

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



ITEM: 1.2
(ID # 13126)

MEETING DATE:
Tuesday, August 04, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – Applicant: Speedway Developments LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Commercial Retail (CD: CR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The TENTATIVE PARCEL MAP is a proposal for a Schedule "E" subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed. – APNs: 290-130-003, -004, -005, -006, -052, -053, -085, -086. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 15, 2020.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

7/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 4, 2020
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:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site was also the site for General Plan Amendment No. 1146 and Change of Zone No. 7859 with the southern portion of the project site also the site for Plot Plan No. 26290, Conditional Use Permit No. 3712, and Variance No. 180004. The Conditional Use Permit was approved in 2017 with the General Plan Amendment and Change of Zone approved in 2019. The General Plan Amendment changed the land use designation from Light Industrial to Commercial Retail for the project site. The Change of Zone changed the zoning from Manufacturing – Service Commercial to Scenic Highway Commercial for the project site. The Plot Plan, Conditional Use Permit, and Variance covered the southern portion of the site for development that consist of proposed parcels 1 through 9.

The proposed parcels generally follow the development as approved by the Plot Plan on parcels 1 through 9 and for future development on parcels 10 through 17; however, a Revised Plot Plan has recently been submitted for a revised development proposal in the northern portion of the Plot Plan within proposed parcels 5 through 9 that would result in greater number of buildings than currently approved in the Plot Plan which is why the number of parcels proposed in this area is greater than the number of buildings currently allowed under the approved Plot Plan. This Revised Plot Plan will be reviewed and brought forward for consideration at a later time, but at this time the proposed subdivision is proposed with the maximum amount of parcels in case the Revised Plot Plan is approved. If it is not approved, then the number of lots would be revised down at the Final Map stage.

The project site is located within Criteria Cell 3448 of the Western Riverside County Multiple Species Habitat Conservation Plan. Due to the location within a Criteria Cell, the previously approved project (GPA01146, CZ07859, PP26290, CUP03712, VAR180004) was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process. HANS 2070 was applied for in February 2012, which went to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) on June 9, 2010. HANS 2070 resulted in a determination that no conservation area was necessary to be included as MSHCP Conservation Area. The project is designed to avoid impacts to riverine and riparian habitat as in the northern part of the overall project area, but would directly impact 0.12 acres of riverine habitat and 0.38 acres of riparian habitat from man-made drainage features created to convey runoff from Interstate-15 across the project site. These impacts will be offset at applicable ratios through enhancement of the northern riverine/riparian feature on the overall project site.

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

Application Submittal

Tentative Parcel Map No. 37676 was submitted to the County of Riverside on March 5, 2019.

Planning Commission Decision

The Planning Commission approved the Tentative Parcel Map on July 15, 2020 on a 4-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or 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:

Additional Fiscal Information

All fees are paid by the applicant, there is not a General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package



**PLANNING COMMISSION
MINUTE ORDER
JULY 15, 2020**

I. AGENDA ITEM 4.1

TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – No New Environmental Document Required – EIR552 – Applicant: Speedway Developments, LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD-LI) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, and northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

The **TENTATIVE PARCEL MAP** is a proposal for a Schedule "E" subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Tom Chavez, Applicant's Representative, 909-393-2000

Jim Bolton, Applicant's Representative, 951-279-1800- did not speak

Winnie Wong, Applicant's Representative, 909-632-8848- did not speak

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

By a vote of 4-0 (Commissioner Kroencke Absent)

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Parcel Map No. 37676, subject to the conditions of approval as modified at hearing.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 15, 2020
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 4.1 – Condition Updates

Since completion of the staff report package, certain Environmental Programs Division (Biology) and Transportation Department conditions were requested to be modified by the applicant. Staff reviewed these requests and recommends that the Prior to Map Recordation Condition 50.Planning-EPD.1 titled Conservation Easement be shifted to prior to building permit issuance and the below edits to the Transportation condition shown in bold that were included in the staff report package.

8050.Planning-EPD.1 – Conservation Easement

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas discussed in the document, "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020." The easement or deed restriction shall be recorded in favor of the Riverside-Corona Resource Conservation District (RCRCD) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.Transportation.1 – Annex L&LMD/To Other Dist.

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Trails.
- (2) Street lights.
- (3) Street sweeping.
- (4) Landscaping.
- (5) Traffic signals constructed by PP26290.

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COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: July 15, 2020

PROPOSED PROJECT

Case Number(s): TPM37676
CEQA: No Further Review Required
Area Plan: Elsinore
Zoning Area/District: Temescal Area
Supervisory District: First District
Project Planner: Russell Brady
Project APN(s): 290-130-003, -004, -005, -006, -052, -053, -085, -086

Applicant(s): Speedway Developments LLC

Representative(s): K&A Engineering

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37676 is a proposal for a Schedule "E" subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed.

The description as included above constitutes the "Project" as further referenced in this staff report.

The project site is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate-15.

PROJECT RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 552** for General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712, and Variance No. 180004 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 37676, based upon the findings and conclusions incorporated in the staff report, subject to the attached Advisory Notification Document and Conditions of Approval.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI), Open Space: Conservation (OS:C)
East:	Light Industrial (LI), Rural Mountainous (RM), Mixed Use Area (MUA)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR), Open Space: Conservation (OS:C)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing – Service Commercial (M-SC), Specific Plan (SP No. 327 – Toscana)
East:	Specific Plan (SP No. 327 – Toscana), Mixed Use (MU)
South:	Specific Plan (SP No. 256 – Sycamore Creek)
West:	Specific Plan (SP No. 256 – Sycamore Creek)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land, Single-family residential
East:	Vacant land
South:	Vacant land, Shopping center
West:	Single-family residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	33.46	N/A
Proposed Minimum Lot Size (Acres):	0.79	N/A
Total Proposed Number of Lots:	17	N/A
Map Schedule:	E	

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Criteria Cell 3448
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The project site was also the site for General Plan Amendment No. 1146 and Change of Zone No. 7859 with the southern portion of the project site also the site for Plot Plan No. 26290, Conditional Use Permit No. 3712, and Variance No. 180004. The Conditional Use Permit was approved in 2017 with the General Plan Amendment and Change of Zone approved in 2019. The General Plan Amendment changed the land use designation from Light Industrial to Commercial Retail for the project site. The Change of Zone changed the zoning from Manufacturing – Service Commercial to Scenic Highway Commercial for the project site. The Plot Plan, Conditional Use Permit, and Variance covered the southern portion of the site for development that consist of proposed parcels 1 through 9.

The proposed parcels generally follow the development as approved by the Plot Plan on parcels 1 through 9 and for future development on parcels 10 through 17; however, a Revised Plot Plan has recently been submitted for a revised development proposal in the northern portion of the Plot Plan within proposed parcels 5 through 9 that would result in greater number of buildings than currently approved in the Plot Plan which is why the number of parcels proposed in this area is greater than the number of buildings currently allowed under the approved Plot Plan. This Revised Plot Plan will be reviewed and brought forward for consideration at a later time, but at this time the proposed subdivision is proposed with the

maximum amount of parcels in case the Revised Plot Plan is approved. If it is not approved, then the number of lots would be revised down at the Final Map stage.

