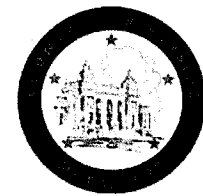


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 10377)

MEETING DATE:
Tuesday, July 23, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. TR31500 – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B - APPROVED PROJECT DESCRIPTION: The Tentative Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately 6.74 acres – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500, extending the expiration date to April 5, 2022. [Applicant fees 100%.]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on May 1, 2019. The Tentative Tract Map No.31500 will now expire on April 5, 2022.

ACTION:Consent

Charissa Leona, Assistant TLMA Director 7/15/2019

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 is received and file as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 23, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 31500 was approved by the Planning Commission on January 20, 2016. It proceeded to the Board of Supervisors along with Specific Plan No. 260 and Change of Zone No. 7870 where both applications were approved on April 5, 2016.

The First Extension of Time was received on February 6, 2019, ahead of the expiration date of April 5, 2019. The applicant and the County Planning Department discussed conditions of approval and reached consensus on February 13, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 31500 on May 1, 2019. The Planning Commission approved the project by a 5-0 vote.

Board Action

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

Impact on Citizens and Businesses

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

Supplemental

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

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**



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 1, 2019**

1.0 CONSENT CALENDAR

- 1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR** – Adding May 29, 2019 to be heard in Riverside at 9:00 a.m. **ADOPTED** the Revised 2019 Planning Commission Calendar.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. TR31500** – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 – Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres – Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – Approved Project Description: Schedule “A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 sq. ft. and 12 open space lots totaling approximately acres 6.74 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022.
- 1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954** – **RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road, and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70’ high broadleaf tree. The project will consist of 12 antennas mounted 65’ high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.
- 1.4 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096** – **RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75’ high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.
- 1.5 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193** – **RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: an unmanned T- **APPROVED** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 1, 2019**

Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto three (3) sectors and located 47' high above grade level. Additionally the project shall include six (6) equipment cabinets and one (1) GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider Addendum No. 3 to Environmental Impact Report No. 319 – (CEQ190007) – Applicant: Rockne Construction, Inc. – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST: A revision to an approved Schedule "A" Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not propose additional lots or a reduction in open space. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 3-0

CONSIDERED Addendum No. 3 to Environmental Impact Report No. 319 (CEQ190007); and,

APPROVED Tentative Tract Map No. 33978, Revision No. 1, subject to the conditions of approval as modified at hearing.

4.2 CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider Addendum No. 1 to a Mitigated Negative Declaration – (EA41981) – Applicant: Faye Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@RIVCO.ORG.**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41981; and,

APPROVED Conditional Use Permit No. 3599, Revision No. 1, subject to the conditions of approval.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: April 16, 2019

TO: Planning Commission Secretary

FROM: Travis Engelking

(Riverside)

PHONE No.: 951-955-1417

1.2

E-Mail: TEngelki@RIVCO.ORG

SCHEDULE FOR: Planning Commission on May 1, 2019

Brown Act - 72 Hour Posting Requirement: Advertisement Extension of Time

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. TR31500 – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B - Approved Project Description: "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74 – APN(s): 459-020-070, 459-020-068 – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500**, extending the expiration date to April 5th, 2022. Project Planner: Travis Engelking at 951-955-1417 or email at TEngelki@RIVCO.ORG

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Principal's signature/initials: <u>TE</u>
Date: <u>4/18/19</u>



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**


Agenda Item No.:

1.2

Planning Commission Hearing: May 1, 2019

PROPOSED PROJECT

Case Number(s):	TR31500E01	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Applicant(s):	Trip Hord Associates
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	Travis Engelking		
APN	459-020-068, 459-020-070		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Map No.31500 (TR31500) has requested an extension of time to allow for the recordation of the final map. The Tentative Map is a Schedule "A" subdivision of 53.3 acres into 206 residential lots with minimum lot size of 4,000 square feet and twelve (12) open space lots. This project is located Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500, extending the expiration date to April 5, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31500 was approved at Planning Commission on January 20, 2016. It proceeded to the Board of Supervisors along with Specific Plan No. 260 and Change of Zone No. 7870 where both applications were approved on April 5, 2016.

