Map No. 36687 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Highpointe Wash. St., LLC  
20 Enterprise, Suite 320  
Aliso Viejo, CA 92656

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.



18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

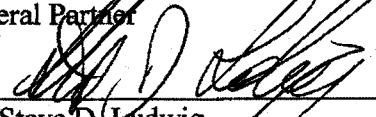
By:   
Steven Weiss  
Riverside County Planning Director

Dated: 9/10/15


**PROPERTY OWNER:**  
Highpointe Wash. St., LLC, a California Limited Liability Company

By: Highpointe W St., LP, a California Limited Partnership  
Its Managing Member

By: Highpointe Investments, Inc., a California Corporation  
Its General Partner

By:   
Steve D. Ludwig  
Executive Vice President

Dated: \_\_\_\_\_

By:   
Timothy D. England  
Senior Vice President and Secretary

Dated: 8/27/15

FORM APPROVED COUNTY COUNSEL  
BY:  9/4/15  
MICHELLE CLACK DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF Orange ) ss.

On August 27, 2015, before me, Connie M. Hopkins-Pernicone,  
Name and Title of Officer

personally appeared Timothy D. England and Steve D. Ludwig, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Connie M Hopkins Pernicone  
Signature of Notary Public



[SEAL]

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below.

**TENTATIVE TRACT MAP NO. 36687R1 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP#286 Winchester 1800) – **REQUEST: Tentative Tract Map No. 36687R1** a Scheduled "A" subdivision proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 69 residential lots and 14 open space lots.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 15, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 08, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR36687R1 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

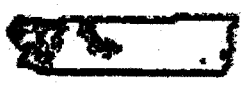
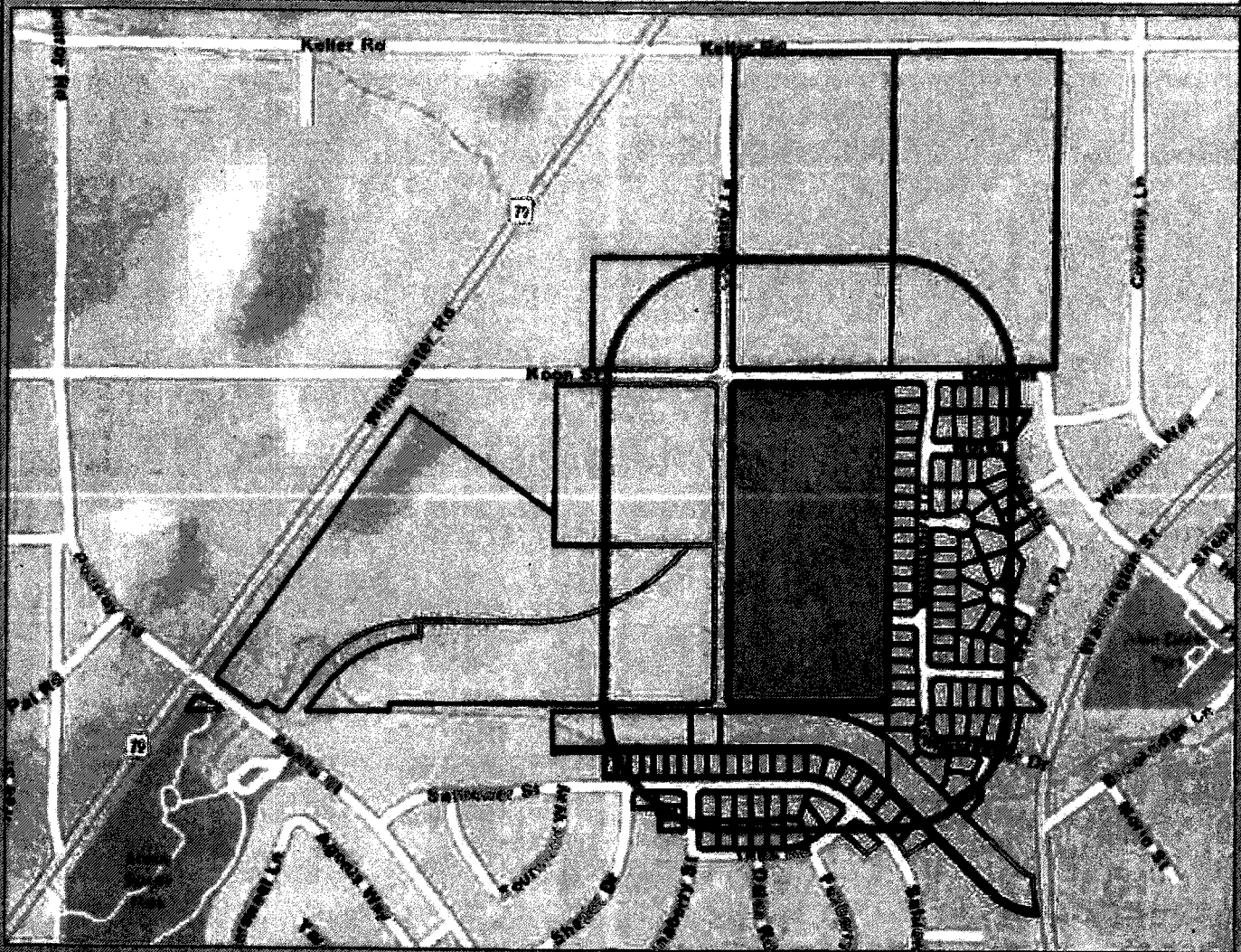
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