The project site is located within Criteria Cell 3448 of the Western Riverside County Multiple Species Habitat Conservation Plan. Due to the location within a Criteria Cell, the previously approved project (GPA01146, CZ07859, PP26290, CUP03712, VAR180004) was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process. HANS 2070 was applied for in February 2012, which went to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) on June 9, 2010. HANS 2070 resulted in a determination that no conservation area was necessary to be included as MSHCP Conservation Area. The project is designed to avoid impacts to riverine and riparian habitat as in the northern part of the overall project area, but would directly impact 0.12 acres of riverine habitat and 0.38 acres of riparian habitat from man-made drainage features created to convey runoff from Interstate-15 across the project site. These impacts will be offset at applicable ratios through enhancement of the northern riverine/riparian feature on the overall project site.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 37676 will not result in any new significant environmental impacts not identified in certified Environmental Impact Report No. 552. The Tentative Parcel Map is a Schedule 'E' map which would subdivide the property to allow portions of the site to be sold and proposed for future development. Therefore, the subdivision will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the EIR, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 37676 is a Schedule 'E' map which would subdivide the property to allow portions of the site to be sold and proposed for future development. No physical change will occur in regards to the approved General Plan Amendment, Change of Zone, Plot Plan, Conditional Use Permit, or Variance which were the basis of the analysis of the EIR and encompasses the proposed Tentative Parcel Map boundaries. Any potential future development on the proposed parcels would be subject to further analysis based on the specifics of the development proposed at that time; and,
- b. The subject site was included within the project boundary analyzed in the EIR; and,
- c. There are no changes to the mitigation measures included in the EIR; and
- d. Tentative Parcel Map No. 37676 does not propose any changes to the approved General Plan Amendment, Change of Zone, Plot Plan, Conditional Use Permit, or Variance as reviewed in the EIR.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has General Plan Land Use Designations of Community Development: Commercial Retail (CD:CR). The Commercial Retail land use designations of the General Plan states, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. The proposed Tentative Parcel Map is for the subdivision of the site into 17 parcels to be able to sell off the parcels for development. The proposed subdivision would allow for potential commercial development consistent with the Commercial Retail land use designation.
2. The existing zoning is Scenic Highway Commercial (C-P-S), which is consistent with the General Plan land use designation of Commercial Retail. No land uses are proposed by the Tentative Parcel Map. The Proposed Tentative Parcel Map is a Schedule 'E' map that will allow the potential for future development on the parcels. Such future development will be required to comply with the permitted uses and developments standard of the C-P-S zone and all other applicable provisions of Ordinance No. 348.

Entitlement Findings:

Tentative Parcel Map

Tentative Tract Map No. 37433 is a Schedule "E" map that proposes a subdivision of 33.46 gross acres into 17 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. Additionally, General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed development is located along Temescal Canyon Road, and Arterial roadway, in the General Plan to serve traffic to and from the site. The proposed subdivision to foster potential future commercial development is also located amongst current and planned residential uses that are in need of commercial services nearby that assists in achieving more efficient land uses. The Tentative Parcel Map site is designated Commercial Retail by the General Plan and is consistent with this land use designations by fostering future commercial development on the site and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the site is located along a major roadways near a freeway ramp that is conducive to commercial development that would be fostered by the proposed subdivision. While the site has varying

topography, grading is proposed to minimize the grading necessary and preserving the drainage pattern of the site. Infrastructure to serve potential commercial development including water and sewer are readily available. This subdivision is consistent with the General Plan land use designation of Commercial Retail as noted in previous findings.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements and any development impacts of the proposed parcels has been previously addressed in the EIR.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any potential impacts from development of the parcels have been detailed in the EIR. The current subdivision itself does not propose any further impacts than what was previously addressed in the EIR.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'E' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'E' improvement requirements of Ordinance No. 460 Section 10.10 as listed below:
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Temescal Canyon Road that are the same as what was required for the Plot Plan with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by the Temescal Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The subdivision and any future potential commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by the Temescal Valley Water District, which has sufficient capacity to handle the anticipated waste load.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. Drainage currently crosses the site from culvert outlets along the western side of the project from drainage crossing under Interstate 15 and further from the west. With planned development of the site, the southern and central drainages would be continued underground to connect to storm drains and drainage areas within and east of Temescal Canyon Road. The northern most drainage would be retained for habitat purposes. Fencing along the upper portions of this northern drainage area would be specified with future potential development of this northern portion of the site, which is anticipated to include a fence at the top of the slope of the drainage and/or a fence

along the access path at the top of the drainage area. Existing chain link fencing is planned to remain along the Interstate 15 right-of-way and property line.

- f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. Certain easements exist for public access related to Temescal Canyon Road and Interstate 15 that will be retained or otherwise realigned, but would still retain the purpose for public access for these. Other easements that exist on the site related to utilities and drainage will be retained or realigned where the utilities are still in place or removed where the utility line or drainage and its purpose no longer exist currently or would not exist as a result of the development of the project site.
7. Tentative Parcel Map No. 37676 is consistent with the minimum lot size allowed by the project site's Zoning Classification of Scenic Highway Commercial (C-P-S) since there is no minimum lot size standard.

Development Standards Findings:

1. The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below.
 - a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* The subdivision proposes a minimum lot size of 0.79 acres, however no minimum lot size is required.
 - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.* The approved Plot Plan meets the applicable development standards for the zone.
 - c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* No buildings are proposed by the subdivision and any current or future development proposal is required to comply with the height requirements. The approved Plot Plan meets the applicable development standards for the zone.
 - d. *Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.* No land use is proposed by the subdivision to require parking on its own. The approved Plot Plan

has calculated required parking to comply with Section 18.12 and any potential future development on the remaining portion of the subdivision will be required to comply with the parking requirements of Section 18.12 as well when development is proposed.

- e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* No buildings are proposed by the subdivision and any current or future development proposal is required to comply with the screening of any roof mounted equipment.

Other Findings:

1. The project site is located within Criteria Cell 3448 of the Western Riverside County Multiple Species Habitat Conservation Plan. Due to the location within a Criteria Cell, the previously approved project (GPA01146, CZ07859, PP26290, CUP03712, VAR180004) was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process. HANS 2070 was applied for in February 2012, which went to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) on June 9, 2010. HANS 2070 resulted in a determination that no conservation area was necessary to be included as MSHCP Conservation Area. The project is designed to avoid impacts to riverine and riparian habitat as in the northern part of the overall project area, but would directly impact 0.12 acres of riverine habitat and 0.38 acres of riparian habitat from man-made drainage features created to convey runoff from Interstate-15 across the project site. These impacts will be offset at applicable ratios through enhancement of the northern riverine/riparian feature on the overall project site. No narrow endemic plant species were found or were determined to likely occur on the project site. The project incorporates Urban/Wildlife Interface Guidelines into the project design consistent with the MSHCP. The project will be required to perform burrowing owl pre-construction surveys. Accordingly, this project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project at the time of writing of this staff report.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since the Project's impacts are covered under the previous EIR and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report. Mitigation measures and conditions of approval from the previous EIR will still apply to the Tentative Parcel Map and subsequent further development relative to cultural resources, tribal cultural resources, and related monitoring.
5. The project site is not located within any Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar).
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels

proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This project has been designed so that each building, and the development as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing adequate access to and around each building, location of hydrants, minimum water flow requirements, and building design requirements pursuant to Riverside County Ordinance No. 787.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing adequate access to and around each building based on building height, location of hydrants, minimum water flow requirements, and inclusion of blue dot reflectors, which are included as conditions of approval on the project.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone who indicated either support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the decision appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37676