The First Extension of Time was received February 6, 2019, ahead of the expiration date of April 5, 2019. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 13, 2019) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to April 5, 2025 expiration.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become April 5, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

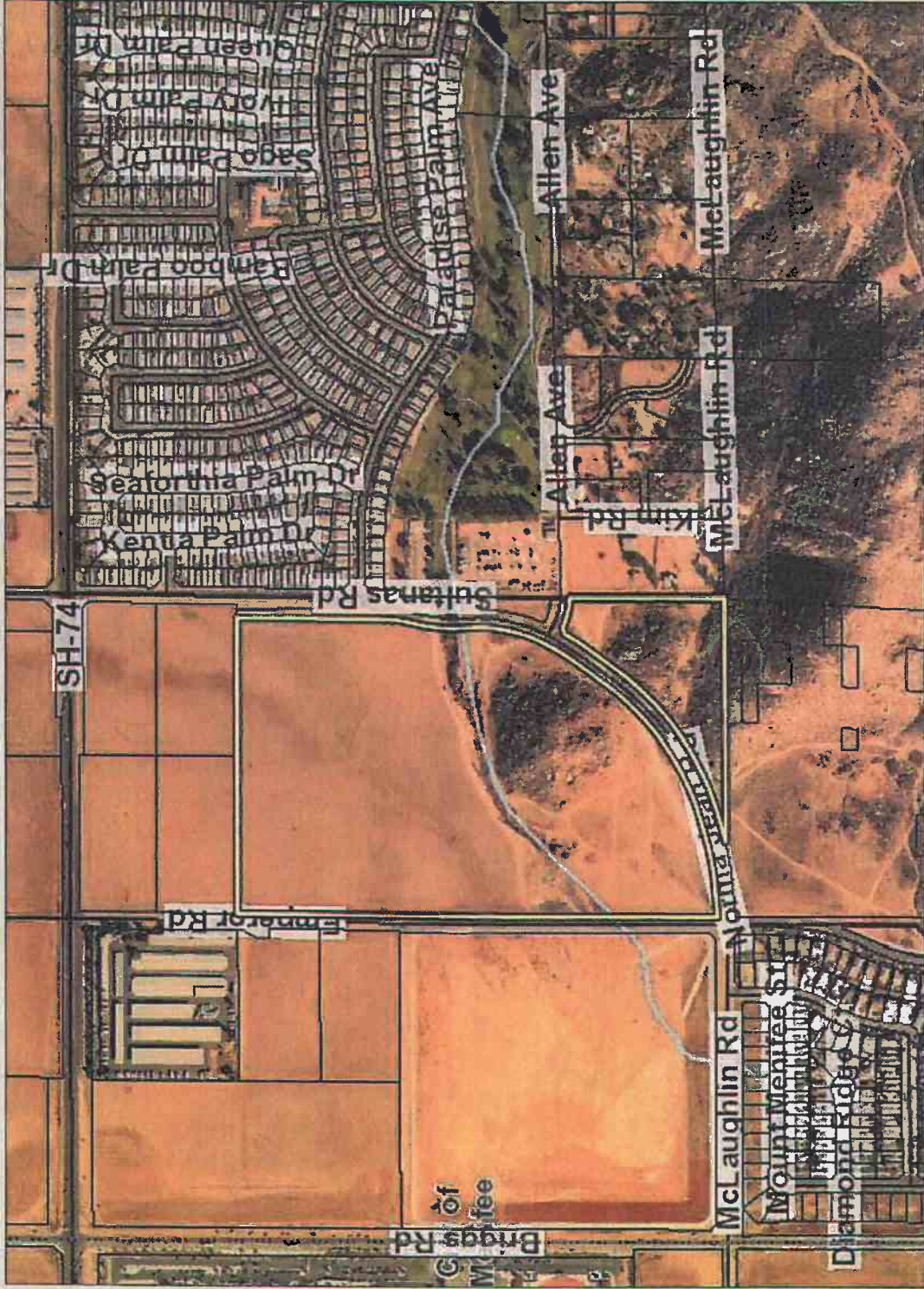
FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

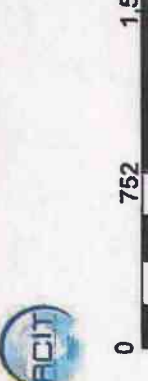
1st EOT for TR31500 Vicinity Map



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - ▨ City Areas

Notes
Map Area in Yellow

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.