# Riverside County GIS

TR36687R1 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 6/8/2018 3:48:47 PM

© Riverside County RCIT

476010027  
FRENCH VALLEY ACRES  
2900 ADAMS ST STE C25  
RIVERSIDE CA 92504

476330001  
DUSTIN RUTLEDGE  
32881 KOON ST  
WINCHESTER CA. 92596

476330002  
YING KUANG  
RAYMOND CHU  
32442 ROCKY BAR DR  
TEMECULA CA 92592

476330009  
MARSHALL CARR  
34274 NORTHAVEN DR  
WINCHESTER CA. 92596

476323037  
ADLAI ALI EVANS  
ALCINA MARIA EVANS  
34454 WOODSHIRE DR  
WINCHESTER CA. 92596

476323004  
BELLA JAZS HOLDINGS  
8880 RIO SAN DIEGO DR 800  
SAN DIEGO CA 92108

476323035  
HANI GOBRAN  
34430 WOODSHIRE DR  
WINCHESTER CA. 92596

476323007  
ABBAS ABU TABIKH  
NAFISA REZAYEE  
973 RIVER OAKS LN  
FALLBROOK CA 92028

476323032  
PHOM PHOMMASA  
PHONESAVANH PHOMMASA  
PHONETHIP PHOMMASA

476323009  
SAMUEL B DORBANDT  
32706 NEWHAM CT  
WINCHESTER CA. 92596

34384 WOODSHIRE DR  
WINCHESTER CA. 92596

476323018  
STEPHANIE NEWKIRK  
PSC 556 BOX 387  
APO AP 96386

476323019  
DUANE D WHITE  
TRACY L WHITE  
34309 NORTHAVEN DR  
WINCHESTER CA. 92596

476323010  
ROMIE CAPELL  
32718 NEWHAM CT  
WINCHESTER CA. 92596

476323011  
JOE SMITH  
KEITIA D SMITH  
32730 NEWHAM CT  
WINCHESTER CA 92596

476322019  
MARVIN TAN  
JANE TAN  
34498 WALTHAM PL  
WINCHESTER CA. 92596

476322017  
TERRI ANDREWS  
CHARLES H ANDREWS  
34482 WALTHAM PL  
WINCHESTER CA. 92596

476322015  
RENEE DIAZ  
34466 WALTHAM PL  
WINCHESTER CA. 92596

476010050  
VASILIOS RIGAS  
EVANTHIA RIGAS  
DIALINPET RIGAS PARTNERSHIP

30 POINT LOMA DR  
CORONA DEL MAR CA 92625

476010028  
FRENCH VALLEY ACRES  
2900 ADAMS ST STE C25  
RIVERSIDE CA 92504

476323024  
MICHAEL J MAHER  
32658 DOWLING CT  
WINCHESTER CA. 92596

476323020  
MICHAEL W HOOPER  
SARAH J HOOPER  
34277 NORTHAVERN DR  
WINCHESTER CA. 92596

476080031  
ROY REIMER  
JAN REIMER  
WENDY A PODELL

841 GLENDALE AVE  
ORANGE CA 92865

476060012  
RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE CA 92501

476060006  
SCOTT ANDREW ROSS  
RANTA RANI ROSS  
40431 CALLE LAMPARA  
MURRIETA CA 92562

476330003  