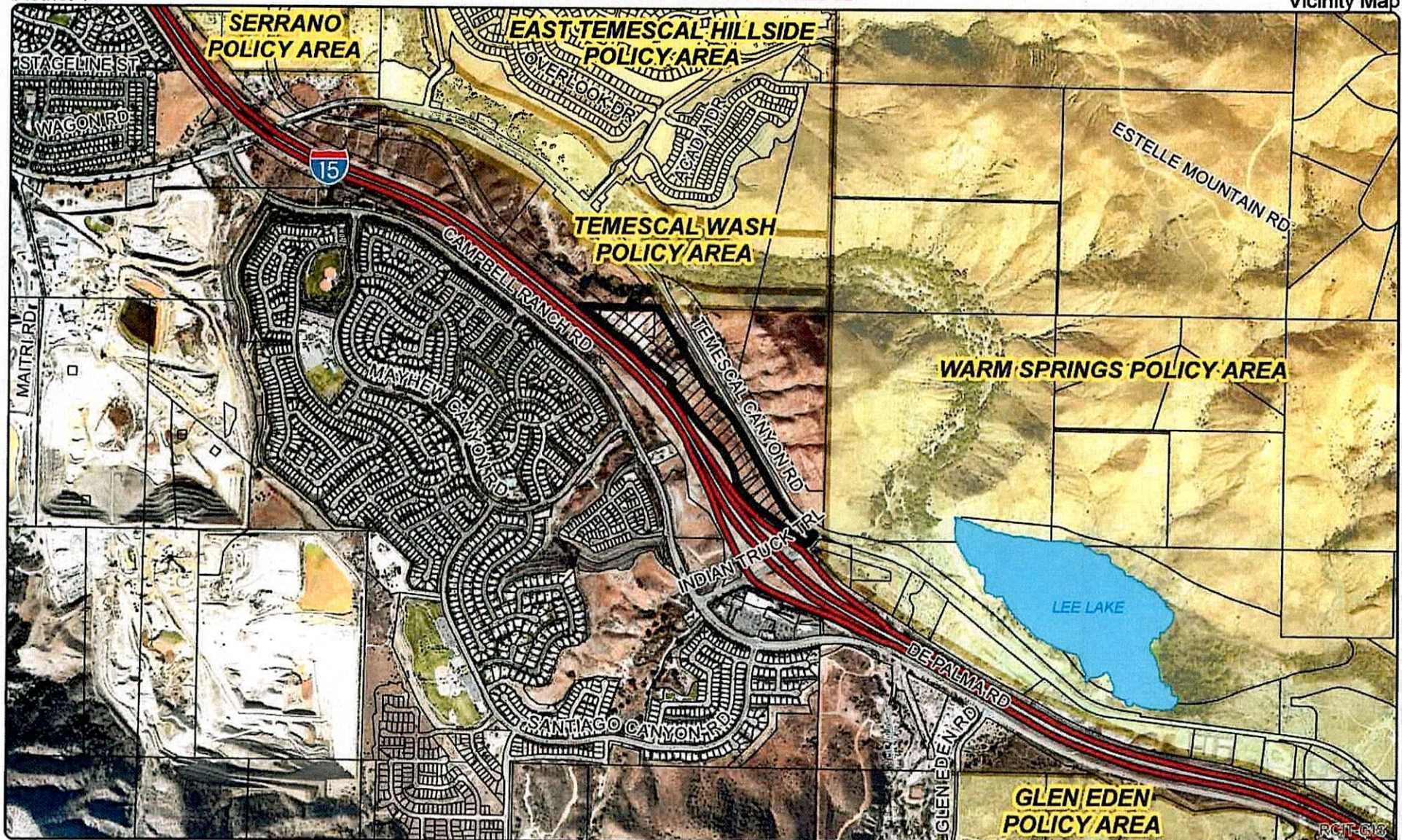
VICINITY/POLICY AREAS

Supervisor: Jeffries

District 1

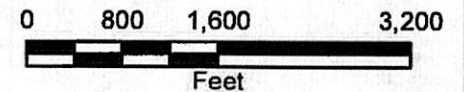
Date Drawn: 06/17/2020

Vicinity Map



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5260 (Western Family) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://info.sos.ca.gov>

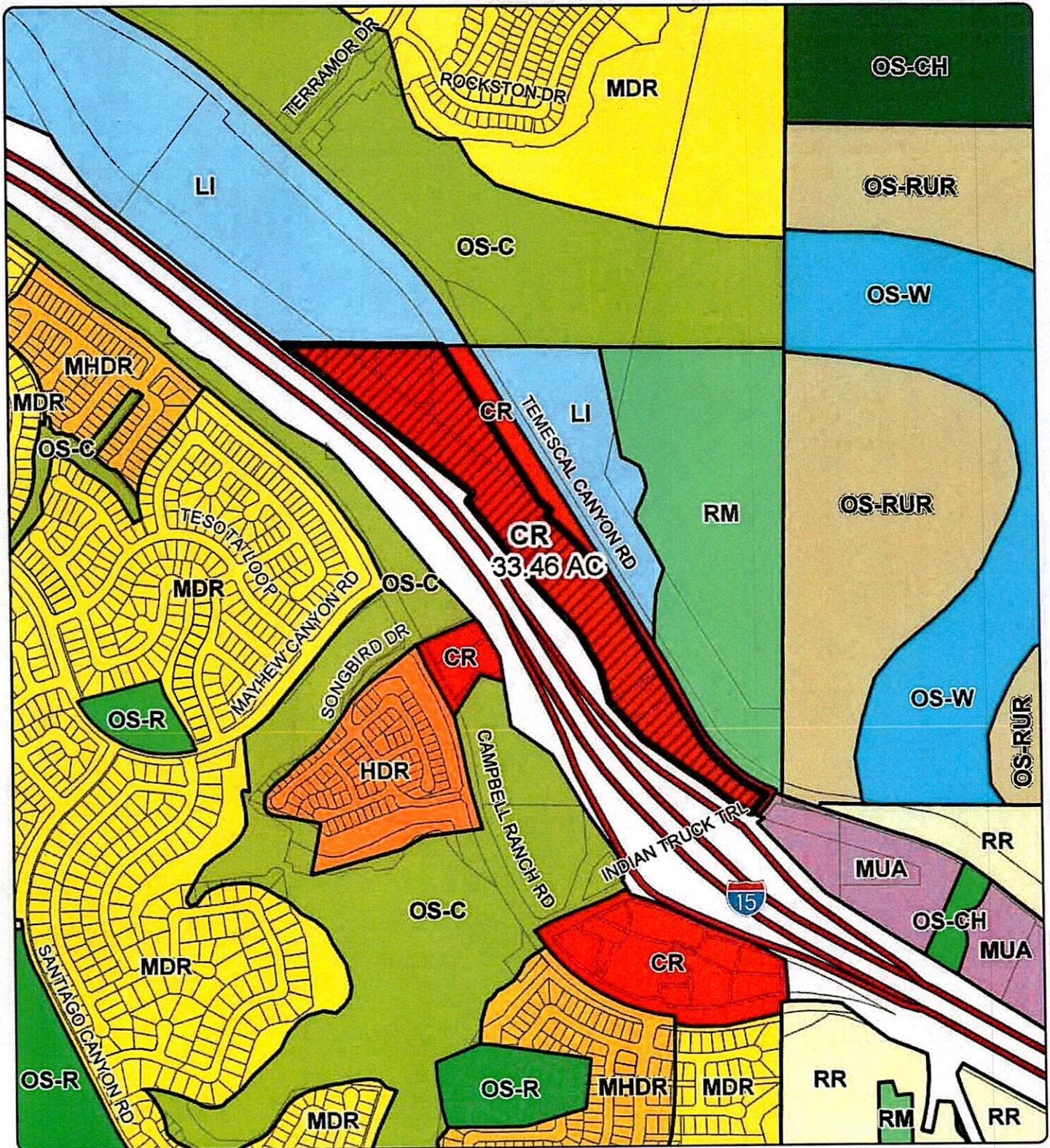
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37676