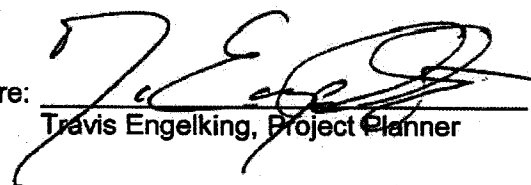


Extension of Time Environmental Determination

Project Case Number: TR31500
 Original E.A. Number: EA39357
 Extension of Time No.: 1st EOT
 Original Approval Date: April 5th, 2018
 Project Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive.
 Project Description: The Tentative Tract Map is a "Schedule A" subdivision of 20.3 acres into 71 residential lots and 14 open space lots.

On April 5th, 2018, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Travis Engelking, Project Planner

Date: 4-17-19
 For Charissa Leach, Assistant TLMA Director

Engelking, Travis

From: Trip Hord <ambrosehord@gmail.com>
Sent: Thursday, April 04, 2019 11:21 AM
To: Engelking, Travis
Subject: Fwd: Recommended Conditions for TR31500 1st EOT

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Trip Hord <ambrosehord@gmail.com>
Date: Wed, Feb 13, 2019 at 8:48 AM
Subject: Re: Recommended Conditions for TR31500 1st EOT
To: Villalobos, Gabriel <GVillalo@rivco.org>

Gabriel:

The Applicant / Owner of this Project have agreed to the COA modifications presented in your 02/11/19 email. Please proceed with the processing of the EOT for TR 31500.

Thanks very much,

TH

On Mon, Feb 11, 2019 at 4:42 PM Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Trip Hord

P.O. Box 1235

Riverside, CA 92502

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31500.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of

each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT

90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP

90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

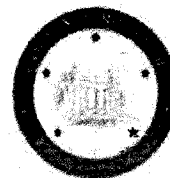
If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California



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

*Juan C. Perez
Agency Director*



04/16/19, 5:03 pm

TR31500

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR31500. 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.

BS-Grade

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

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

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

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT (cont.)

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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

**Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302**

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

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

**Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302**

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

**Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302**

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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

**Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302**

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE (cont.)
inimum drainage grade shall be 1% except on portland cement
concrete where .35% shall be the minimum.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 10** **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 11 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 12 **0010-BS-Grade-MAP - RETAINING WALLS**

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 13 0010-BS-Grade-MAP - SLOPE SETBACKS (cont.)

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 14 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SGONZALE 20110302
DRAFT SGONZALE 20110302

BS-Grade. 15 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

Comments: INEFFECT RBRADY 20080710

BS-Grade. 16 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

Comments: INEFFECT RBRADY 20080710

BS-Grade. 17 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

Comments: INEFFECT RBRADY 20080710

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-EMWD WATER AND SEWER SERVICE

Tract Map#31500 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. 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 septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (951) 955-8980.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MMISTICA 20110228

E Health. 2 0010-E Health-RETENTION BASINS - NO VECTORS

All retention basins must be constructed and managed in a manner that prevents vector breeding as well as vector nuisances.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MMISTICA 20110228

E Health. 3 0010-E Health-USE - NOISE STUDY

Noise Consultant:RK Engineering Group, Inc
4000 Westerly Place, Suite 280
Newpoert Beach, CA 92660

Noise Study:Menifee Substantial Conformance #1 (TR31500)
Noise Impact Study Update Letter, County of
Riverside March 16, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR31500 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 20, 2015 c/o Steve Uhlman(RivCo Industrial Hygienist).

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND KAKIM 20150720

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING (cont.)

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 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.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND DWAGNER 20140102
DRAFT DWAGNER 20140102
RECOMMND DWAGNER 20080527

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

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND DWAGNER 20080527

Fire. 3 0010-Fire-SP-#56-IMPACT MITIGATION

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Comments: INEFFECT RBRADY 20080710

Fire. 4 0010-Fire-SP-#71-ADVERSE IMPACTS

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 and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 **0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)**
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.

Comments: INEFFECT RBRADY 20080710

Fire. 5 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation
measures will be determined when specific project plans are
submitted.

Comments: INEFFECT RBRADY 20080710

Fire. 6 **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire
flows shall be constructed in accordance with the
appropriate sections of Riverside County Ordinance 460
and/or No.787, subject to the approval by the Riverside
County Fire Department.