WILLIAM WAYNE HESS  
SARA ELIZABETH M HESS  
32685 KOON ST  
WINCHESTER CA. 92596

476070009  
GARY J SOWA  
LAURA SOWA  
32812 SAFFLOWER ST  
WINCHESTER CA. 92596

476070006  
EVERETT E GATZKE  
NANCY O GATZKE  
32582 SAFFLOWER ST  
WINCHESTER CA. 92596

476070004  
MATTHEW HEFFERNAN  
JENNIFER HEFFERNAN  
32562 SAFFLOWER ST  
WINCHESTER CA. 92596

476060005  
MARTHA ARELLANO  
1161 OBELISCOS ST  
CALEXICO CA 92231

476330007  
DEBORAH A SEYMOUR  
34258 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323001  
ALLEN M HAYES  
34485 WALTHAM PL  
WINCHESTER CA. 92596

476323036  
MARK S HORGAN  
34442 WOODSHIRE DR  
WINCHESTER CA. 92596

476323033  
RONALDO G PENAFLOR  
CHRISTINE N PENAFLOR  
CHRISTIANNE N PENAFLOR  
  
1160 VANTAGE PL  
FALLBROOK CA 92028

476323005  
CHRISTOPHER EDWIN OCONNELL  
NICOLA CONTI OCONNELL  
PO BOX 36540  
LOS ANGELES CA 90036

476323016  
JAIME SANCHES TOVAR  
ZAYRA TOVAR  
34333 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323022  
JOSE L MARTINEZ  
ALMA L MARTINEZ  
34261 NORTHHAVEN DR  
WINCHESTER CA. 92596

476083003  
STEPHEN HOOPER  
MARILYN HOOPER  
32710 SUMMERSWEET DR  
WINCHESTER CA. 92596

476322016  
MAURICE R MOORE  
INDASAH ROHAYATI MOORE  
34474 WALTHAM PL  
WINCHESTER CA. 92596

476083005  
ERNESTO ZETINO  
JOSINETE OLIVEIRA ZETINO  
32730 SUMMERSWEET DR  
WINCHESTER CA. 92596

476080028  
SHAWN SCOTT HAMBRIGHT  
DIANA M HAMBRIGHT  
32683 SUMMERSWEET DR  
WINCHESTER CA. 92596

476070007  
PAVEL MOHR  
MARIA GRIFFITH  
32592 SAFFLOWER ST  
WINCHESTER CA. 92596

476060008  
KIFAH SAMARA  
JANETTE SALEH  
11235 AVD DE LOS LOBOS D  
SAN DIEGO CA 92127



476330005  
JAMES ANDERSON  
ERNESTINE ANDERSON  
32709 KOON ST  
WINCHESTER CA. 92596

476323031  
DIONISIO E DELEON  
CRESILDA DAUZ DELEON  
2271 BINDAY WAY  
SAN DIEGO CA 92154

476323028  
WARREN LOC  
SUSIE VIDES LOC  
32687 DOWLING CT  
WINCHESTER CA. 92596

476323017  
JONATHAN P GILLESPIE  
430 SIPPLE ST  
OCEANSIDE CA 92058

476080025  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476330004  
TREVOR W SERFLING  
32697 KOON ST  
WINCHESTER CA. 92596