EXISTING GENERAL PLAN

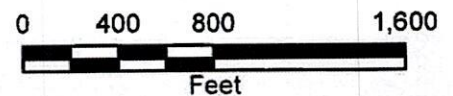
Supervisor: Jeffries
District 1

Date Drawn: 06/17/2020
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



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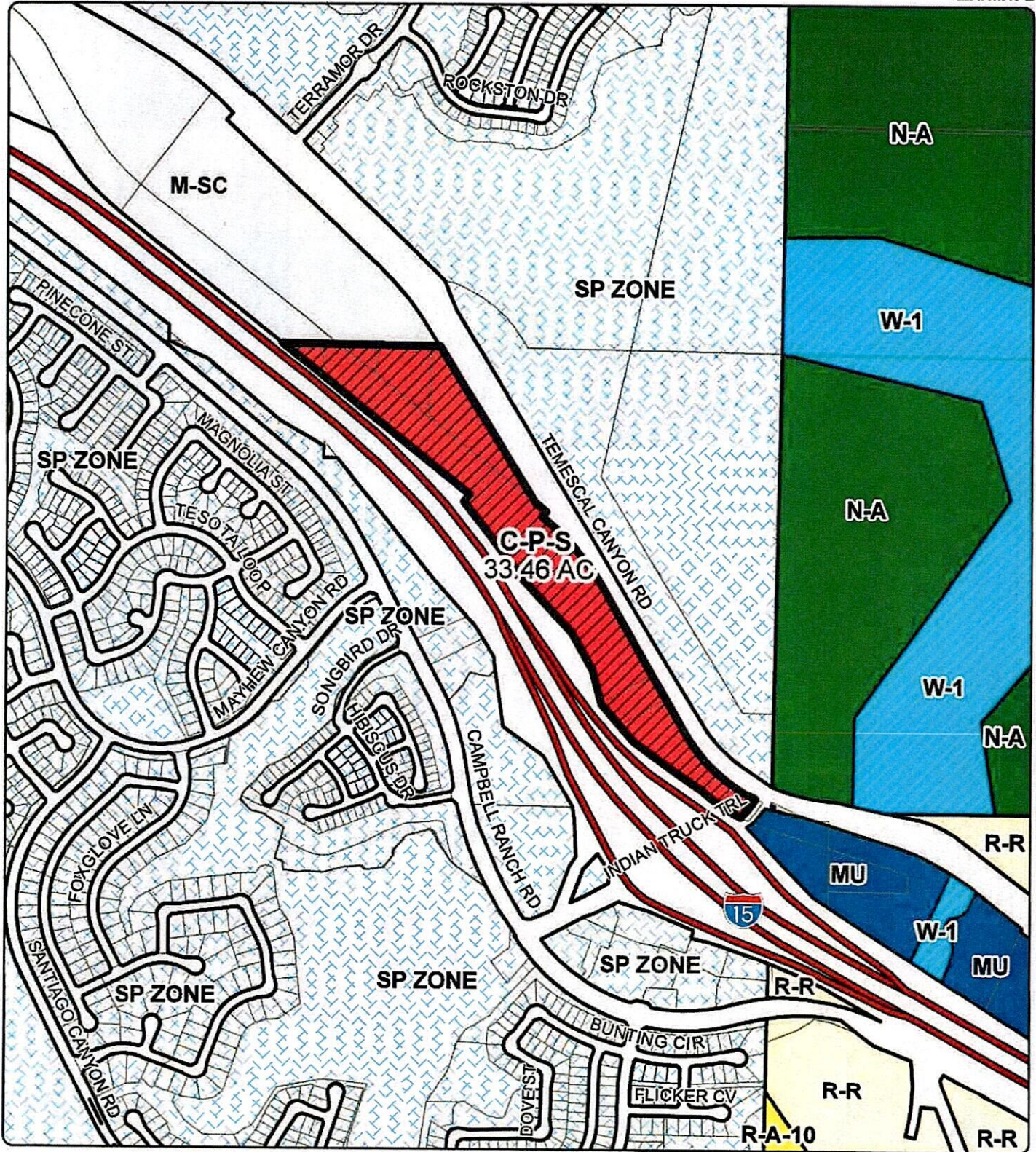
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37676

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 06/17/2020
Exhibit 2



Zoning Area: Temescal

Author: Vinnie Nguyen

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37676

LAND USE

Supervisor: Jeffries
District 1

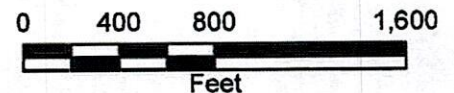
Date Drawn: 06/17/2020

Exhibit 1



Zoning Area: Temescal

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37676
SCHEDULE "E"



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

Juan C. Perez
Agency Director



06/22/20, 1:48 pm

TPM37676

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37676. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37676) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37676 is a proposal for a Schedule "E" subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Design Guidelines
 - Temescal Valley (Adopted 3/20/2007)

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the related Environmental Impact Report have been incorporated as Conditions of Approval on this Tentative Parcel Map and on related PP26290 as applicable.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, Exhibit A, Sheets 1-2 dated 4/30/20.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map, or its associated environmental documentation; and,

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1****ECP COMMENTS**

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for CUP3712, which relates to this project, TPM37676. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project at this time.

If during grading operations remnants of the railroad tracks are encountered an environmental professional should be contacted to evaluate the possibility of contaminated soils. Assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2**Gen - Custom**

The proposed facility shall obtain potable water and sanitary sewer service from Temescal Valley Water District. Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and recordkeeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Provide documentation that establishes water and sewer service for the site. For entitlement, a will-serve was received. Documentation needed must show that water and sewer connection has been established (ex: Plan of Service Summary, First Release).