Comments: INEFFECT RBRADY 20080710

Fire. 7 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a
funding source to off-set the shortage between the existing
county structure fire tax and the needed annual operation
and maintenance budget equal to approximately \$100.00 per
dwelling unit and 16c per square foot for retail,
commercial and industrial.

Comments: INEFFECT RBRADY 20080710

Fire. 8 **0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area"
of Riverside County as shown on a map on file with the
Clerk of the Board of Supervisors. Any building constructed
on lots created by this project shall comply with the
special construction provisions contained in Riverside
County Ordinance 787.

Comments: INEFFECT RBRADY 20080710

Fire. 9 **0010-Fire-SP-#96-ROOFING MATERIAL**

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 9 0010-Fire-SP-#96-ROOFING MATERIAL (cont.)

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Comments: INEFFECT RBRADY 20080710

Fire. 10 0010-Fire-SP-#97-OPEN SPACE

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Comments: INEFFECT RBRADY 20080710

Fire. 11 0010-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 _ 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.

Comments: INEFFECT RBRADY 20080710

Flood

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

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW (cont.)

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

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

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

Flood. 3 0010-Flood-MAP CONSTRUCT MDP LINE 4

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604

Flood. 4 0010-Flood-MAP COORDINATE DRAINAGE DESIGN

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-MAP FEMA PANEL NO 06065C-2060G (cont.)

Flood. 5 0010-Flood-MAP FEMA PANEL NO 06065C-2060G

Portions of Tract 31500 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20151124

Flood. 6 0010-Flood-MAP FLOOD HAZARD REPORT

Tract 31500, Amended No. 9, is a proposal to subdivide an approximately 53.3-acre site for single family residential lots along with a park and water quality basins. The site is located in the Homeland area between Sultanas Road and Emperor Road south of State Highway 74.

This project is dependent on the construction of major flood control facilities to provide this development protection from storm runoff tributary to the site but more importantly, to provide this site an adequate downstream outlet where flows from the site can be discharged. This downstream component will be accomplished with the construction of Romoland Master Drainage Plan (MDP) Line A and the Homeland MDP Briggs Road Basin.

Construction started in April 2015 on a District administered public works contract for several drainage facilities which are part of the Romoland MDP and the Homeland MDP. This public works contract document is titled "Romoland MDP Line A, Stages 4, 5 and 6, Homeland MDP Line 1, Briggs Basin, Romoland MDP Line A-2, Romoland MDP Line A-3 (Project No. 4-0-00310)". Starting at the downstream end of this construction project, Romoland MDP Line A, Stages 4, 5 and 6 runs from the east side of Interstate 215 easterly approximately 3-miles toward Briggs Road. This facility connects to the outlet of the Briggs Road Basin, a major detention basin located between Briggs Road and Tract 31500. This public works contract also includes Homeland MDP Line 1, an underground drainage facility that collects storm runoff along Highway 74 then turns south in Briggs Road and discharges these storm flows into the Briggs Road Basin. Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

A preliminary project specific Water Quality Management Plan (WQMP) was submitted and reviewed by the Transportation Department's consultant (CValdo) and determined that the document met the minimum criteria requirements for a preliminary WQMP. The primary brmps for water quality mitigation are 2 basins. These basins shall also comply with the Hydrological Conditions of Concern (HCOC) requirements. Since the onsite drainage/brmps connect directly to District maintained facilities, the District will assume responsibility for the review and approval of the project's drainage and the final WQMP when final engineered construction drawings and plans are submitted for plan check. The final WQMP must comply with the latest MS4 permit issued by the Water Quality Control Board.

The project is located within the boundaries of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

ADDED 11/24/2015: It shall also be noted that a portion of this project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 06065C-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The applicant/engineer shall comply with FEMA regulations and if necessary, submit appropriate documentation for a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) which modifies the Zone A designation for this development.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20151124
DRAFT ERUSSELL 20151124
RECOMMND ERUSSELL 20150604 C000782989

Flood. 7 0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA (cont.)