476330011  
KENNETH ANTOINE TAYLOR  
ADELA TAYLOR  
34290 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323034  
NICOLE J BURGER  
34418 WOODSHIRE DR  
WINCHESTER CA. 92596

476323008  
BENJAMIN ROJAS  
32711 NEWHAM CT  
WINCHESTER CA. 92596

476320002  
ANTOLIN A PENAFLO  
LETICIA PENAFLO  
34471 WOODSHIRE DR  
WINCHESTER CA. 92596

476323026  
ROBERT A HOLLIMON  
DIMIETRI ROSE HOLLIMON  
32682 DOWLING CT  
WINCHESTER CA. 92596

476323023  
JULIEANNE DECROCE  
34253 NORTHHAVEN DR  
WINCHESTER CA. 92596

476080003  
BENNIE LEWIS  
GWEN LEWIS  
32662 SAFFLOWER ST  
WINCHESTER CA. 92596

476060009  
BELAL H SAMARA  
32472 SAFFLOWER ST  
WINCHESTER CA. 92596

476330010  
TIMOTHY D BAGBY  
KIMBERLY A BAGBY  
34282 NORTHHAVEN DR  
WINCHESTER CA 92596

476323002  
JEFFREY SCOTT WILLIAMS  
ALISON ANNE HEIDMAN  
34477 WALTHAM PL  
WINCHESTER CA. 92596

476323029  
BOBBY J TAYLOR  
SAHO HATSUKADE  
32672 DOWLING CR  
WINCHESTER CA 92596

476323027  
MARIO A AGUERO  
AMETHYST M AGUERO  
11233 SUNFLOWER LN  
CORONA CA 92883

476323025  
MARINA JOELE RABINEK  
32670 DOWLING CT  
WINCHESTER CA 92596

476010036  
HIGHPOINTE WASH ST  
2 VENTURE STE 350  
IRVINE CA 92618

476320005  
AIDAS R STROPUS  
CHENEY J STROPUS  
34435 WOODSHIRE DR  
WINCHESTER CA. 92596

476320003  
CARLOS YUMOL MABALOT  
PERLITA ORDONIO MABALOT  
34459 WOODSHIRE DR  
WINCHESTER CA. 92596

476083002  
MIKE BOYADJIAN  
32700 SUMMERSWEET DR  
WINCHESTER CA. 92596

476070008  
DAVID HOËY  
ERIN HOËY  
32802 SAFFLOWER ST  
WINCHESTER CA. 92596

476320004  
ROGELIO RODRIGUEZ  
ROSARIO C RODRIGUEZ  
34447 WOODSHIRE DR  
WINCHESTER CA. 92596

476320001  
TIMOTHY E NEWTON  
34483 WOODSHIRE DR  
WINCHESTER CA. 92596

476322014  
KEVIN M THEMM  
MANDY L THEMM  
34458 WALTHAM PL  
WINCHESTER CA. 92596

476080002  
DAVID J HORNER  
CARRIE ANN HORNER  
32652 SAFFLOWER ST  
WINCHESTER CA. 92596

478070005  
RENA K EASON  
32572 SAFFLOWER ST  
WINCHESTER CA. 92596

476060010  
JASON R MARSHALL  
JOETHEL B MARSHALL  
32482 SAFFLOWER ST  
WINCHESTER CA. 92596

478321009  
FRANK STONE  
TYHISHA Y BARTON  
34315 WOODSHIRE DR  
WINCHESTER CA. 92596

476080001  
TRACY D EVANS  
32632 SAFFLOWER ST  
WINCHESTER CA. 92596

476070010  
GINA M FIGUEROA  
32622 SAFFLOWER ST  
WINCHESTER CA. 92596

476070011  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476321013  
FELIX RAMIREZ  
DANICA RAMIREZ  
UNIT 64911 BOX 17  
APO AI 9839

476080016  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476321007  
MEL ANTHONY CABIAS  
MARY LOUISE CABIAS  
34339 WOODSHIRE DR  
WINCHESTER CA. 92596