Flood**Flood. 1****Flood Hazard Report**

FLOOD HAZARD REPORT: 04/04/2019
BLUEBEAM SESSION ID: 267-391-436

Tentative Parcel Map (PM) 37676 is a proposal for a schedule "E" subdivision of 33.46 acres into 13 lots reflecting the development approved under PP 26290 and future development yet to be proposed. The project site is located in the Elsinore Area Plan northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, and east of Interstate 15.

Freeway improvements provide the site significant protection from major widespread flood hazard and some rough grading has been done on the site previously. In the existing condition, a culvert under the freeway/northbound on-ramp discharges storm runoff near the central portion of the site. The exhibit indicates that the development will extend a storm drain from this culvert and convey flows northerly through the site and connect to the existing culverts under Temescal Canyon Road which are located approximately 1,700 north of Indian Truck Trail. There is also an existing culvert which conveys flows southerly under Indian Truck Trail. The exhibit indicates the southerly portion of the onsite runoff will be collected and conveyed to this culvert. The remainder of the southerly portion of the site receives a minor amount of runoff along the westerly property line from the freeway/on-ramp embankment. Runoff from the embankment is collected in an onsite V-ditch located along the CalTrans right of way and

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood Hazard Report (cont.)**

brought into the site.

Two other culverts conveying runoff east underneath Interstate 15 discharge onto the northerly portion of the site to be developed in the future. The exhibit shows proposed storm drains to convey these flows through the project site before connecting to existing culverts under Temescal Road and eventually into Temescal Creek. Runoff resulting from preliminary grading in the northern portion of the project site will be directed to three proposed sediment basins before also discharging through the existing culverts under Temescal Road.

Three water quality basins are proposed. Water quality mitigation for the southerly portion is provided by two small basins incorporated into the development while a large water quality basin is proposed for mitigating the northerly portion of the site. The larger basin is located on vacant undeveloped property north of the development's construction improvements. Any future development on this vacant property may require the basin to be relocated. While some grading of the site may have altered the natural drainage patterns, the grading and improvement plans should perpetuate the existing drainage patterns. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

This project does not include any existing or proposed District maintained facilities and the review/approval of the drainage plan and the Water Quality Management Plan (WQMP) will be processed by the Transportation Department.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

Planning

Planning. 1 **90 Days to Protest**

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

Planning. 2 **Expiration Date**

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

Planning. 3 **LCP Landscape Concept Plan required at project submittal**

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 LCP Landscape Concept Plan required at project submittal (cont.)

Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 4 No Offsite Signage

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 5 Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning-PAL

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 PDP01629 ACCEPTED (cont.)****Planning-PAL. 1 PDP01629 ACCEPTED**

County Paleontological Report (PDP) No. 1629, submitted for this case (TPM37676 and BGR1900174), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Speedway TPM 37676 Project, BGR1900174, Temescal Valley, Riverside County, APNs 290-130-003 through -006, and -052 through -055", dated July 17 2019.

PDP01629 concludes that "the 'High' paleontological sensitivity rating typically assigned to Quaternary older alluvial fan sediments and marine formations for yielding paleontological resources all support the recommendation that paleontological monitoring be required during mass grading and excavation activities in undisturbed Quaternary older alluvial fan sediments and the Silverado Formation in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Full-time monitoring of undisturbed formations at the Speedway TPM 37676 Project is recommended starting at the surface."

PDP01629 satisfies the requirement for a PRIMP for this site grading. PDP01629 is hereby accepted for TPM37676 and BGR1900174. PDP01629 shall be implemented for site grading under the grading permits BGR1900174. Should fossil remains be encountered during site excavation, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01629 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Transportation**Transportation. 1 Gen - Transportation**

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Gen - Transportation (cont.)

6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
7. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
8. If the existing right-of-way along Temescal Canyon Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
9. If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.
10. File an application prior to map recordation with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 50 Trans condition of approval.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.
11. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
12. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: TPM37676

Parcel: 290130003

50. Prior To Map Recordation

Planning

050 - Planning. 1 CC&R - Reciprocal Access/Parking/Landscape Maintenance Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the

Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress, water, sewage, trash, and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

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

The Maintenance Operator established herein shall manage and continuously maintain the common landscape areas identified on APPROVED EXHIBIT A and APPROVED EXHIBIT L of Plot Plan No. 26290 (PP26290).

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such landscape areas, and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

050 - Planning. 2 ECS Note - Mt Palomar Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

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

Plan: TPM37676

Parcel: 290130003

50. Prior To Map Recordation

Planning

050 - Planning. 3 ECS Shall Be Prepared Not Satisfied

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

050 - Planning. 4 Fee Balance Not Satisfied

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

050 - Planning. 5 Prepare a Final Map Not Satisfied

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

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-Conservation Easement Not Satisfied

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas discussed in the document, "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020." The easement or deed restriction shall be recorded in favor of the Riverside-Corona Resource Conservation District (RCRCD) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

050 - Planning-EPD. 2 0050-EPD-MAP - ECS REQUIREMENTS Not Satisfied

Prior to a grading permit being issued, the land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, an ECS must be on the final exhibit for conservation land for recordation as referenced in the document, "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020.

The constrained areas will conform to the drainage channel. These areas shall be mapped and labeled "MSHCP Conservation Land" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department (EPD). The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the MSHCP Conservation Land." "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the MSHCP Conservation Land." "Night lighting shall be directed away from the MSHCP Conservation Land. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased." "The perimeter of the MSHCP Conservation Land shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the MSHCP Conservation Land. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with

Plan: TPM37676

Parcel: 290130003

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2 0050-EPD-MAP – ECS REQUIREMENTS (cont.) Not Satisfied
a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

050 - Planning-EPD. 3 0050-EPD-MAP – ECS SHALL BE PREPARED Not Satisfied

Project must prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

Prior to a grading permit being issued, an ECS must be on the final exhibit for conservation land for recordation as referenced in the document, TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020.

Survey

050 - Survey. 1 Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

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

2. Lot access shall be restricted on Temescal Canyon Road and so noted on the final map, with the exception of one shared 40' wide access for Parcel 1 and Parcel 2, one shared 40' wide access for Parcel 3 and Parcel 5, one shared 40' wide access for Parcel 6 and Parcel 7, and one 40' access opening for Parcel 10..

3. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

4. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way. Prior to map recordation, the project shall file for a conditional vacation of excess right-of-way along Temescal Canyon Road (project boundary) for consideration by the Board. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

Transportation

050 - Transportation. 1 Annex L&LMD/To Other Dist. Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Trails.

Plan: TPM37676

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 Annex L&LMD/To Other Dist. (cont.) Not Satisfied

(3) Street lights.

(4) Street sweeping.

050 - Transportation. 2 Annexation into L&LMD or Other District Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

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

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

050 - Transportation. 3 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall Coordinate with PP26290, TR36643, and TR36593M1.

050 - Transportation. 4 Credit/Reimbursement Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955 1667.