Comments: INEFFECT JAIESPIN 20160405
 RECOMMND ERUSSELL 20150604
 DRAFT ERUSSELL 20150220

Flood. 8 0010-Flood-MAP LOTS 26-31

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

Comments: INEFFECT JAIESPIN 20160405
 RECOMMND ERUSSELL 20150604

Flood. 9 0010-Flood-MAP MAJOR FACILITIES

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Comments: INEFFECT JAIESPIN 20160405
 RECOMMND ERUSSELL 20150604
 DRAFT ERUSSELL 20150220

Flood. 10 0010-Flood-MAP MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Homeland/Romoland Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 10 0010-Flood-MAP MAJOR FACILITIES - ADP (cont.)

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

Flood. 11 0010-Flood-MAP OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

Flood. 12 0010-Flood-MAP PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

Flood. 13 0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 13 **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM (cont.)**
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

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

**Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220**

Flood. 14 **0010-Flood-MAP WATERS OF THE US (NO FEMA)**

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 14 0010-Flood-MAP WATERS OF THE US (NO FEMA) (cont.)
 health and safety.

Comments: INEFFECT JAIESPIN 20160405
 RECOMMND ERUSSELL 20150604
 DRAFT ERUSSELL 20150220

Flood. 15 0010-Flood-MAP WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Comments: INEFFECT JAIESPIN 20160405
 RECOMMND ERUSSELL 20150604
 DRAFT ERUSSELL 20150220

Flood. 16 0010-Flood-SP FLOOD HAZARD REPORT

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 16 0010-Flood-SP FLOOD HAZARD REPORT (cont.)
doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a "Project Specific" WQMP will be required. This report is intended to a) identify potential

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 16 0010-Flood-SP FLOOD HAZARD REPORT (cont.)
 post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland 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. It is likely that the obligation under the CFD would replace the ADP fee requirement.

Comments: INEFFECT RBRADY 20080710

Flood. 17 0010-Flood-XXM BMP MAINTENANCE & INSPECT

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.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 17 0010-Flood-XXM BMP MAINTENANCE & INSPECT (cont.)

Comments: INEFFECT JAIESPIN 20160405
RECOMMND ERUSSELL 20150604
DRAFT ERUSSELL 20150220

General

General. 1 0100-Planning-SP - PA 10 Park Construction

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10 shall be constructed and fully operable.

Comments: NOTAPPLY MSTRAIT3 20150219
INEFFECT RBRADY 20080710

General. 2 0100-Planning-SP - PA 10 Park Plans

PRIOR TO THE ISSUANCE OF THE 1,000th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Comments: NOTAPPLY MSTRAIT3 20150219
INEFFECT RBRADY 20080710

General. 3 0100-Planning-SP - PA 20 Park Construction

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.

ADVISORY NOTIFICATION DOCUMENT

General

General. 3 0100-Planning-SP - PA 20 Park Construction (cont.)

Comments: NOTAPPLY MSTRIT3 20150219
INEFFECT RBRADY 20080710

General. 4 0100-Planning-SP - PA 20 Park Plans

PRIOR TO THE ISSUANCE OF THE 1,260th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 20. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

Comments: NOTAPPLY MSTRIT3 20150219
INEFFECT RBRADY 20080710

General. 5 0100-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION

Prior to the issuance of the 107th building permit, the applicant shall construct the trail as identified on the trails plan.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND SROMAN 20071211
DRAFT SROMAN 20071211

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS FOUND

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND LMOURIQU 20110208
DRAFT LMOURIQU 20110208

Planning. 2

0010-Planning-GEN - INADVERTANT ARCHAEO FIND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO FIND
(cont.)

and the Planning Director to discuss the significance of the find.

2. 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.

3. 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.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND LMOURIQU 20110208
DRAFT LMOURIQU 20110208

Planning. 3 0010-Planning-MAP - CFD FORMATION

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

This implements Condition of Approval 30.Planning.36.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218

Planning. 4 0010-Planning-MAP - FEES FOR REVIEW

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - FEES FOR REVIEW (cont.)
intended to comply with.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 5 0010-Planning-MAP - GEO01833

County Geologic Report (GEO) No. 1833, submitted for this project (TR31500), was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Riverside County, California", dated July 30, 2004. In addition, Leighton and Associates, Inc., prepared and submitted the following report for this project:

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1299, Sun City Area, County of Riverside, California", dated February 9, 2005.

"Updated Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Homeland, Riverside County, California", dated June 18, 2007.

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1833, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, County of Riverside, California", dated February 8, 2008.