476321012  
JOHN V CROWE  
34267 WOODSHIRE DR  
WINCHESTER CA. 92596

476321011  
SABA A SABA  
SHIRLEY L SABA  
41309 AVENIDA BIONA  
TEMECULA CA 92591

476321008  
HECTOR F GARCIA  
CASSANDRA A GARCIA  
34327 WOODSHIRE DR  
WINCHESTER CA. 92596

476060015  
VU HOANG PHAN  
32522 SAFFLOWER ST  
WINCHESTER CA. 92596

476321014  
SIENNA II AVANTE II MAINTENANCE CORP  
C/O C/O BARBARA KOENIG  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92504

476321010  
SABA A SABA  
SHIRLEY L SABA  
41309 AVENIDA BIONA  
TEMECULA CA 92591

476321006  
BRIAN T DEROUIN  
LEANA E DEROUIN  
34351 WOODSHIRE DR  
WINCHESTER CA. 92596

476080026  
BRIAN WAKELING  
LIEZL WAKELING  
32663 SUMMERSWEET DR  
WINCHESTER CA. 92596

476060011  
FREDERICK RENZONI  
JULIE A RENZONI  
32544 OLEA RD  
WINCHESTER CA 92596

476321004  
ZACHARY J WORKMAN  
ASHLEY WORKMAN  
34375 WOODSHIRE DR  
WINCHESTER CA. 92596

476070013  
BRIAN WAKELING  
LIEZL WAKELING  
32663 SUMMERSWEET DR  
WINCHESTER CA 92596

476321003  
JESSICA BETH O'WTHWAITE  
ROBERT DAVID O'WTHWAITE  
34387 WOODSHIRE DR  
WINCHESTER CA. 92596

476321001  
MILTON III BASKETT  
LA FORNE AIYANA HOPE  
34411 WOODSHIRE DR  
WINCHESTER CA. 92596

476070012  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476060014  
SILVINA CALVO  
JOSE CALVO  
842 N ORANGE AVE  
FALLBROOK CA 92028

476330008  
MICHAEL MATTHEW BELIE  
34266 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323003  
TALIA NICOLE WILKINS  
TASHAUN LAVELLE KING  
34445 WALTHAM PL  
WINCHESTER CA. 92596

476323006  
KEVIN A HEWITT  
32735 NEWHAM CT  
WINCHESTER CA. 92596

476323030  
BRUCE V HURT  
SHELLY M HURT  
34370 WOODSHIRE DR  
WINCHESTER CA. 92596

476323021  
MICHAEL D VALDEZ  
DEBORAH K VALDEZ  
34268 NORTHHAVEN DR  
WINCHESTER CA. 92596

476322018  
BRIAN ROBSON  
LINDA ROBSON  
34490 WALTHAM PL  
WINCHESTER CA. 92596

476083001  
FLORANTE S YUSON  
JACKIELYNNE D YUSON  
32690 SUMMERSWEET DR  
WINCHESTER CA. 92596

476083004  
JUAN ANTONIO GOMEZ PUNZALAN  
SUSAN QUINIO PUNZALAN  
32720 SUMMERSWEET DR  
WINCHESTER CA. 92596

476080024  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476080029  
RUBEN S ABAYON  
IMELDA P ABAYON  
2454 GOLFCREST LOOP  
CHULA VISTA CA 91915

476060017  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476080030  
KATARINA TASEVSKI  
RAJA TASESKI  
34535 ARBONIA CT  
WINCHESTER CA. 92596