For more information regarding the public work bidding requirements please visit the following link:<http://rctlma.org/trans/Land Development/Funding Programs/Road and Bridge Benefit District RBBB/Public Works Bidding Requirements>.

050 - Transportation. 5 Existing Maintained Not Satisfied

Temescal Canyon Road along project boundary is designated Arterial Highway and shall be improved with 31' to 35' AC pavement (from Indian Truck Trail to the signalized middle driveway) and 43' half

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50. Prior To Map Recordation

Transportation

- 050 - Transportation. 5 Existing Maintained (cont.) Not Satisfied
- width AC pavement from the signalized middle driveway to north project boundary, concrete curb, gutter, sidewalks, and trail; match up asphalt concrete paving; reconstruction; or resurfacing of existing paving within the 63' to 64' half width dedicated right of way in accordance with Temescal Valley Design Guideline, page No. 45. Modified for reduced improvement from 43' half width pavement to 31' to 35' AC pavement from the signalized middle driveway to Indian Truck Trail as shown on Amended exhibit No. 1 dated 5/24/2018 or/and as directed by the Director of Transportation.

NOTE:

1. No left in/out to and from the southerly driveway and median shall be constructed to restrict left in/out movement as directed by the Director of Transportation.
2. A 5' sidewalk and/or a 10' D.G. trail shall be constructed per Temescal Valley Design Guideline.
3. Driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
4. A striped bike lane shall be provided along the project frontage where the design and improvement is feasible.

- 050 - Transportation. 6 Lighting Plan Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

- 050 - Transportation. 7 RCTD-WQ – WQMP ACCESS AND MAINT Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): This project does not have an approved Preliminary WQMP. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10 and 100-year return periods from the project are mitigated All details necessary to build BMPs per the WQMP shall be included on the grading plans. Additional drainage report review and approval from RC Flood Control will be required.

- 050 - Transportation. 8 RCTD-WQ – WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

- 050 - Transportation. 9 Sight Distance Not Satisfied

Sight distance at the Project driveways shall be reviewed with respect to the County's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 Streetlight Authorization Not Satisfied

Prior to map recordation, the project proponent shall submit to Transportation Department the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89 1 C Administrator.
2. Letter establishing interim energy account from SCE, or other electric provider.

050 - Transportation. 11 Streetlights Install Not Satisfied

Prior to map recordation, install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Prior to map recordation, Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

Prior to map recordation, it shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development.

050 - Transportation. 12 Utility Coordination Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- a. The Street Improvement Plans are approved.
- b. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 13 Utility Install Not Satisfied

Prior to map recordation, Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, prior to map recordation the Project shall ensure that streetlights are energized and operational along the streets of those lots.

60. Prior To Grading Permit Issuance

BS-Grade

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 Permits Attach to Plot Plan Not Satisfied

This Tentative Parcel Map and its conditions are only applicable to the proposed subdivision. Any permits for grading or building shall refer to PP26290 or other applicable use permit within the northern portion of the subdivision.

Planning-EPD

060 - Planning-EPD. 1 0060 – EPD – Habitat Mitigation and Monitoring Plan (HMMP) Not Satisfied

Prior to the issuance of a grading permit, a Habitat Mitigation and Monitoring Plan (HMMP) must be submitted as outlined in the document titled "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020 . The report must be prepared by a biologist who has an MOU with the County of Riverside. The applicant will prepare a Habitat Mitigation and Monitoring Plan (HMMP) as part of the required wetland permit applications (404, 401 and 1602) that will define performance standards and a five-year monitoring plan for the onsite enhancement and revegetation efforts. The HMMP shall be submitted to the County of Riverside and the RCRCDD as well as the regulatory agencies for review and approval prior to implementation.

In addition, the Environmental Programs Department may also inspect the site prior to permit issuance.

060 - Planning-EPD. 2 0060 – EPD – Least Bell's vireo Not Satisfied

Due to presence of Least Bell's Vireo (LBVI) in the vicinity of the study area, as discussed in "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020, the following avoidance and

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060 – EPD – Least Bell's vireo (cont.) Not Satisfied
minimization measures shall be implemented to avoid potential impacts:

If LBVI are found during the pre-construction survey, no work can commence until the applicant coordinates with the USFWS and CDFW to determine if an Incidental Take Permit will be required for the potential "take" of LBVI under Section 7 of the federal Endangered Species Act and under Section 2081 of the California Endangered Species Act. However, Take Authorization can be streamlined, by demonstrating consistency with the Western Riverside County Multiple Species Habitat Conservation Plan.

060 - Planning-EPD. 3 0060 – EPD - RCRCD Conveyance Not Satisfied

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Riverside-Corona Resource Conservation District (RCRCD) via either fee conveyance or conservation easement for long-term conservation and management of the 1.83 acres, as discussed in the "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020" -OR the applicant shall provide EPD with proof of an executed donation agreement WITH the similar conservation district that has been reviewed and approved prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCRCD, via easement or public road access, or as stipulated by the RCRCD in the donation agreement.

060 - Planning-EPD. 4 0060-EPD- Review of Seed Palette for Slope Vegetation Not Satisfied

Prior to the issuance of a grading permit provide to the Environmental Programs Division (EPD) a seed palette for slope vegetation that is to occur in the MSHCP Conservation Area. The seed palette should include a proposed native seed mix to be used, no plants are to be listed in the seed palette that are called out in Section 6.1.4 of the MSHCP, TABLE 6-2 PLANTS THAT SHOULD BE AVOIDED ADJACENT TO THE MSHCP CONSERVATION AREA.

060 - Planning-EPD. 5 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6

0060-EPD-Biological Monitor

Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 7

0060-EPD-Lighting Plan (UWIG)

Not Satisfied

The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. The lighting plan must conform to Urban-Wildlands Interface Guidelines (UWIG) Section 6.1.4 of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP

060 - Planning-EPD. 8

0060-EPD-Nesting Bird Survey (MBTA)

Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

060 - Planning-EPD. 9 0060-EPD-Oak Tree Mitigation and Monitoring Plan Not Satisfied

If coast live oak trees will be removed or impacted by the Project, then an Oak Tree Habitat Mitigation and Monitoring Plan (HMMP) shall be submitted prior to grading permit issuance.

The following shall be mapped on all project exhibits:

- 1) All coast live oak trees
- 2) Designate where coast live oak trees being removed or impacted;
- 3) Location of on-site mitigation planting areas for any trees being removed or impacted.