These documents are herein incorporated as a part of GEO No. 1833. It should also be noted that GEO No. 1833 supersedes GEO No. 1299 for this project (TR31500).

GEO No 1833 concluded:

- 1.No evidence of faulting was observed on-site or in the immediate vicinity of the site.
- 2.The potential for surface fault rupture at the site is very low.
- 3.The currently proposed 50-foot cut slopes will be globally and surficially stable.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - GEO01833 (cont.)

4. There is a potential for liquefaction at this site (based on loose alluvial deposits).

5. Due to the presence of boulders and elevated rock out-croppings on this site, there may be a potential for seismically induced rock fall (delineated on Plate 1 - Addendum Geotechnical Map, 2/08/08).

6. The site has a potential for hydrocollapse of upper alluvial and colluvial soils.

7. A significant portion of the proposed cuts will consist of marginally rippable to non rippable rock. Reduced production rates should be anticipated in areas of marginally rippable rock or extensive boulders. Localized blasting may be required.

8. Oversized rock (greater than 12 inches) is anticipated on this project.

GEO No. 1833 recommended:

1. The cut slopes should be observed during grading to evaluate the actual conditions at the exposed slope faces.

2. The near-surface loose alluvial deposits (soils susceptible to liquefaction) within the proposed development area will be removed and recompacted during planned remedial grading.

3. Further geotechnical evaluation of the potential rock fall hazard be conducted during review of rough grading plans. Mitigation measures include removal and/or stabilization of individual potentially unstable boulders during grading of the site, alternatively rock fences or catchment areas may be incorporated into the final design of the impacted area.

4. Near-surface collapsible soils should be overexcavated and recompacted.

5. The project design should be revised to reduce the cut depths in areas where the investigation has indicated that nonrippable rock will be encountered.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - GEO01833 (cont.)

6.All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.).

GEO No. 1833 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1833 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential, hydrocollapse potential, rockfall potential and oversized rock at this site as described elsewhere in this conditions set.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND DLJONES 20080229

Planning. 6 0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 7 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - MM 1.1 (cont.)

Planning. 8 0010-Planning-MAP - MM 1.1

The proposed structures and foundations shall be designed to resist seismic forces in accordance with the seismic design criteria contained in the California Building Standards Code.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 9 0010-Planning-MAP - MM 1.2

The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated June 18, 2007, on all plans prior to the issuance of grading and/or building permits.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 10 0010-Planning-MAP - MM 13.1

Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof over hangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 11 0010-Planning-MAP - MM 13.2

Building energy conservation will largely be achieved for residential, commercial, business park and industrial units by compliance with Title 24 of the California Administrative Code.

Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1601(b)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - MM 13.2 (cont.)
are Appliance Efficiency Standards that set the maximum
flow rates of all plumbing fixtures and prohibit the sale
of non-conforming fixtures.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 12 0010-Planning-MAP - MM 17.1

The payment of fees to EMWD will prevent any negative
financial impacts to the District. EMWD will collect a
maximum of \$3,500 per unit from developers in the area for
construction of the Romoland Treatment Plant Expansion.
All lines will be designed per EMWD requirements.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 13 0010-Planning-MAP - MM 17.4

Sections 2-5452(i) and (j) address pipe insulation
requirements which can reduce water used before hot water
reaches equipment or fixtures. Title 20, California
Administrative Code Sections 1604(f) and 1601(b) are
Appliance Efficiency Standards that set the maximum flow
rates of all plumbing fixtures and prohibit the sale of
non-conforming fixtures.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 13 0010-Planning-MAP - MM 17.4

The infrastructural system will be installed to the
requirements of the County's Engineering Department. In
addition, the following State laws require water efficient
plumbing fixtures in structures to minimize water use:
oHealth and Safety Code Section 17921.3 requires low-flush
toilets and urinals in virtually all buildings.
oTitle 20, California Administrative Code Section 1601(b)
(Appliance Efficiency Standards) prohibits the sale of
fixtures that do not comply with regulations.
oTitle 20, California Administrative Code Section 1604(f)
(Appliance Efficiency Standards) establishes efficiency
standards that set the maximum flow rate of all new
showerheads, lavatory faucets, etc.
oTitle 24, California Administrative Code Section 2-5307(b)
(California Energy Conservation Standards for New

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 0010-Planning-MAP - MM 22.1 (cont.)

Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone Company as they become available in order to facilitate engineering, design and construction of improvements necessary to provide services to the project site.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 18 0010-Planning-MAP - MM 22.2

The applicant will comply with guidelines provided by the Southern California Gas Company in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing Gas Company easements.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 19 0010-Planning-MAP - MM 22.3

Building energy conservation will be largely achieved by compliance with Title 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 20 0010-Planning-MAP - MM 23.3

The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-402.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 0010-Planning-MAP - MM 23.4 (cont.)

Planning. 21 0010-Planning-MAP - MM 23.4

The developer will consider the feasibility of installing trash compactors as a standard feature in new homes, as well as establishing collection points for recycling of solid waste. In addition, industrial and commercial businesses will be encouraged to utilize trash compactors.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 22 0010-Planning-MAP - MM 26.2

Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 23 0010-Planning-MAP - MM 5.1

Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 24 0010-Planning-MAP - MM 5.8

In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 25 0010-Planning-MAP - MM 5.9

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 0010-Planning-MAP - MM 5.9 (cont.)

During rock crushing activities and as required pursuant to Ordinance No. 847, the rock crusher shall be sited in the location depicted on Figure 11 of Environmental Assessment No. 39357.

Comments: **INEFFECT JAIESPIN 20160405**
RECOMMND JAIESPIN 20151229

Planning. 26 0010-Planning-MAP - MM 6.1

The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.

Comments: **INEFFECT JAIESPIN 20160405**
RECOMMND JAIESPIN 20151229

Planning. 27 0010-Planning-MAP - MM 6.2

In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.

Comments: **INEFFECT JAIESPIN 20160405**
RECOMMND JAIESPIN 20151229

Planning. 28 0010-Planning-MAP - MM 6.4

Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 0010-Planning-MAP - MM 6.4 (cont.)
locations, although the study area is currently not served
by a transit service. These on-site turnouts should be
constructed in conjunction with street improvements.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 29 0010-Planning-MAP - MM 6.5

Low VOC (Volatile Organic Compound) emitting paints should
be used.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 30 0010-Planning-MAP - MM 6.6

The Project shall demonstrate compliance with SCAQMD Rules
403 and 1113 and the EPA and CARB Tier 3 standards.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 31 0010-Planning-MAP - MM 7.2

The project will comply with the requirements of the
California State Water Quality Control Board, Santa Ana
Region

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 32 0010-Planning-MAP - MM 7.3

The project will comply with any ordinances or regulations
relative to water quality in the San Jacinto Drainage area
that are in place at the time of Specific Plan or
subsequent tentative map approvals.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND JAIESPIN 20151229

Planning. 33 0010-Planning-MAP - NON-IMPLEMENTING MAPS

A land division filed for the purposes of phasing or
financing shall not be considered an implementing
development application for the purposes of the Planning
Department's conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 33 0010-Planning-MAP - NON-IMPLEMENTING MAPS (cont.)

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

This implements condition of approval 30.Planning.03

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219

Planning. 34 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 35 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 35 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)
ordinance, payment of the appropriate fee set forth in
that ordinance shall be required.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 36 0010-Planning-MAP - ORD NO. 659 (DIF)

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 37 0010-Planning-MAP - PA PROCEDURES

The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 37 0010-Planning-MAP - PA PROCEDURES (cont.)

boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

This implements Condition of Approval 30.Planning.19.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219

Planning. 38 0010-Planning-MAP - PDA04902R2 ACCEPTED

County Archaeological Report (PDA) No. 4902r2 submitted for this project (TR31500) was prepared by Philip de Barros Ph.D., of Professional Archaeological Services and is entitled: "A Phase II Cultural Resources Assessment of 12 sites for the Emperor North Project, a 53.3-acre Parcel south of State Highway 74 between Briggs and Sultanas Roads near the community of Homeland in Riverside County, California", dated November 12, 2015.

PDA4902r2 concludes: All sites underwent CEQA significance testing with negative results.

PDA4902r2 recommends:

1. Due to alluvial deposits that cover much of the property and the potential for buried sites, it is recommended that construction grading be monitored by a professional archaeologist and a Tribal monitor.
2. Feature A of CA-RIV-7838 be protected against possible construction damage by fencing.
3. Controlled grading should be undertaken in the immediate vicinity of all bedrock milling .
4. Given that the project area is within an area important to the cultural heritage of the Luiseno, it is important to preserve as many of the bedrock milling features as possible, including moving those that can be moved to a protected area within the immediate vicinity.