476060013  
RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE CA 92501

476075004  
ANGEL L SANTIAGO  
MONICA SANTIAGO  
32535 SAFFLOWER ST  
WINCHESTER CA. 92596

476075007  
ERIC HENRY  
JOSLYN HENRY  
32565 SAFFLOWER ST  
WINCHESTER CA. 92596

476075003  
REBECCA ALICIA PRINGLE  
32525 SAFFLOWER ST  
WINCHESTER CA. 92596

476075005  
SAUL PAREDES  
YAJAIRA PAREDES  
32545 SAFFLOWER ST  
WINCHESTER CA. 92596

476075008  
CHRISTINE L EAGLETON  
KEVIN EAGLETON  
LESLIE R SOLLEE

32604 OLEA RD  
WINCHESTER CA. 92596

476075006  
DANIEL J CARRERAS  
32555 SAFFLOWER ST  
WINCHESTER CA. 92596

476075010  
JACLYN D MONDRAGON  
32564 OLEA RD  
WINCHESTER CA. 92596

476010024  
MUI A LAM  
32333 KOON ST  
WINCHESTER CA 92596

476070003  
CHARLES E GODDARD  
DELHIA MABUSA  
32552 SAFFLOWER ST  
WINCHESTER CA. 92596

476070002  
WILLIE OLIVER  
LASHAWN OLIVER  
32542 SAFFLOWER ST  
WINCHESTER CA. 92596

476060007  
REGGIE JHONS  
BARBARA JHONS  
32452 SAFFLOWER ST  
WINCHESTER CA. 92596

476080027  
GLENN A MORRIS  
KRISTEN L MORRIS  
32873 SUMMERSWEET DR  
WINCHESTER CA. 92596

476070001  
ABEL M CARINO  
MARGARITA L CARINO  
32532 SAFFLOWER ST  
WINCHESTER CA. 92596

476075011  
PATRICK C CHIANG  
LILY W CHIANG  
32554 OLEA RD  
WINCHESTER CA. 92596

476075013  
GIUSEPPE GIANNOLA  
MARIA GIANNOLA  
DAVID MANNINO  
32534 OLEA RD  
WINCHESTER CA. 92596

476075009  
DAVID CRAWFORD  
JAN CRAWFORD  
32584 OLEA RD  
WINCHESTER CA. 92596

476075012  
FREDERICK RENZONI  
JULIE A RENZONI  
32544 OLEA RD  
WINCHESTER CA. 92596

476075014  
BENJAMIN MATTA  
32524 OLEA RD  
WINCHESTER CA. 92596

476321005  
JOSEPH IV PETITO  
LETICIA PETITO  
34363 WOODSHIRE DR  
WINCHESTER CA. 92596

476321002  
ELIZABETH BERARD ROJAS  
34399 WOODSHIRE DR  
WINCHESTER CA. 92596

476061036  
ALEJANDRO GAMBOA  
34558 SHALLOT DR  
WINCHESTER CA. 92596

476075002  
JOSEPH S HATCH  
JEANNA M HATCH  
2349 APACHE DR  
BISHOP CA 93514

476061002  
CARMELITTA PRESTON  
34603 CHINABERRY DR  
WINCHESTER CA. 92596

476061003  
SHAUN JONES  
LISA JONES  
30939 SAMANTHA LN  
TEMECULA CA 92592

476061001  
MARY DARLENE WELLS  
34595 CHINABERRY DR  
WINCHESTER CA. 92596

476075001  
TAH MS BORROWER  
C/O C/O TRICON AMERICAN HOMES LLC  
1508 BROOKHOLLOW DR  
SANTA ANA CA 92705

476074011  
TAVIN ARMSTRONG  
BRENDA ARMSTRONG  
29796 CIRCUNUS  
MURRIETA CA 92563

476010073  
RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

476010072  
RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

Highpointe Washington St., LLC  
c/o Steve Ludwig  
2 Venture, Suite 350  
Irvine, CA 92618

Hunsaker & Associates  
c/o Martin Parker  
3 Hughes  
Irvine, CA 92618

So. California Edison  
c/o Jeremy Beard  
2 Innovation Way  
Pomona, CA 91768

City of Temecula  
c/o Luke Watson, Community  
Develop. Director  
41000 Main Street  
Temecula, CA 92590

Cultural Resources Committee  
Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607

Highpointe Washington St., LLC  
c/o Steve Ludwig  
2 Venture, Suite 350  
Irvine, CA 92618

Eastern Municipal Water District  
c/o Maroun El-Hage, M.S., P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

So. California Edison  
c/o Jeremy Beard  
2 Innovation Way  
Pomona, CA 91768

Temecula Valley Unified School  
District  
31350 Rancho Vista Road  
Temecula, CA 92592

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3 Hughes  
Irvine, CA 92618

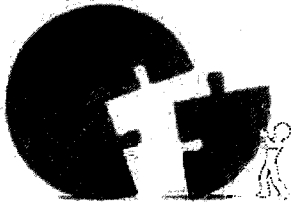
Eastern Municipal Water District  
c/o Maroun El-Hage, M.S., P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

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San Jacinto, Ca 92581





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
 P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: TR36687R1

Project Location: North of Safflower, South of Koon Street, East of Winchester Road, and West of Woodshire Drive.