The Oak Tree HMMP shall include the following information:

- Proposed oak tree replacement ratio
- Size and species of the replacement trees. Replacement trees must be the same species as trees being removed.
- Location of replacement/mitigation sites within the Project area
- Proposed long-term maintenance and monitoring strategy to ensure survival
- Discussion of expected survival rate and success criteria

060 - Planning-EPD. 10 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed PERMANENT fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "MSHCP Conservation Area" on the Final Map and as discussed in "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020", shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The Riverside-Corona Resource Conservation District (RCRCD) shall be consulted on the fence design. The fencing plan will be reviewed and approved by Riverside County's Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 11 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as "MSHCP Conservation Area" as discussed in the "TEMESCAL VALLEY TOSCANA VILLAGE - Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated, March 2020, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 11 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL (Not Satisfied

060 - Planning-EPD. 12 0060-Planning-EPD-Onsite Mitigation for DBESP Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the onsite mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain. MSHCP riparian/riverine habitat would be mitigated at a mitigation-to-impact ratio of 3:1 for the 0.51 acres of permanent impacts. Impacts to MSHCP Riverine habitat will be offset by mitigation on site of creation of 1.83 acres. This information is documented in, "Temescal Valley Toscana Village, Determination of Biologically Equivalent or Superior Preservation", prepared by Thomas J. McGill, Ph.D., dated March 2020.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Satisfied

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD-WQ - _____ Region - FINAL WQMP IS REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): This project does not have an approved Preliminary WQMP. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10 and 100-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans. Additional drainage report review and approval from RC Flood Control will be required.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied

Prior to Grading Permit Final, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department Inspector.

Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

2. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4)

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

Planning

080 - Planning. 1 Permits Attach to Plot Plan Not Satisfied

This Tentative Parcel Map and its conditions are only applicable to the proposed subdivision. Any permits for grading or building shall refer to PP26290 or other applicable use permit within the northern portion of the subdivision.

Transportation

080 - Transportation. 1 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Transportation

090 - Transportation. 1 RCTD-WQ - WQMP COMPLETION Not Satisfied

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Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD-WQ - WQMP COMPLETION (cont.)

Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 26, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Temescal Valley Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Bruce Shaffer
City of Corona Sphere of Influence
Corona Norco Unified School District(s)

Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8

TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – Applicant: Speedway Developments LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) – Location: Northwesternly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C) – **REQUEST:** The **TENTATIVE PARCEL MAP** is a proposal for a Schedule "E" subdivision of 33.46 gross acres into 13 lots reflecting the development approved under PP26290 and future development yet to be proposed. – APNs: 290-130-003, -004, -005, -006, -052, -053, -085, -086. Related Cases: PP26290, CUP03712, GPA01146, CZ07859. – **BBID: 267-391-436**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 4, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

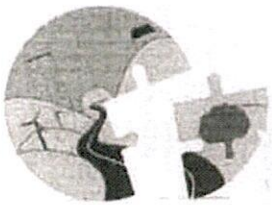
DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

- ☒ TENTATIVE PARCEL MAP
☐ EXPIRED RECORDABLE MAP
☐ VESTING MAP

☐ MINOR CHANGE Original Case No. _____
☐ REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Speedway Developments, LLC

Contact Person: Tom Chavez E-Mail: TomC@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Road, Suite K

Chino Hills CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

Engineer/Representative Name: K & A Engineering, Inc.

Contact Person: Jim Bolton, P.E. E-Mail: JamesB@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117

Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner Name: Speedway Developments, LLC

Contact Person: Thomas Chavez E-Mail: TomC@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Road, Suite K

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Chino Hills

Street

CA

91709

City

State

ZIP

Daytime Phone No: (909) 393-2000

Fax No: (909) 393-2008

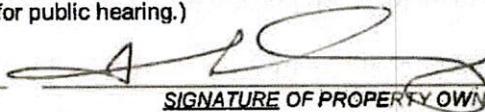
☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Thomas Chavez, VICE PRESIDENT

PRINTED NAME OF PROPERTY OWNER(S)SIGNATURE OF PROPERTY OWNER(S)PRINTED NAME OF PROPERTY OWNER(S)SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-003, 004, 005, 006, 052, 053, 085 and 086

Approximate Gross Acreage: 33.5 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Indian Truck Trail, South of N/A, East of I 15 Freeway, West of Temescal Canyon Road.

SUBDIVISION PROPOSAL:

Map Schedule: E

Number of existing lots: _____

Planned Unit Development (PUD): Yes ☐ No ☒

Number of proposed non-developable lots (excluding streets): 3

Minimum Developable Lot Size: N/A

Number of proposed developable lots: 10

Vesting Map: Yes ☐ No ☒

Subdivision Density: N/A dwelling units per acre.

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

If yes, provide Application No(s). GPA 1146, CZ 7859, PP 26290, CUP 3712

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____

EIR No. (if applicable): 00552

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

If yes, indicate the type of report(s) and provide signed copy(ies): TIS, Geotechnical

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

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

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

☒ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Speedway Developments, LLC

Address: 15350 Fairfield Ranch Road, Suite K Chino Hills, CA 91709

Phone number: (909) 393-2000

Address of site (street name and number if available, and ZIP Code): Temescal Canyon Road & Indian Truck Trail


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 290-130-003, 004, 005, 006, 052, 053, 085 and 086

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

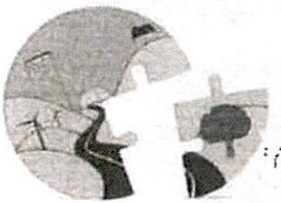
Regulatory Identification number: _____

Date of list: _____

Applicant: THOMAS A CHAVEZ V.P.  Date 2/11/19

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



Charissa Leach, P.E.,
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 VP. 2/11/19
Property Owner(s) Signature(s) and Date

SPEEDWAY DEVELOPMENTS, LLC
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – No New Environmental Document Required – EIR552
– Applicant: Speedway Developments, LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD-LI) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, and northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C) – **REQUEST:** The **TENTATIVE PARCEL MAP** is a proposal for a Schedule “E” subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	JULY 15, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 18, 2020,

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

APN (s) or case numbers TPM37676 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