These documents are herein incorporated as a part of the record for project.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND HTHOMSON 20151123
DRAFT HTHOMSON 20151123

Planning. 39 0010-Planning-MAP - PROJ M/M PROGRAM (GENERA

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 39 0010-Planning-MAP - PROJ M/M PROGRAM (GENERA
(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.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219
DRAFT DATAYLOR 20040924

Planning. 40 0010-Planning-MAP - PROJECT LOCATION EXHIBIT

The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED. This implements Condition of Approval 30.Planning.6.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219

Planning. 41 0010-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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 41 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)
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.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 42 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 30 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- j. No more than 70% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 42 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 43 0010-Planning-MAP - SPECIAL STUDIES ANALYSIS

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for Protein Residue Analysis (CIEP). The results of these studies shall be included in the Phase IV Monitoring report.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND HTHOMSON 20160104
DRAFT HTHOMSON 20160104
RECOMMND HTHOMSON 20151223

Planning. 44 0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Comments: INEFFECT RBRADY 20080710

Planning. 45 0010-Planning-SP - NO P.A. DENSITY TRANSFER

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process.

Comments: INEFFECT RBRADY 20080710

Planning. 46 0020-Planning-MAP - DUARTION 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 46 0020-Planning-MAP - DUARTION OF SP VALIDITY (cont.)
the SPECIFIC PLAN as most recently amended, which equals
2,252.) 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.

This implements Condition of approval 30.Planning.4.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219

Planning. 47 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three
(3) years after the county of Riverside Board of Supervisors
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the
originally approved TENTATIVE MAP. A Land Management
System (LMS) hold shall be placed on the TENTATIVE MAP, and
a LMS hold shall be placed on any subsequent minor change
or revised map, which shall be set to take effect on the
expiration date. The LMS hold effective date shall be
extended in accordance with any permitted extensions of
time. The LMS hold shall be downgraded to a LMS notice
upon recordation of the the first phase of the TENTATIVE
MAP. The LMS hold or notice shall remain in effect until
the recordation of the final phase of the TENTATIVE MAP. If
the TENTATIVE MAP expires before the recordation of the
final phase the LMS hold or notice shall remain in effect
and no further FINAL MAP recordation shall be permitted.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150218
DRAFT DATAYLOR 20040924

Planning. 48 0020-Planning-MAP - SUBMIT FINAL DOCUMENTS

Within 30 days of the final action, the applicant
shall provide Three (3) hard copies of the final SPECIFIC
PLAN and EIR documents (SP/EIR) and 10 CD's. Documents
shall be submitted to the Planning Department for
distribution. The documents shall include all the items
listed in the condition titled "SP - Documents". The final

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 48 0020-Planning-MAP - SUBMIT FINAL DOCUMENTS (cont.)
SP/EIR documents shall be distributed in the following
fashion:

Building and Safety Department 1 copy Department of
Environmental Health 1 copy Fire Department 1 copy Flood
Control and Water Conservation 1 copy Transportation
Department 1 copy County Planning Department in Riverside 1
copy Riverside County Planning Department in Indio 2 copies
in Murrieta 2 copies Executive Office - CSA Administrator 2
copies Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the
Planning Department in Riverside, or as otherwise
determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT
APPLICABLE. This implements condition of approval
30.Planning.5.

Comments: INEFFECT JAIESPIN 20160405
RECOMMND MSTRAIT3 20150219

Planning. 49 0020-Planning-SP - 90 DAYS TO PROTEST

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

Comments: INEFFECT RBRADY 20080710

Planning. 50 0030-Planning-SP - ACOUSTICAL STUDY REQD

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be
submitted to the Planning Department and the Department of
Environmental Health - Industrial Hygiene Division for
review and approval.

Residential projects shall submit an acoustical study for
evaluation of adjacent traffic noise. Commercial and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 50 0030-Planning-SP - ACOUSTICAL STUDY REQD (cont.)

Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive receptor.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Comments: MET MSTRAIT3 20150219
INEFFECT RBRADY 20080710

Planning. 51 0030-Planning-SP - ADDENDUM EIR

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."