Project Description: Tentative Tract No. 36687 Revision No. 1, is a Schedule 'A' subdivision of 20.3 gross acres into 69 residential lots and 14 open space lots.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Highpointe Washington Street LLC., c/o Steve Ludwig, 2 Venture, Suite 350, Irvine, CA 92618

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15182)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

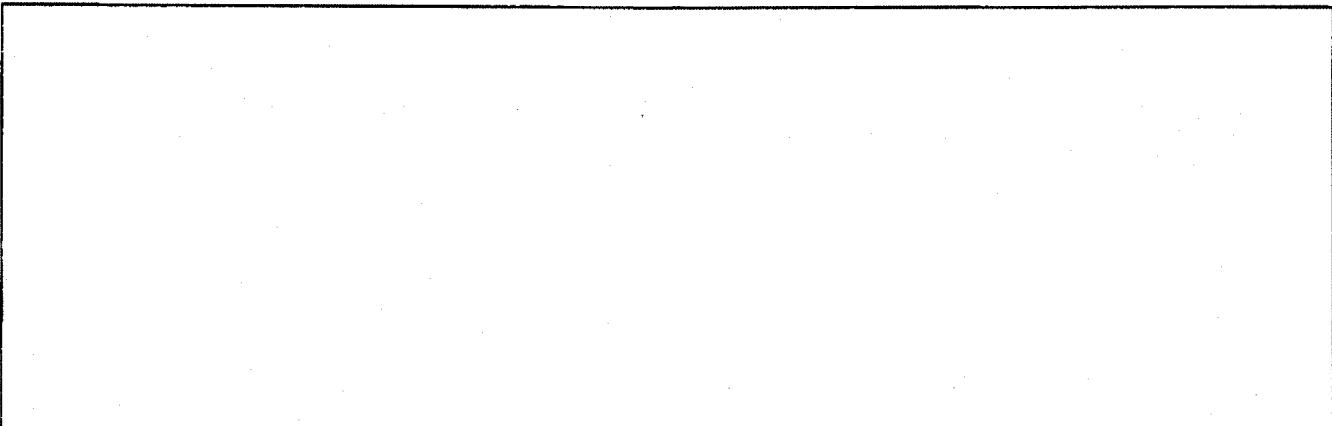
Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan). Section 15182 states that an EIR or negative declaration does not need to be prepared if the proposed project is a residential project and is conformance with the approved Specific Plan. In addition the following requirements must be met: the EIR for the Specific Plan must have been prepared after January 1, 1980; and, if a Supplemental or Subsequent EIR is being prepared for the Specific Plan the Notice of Determination shall be filed before an exemption can be applied, fees may be requested to defray cost of the preparation of the initial Specific Plan and EIR, and if a court action has been filed regarding not preparing a supplemental EIR the exemption can commence within 30 days after the decision to approve the project in accordance with the Specific Plan. The proposed Project meets these requirements.

Deborah Bradford (951) 955-6646  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**  
Please charge deposit fee case#: ZEA No. 42955 ZCFG No. 6326 - County Clerk Posting Fee



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1612222

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: HIGHPOINTE WASH ST \$50.00  
paid by: CK 128  
paid towards: CFG06326 CALIF FISH & GAME: DOC FEE  
EA42955  
at parcel #: 34491 WASHINGTON AVE WINC  
appl type: CFG3

By \_\_\_\_\_ Oct 11, 2016 12:46  
MGARDNER posting date Oct 11, 2016

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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)