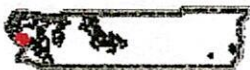
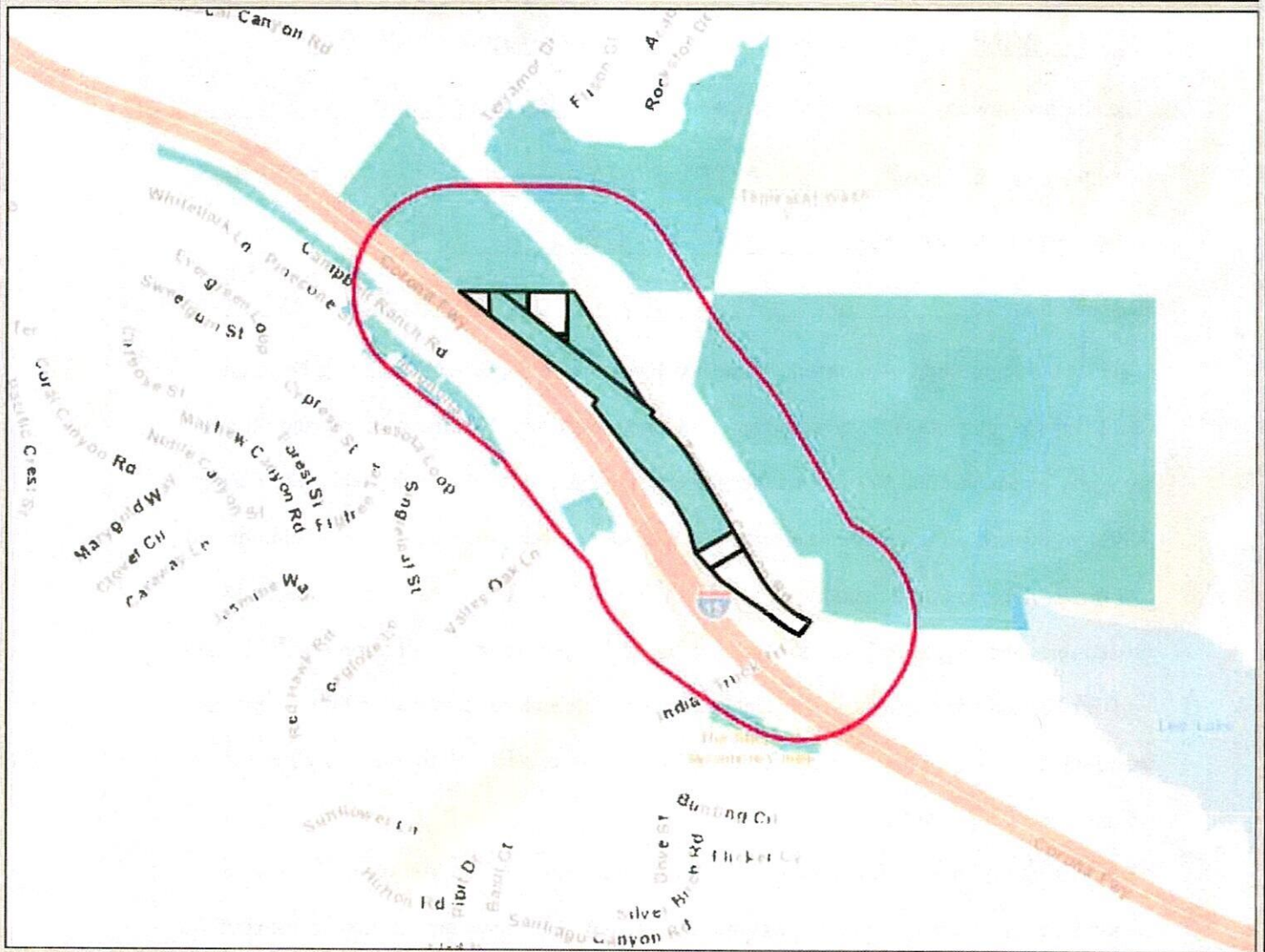
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TPM37676 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON...6/18/2020 1:52:01 PM

© Riverside County RCIT

290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

290080017
ASGARD
1609 N BUSH ST STE 6
SANTA ANA CA 92701

290080025
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290080054
WESTERN RIVERSIDE COUNTY REG CON
3403 10TH ST STE 320
RIVERSIDE CA 92501

290130003
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130005
SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS CA 91709

290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

290130053
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

290130066
SC FHC
6306 W COAST HWY
NEWPORT BEACH CA 92663

290130067
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

290130082
WESTERN RIVERSIDE COUNTY REGIONAL
3403 10TH ST STE 500
RIVERSIDE CA 92502

290452020
PEPPINO G. DIROMA
11260 PINECONE ST
CORONA CA 92883

290452021
MARIO MONTENEGRO
11268 PINECONE ST
CORONA CA 92883

290460014
HPA BORROWER 2016 ML
180 N STETSON AV STE 3650
CHICAGO IL 60801

290460015
YOLANDA KAKKAR
11292 PINECONE ST
CORONA CA 92883

290460016
RANDALL B. WRIGHT
11300 PINECONE ST
CORONA CA 92883

290460017
JOSE FRANCISCO ORDONEZ
25054 BIRCHTREE CT
CORONA CA 92883

290460018
JOSEPH W. CARBONI
25070 BIRCHTREE CT
CORONA CA 92883

290460019
MARTIN AYALA
25078 BIRCHTREE CT
CORONA CA 92883

290470009
STEVE K. SYPRASERT
25103 SAGEBUSH WAY
CORONA CA 92883

290470010
ABA SULLY LIVING TRUST
25095 SAGEBUSH WAY
CORONA CA 92883

290470011
ANTHONY LEGASPI
25087 SAGEBUSH WAY
CORONA CA 92883

290470012
ROBERT TUPPER
25079 SAGEBUSH WAY
CORONA CA 92883

290470013
HYE WEON LEE
11320 MAGNOLIA ST
CORONA CA 92883

290470014
PHANTHORN BUNCHAY
11328 MAGNOLIA ST
CORONA CA 92883

290470015
RODOLFO MENA
11336 MAGNOLIA ST
CORONA CA 92883

290470016
RICHARD A. HIGGINS
11344 MAGNOLIA ST
CORONA CA 92883

290470017
2018-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

290470018
DAVID MICHAEL BROWN
11360 MAGNOLIA ST
CORONA CA 92883

290470019
JOSE M. VARGAS
11368 MAGNOLIA ST
CORONA CA 92883

290470020
MARVIN THOMAS
11376 MAGNOLIA ST
CORONA CA 92883

290470021
KWAN DAVID & LIANG SANDY TRUST DATED
11108 PINECONE ST
CORONA CA 92883

290470022
JINGGONG ZHENG
11392 MAGNOLIA ST
CORONA CA 92883

290470023
DIDAC FERNANDEZ NIETO
11400 MAGNOLIA ST
CORONA CA 92883

290470024
HUBBARD ERIC R & MILDRED K FAMILY TRUST
2333 PACIFIC AVE
LONG BEACH CA 90806

290470025
FEDELYNE DIEUJUSTE
11416 MAGNOLIA ST
CORONA CA 92883

290470026
KRISTIAN J. GUTIERREZ
11424 MAGNOLIA ST
CORONA CA 92883

290470027
CORNELIUS S. DAUS
11432 MAGNOLIA ST
CORONA CA 92883

290470028
KAMRAN DARBAN
26112 CAMINO ADELANTO
MISSION VIEJO CA 92691

290470029
JAIDE CARVAIRE PENIX
11448 MAGNOLIA ST
CORONA CA 92883

290470030
GREGORY S. BRINTLE
11456 MAGNOLIA ST
CORONA CA 92883

290470031
ERIC WILLIAM PETERSON
11464 MAGNOLIA ST
CORONA CA 92883

290470032
HPA BORROWER 2016 2 ML
180 N STETSON AV STE 3650
CHICAGO IL 60601

290470033
RAYMOND ANTHONY LOPEZ FLORES
11480 MAGNOLIA ST
CORONA CA 92883

290470034
NENG HAUNG SHENG
1785 CANNES DR
THOUSAND OAKS CA 91362

290470035
MARCOS C. RAMIREZ
11496 MAGNOLIA ST
CORONA CA 92883

290470036
GRACE G. LEGASPI
11504 MAGNOLIA ST
CORONA CA 92883

290470037
THR CALIF
1717 MAIN ST STE 2000
DALLAS TX 75201

290470038
MICHAEL T. HILL
25236 POPLAR CT
CORONA CA 92883

290471005
ROBERT GROVES JONES
11426 CHINABERRY ST
CORONA CA 92883

290471006
RENEE M. STOKES
11437 MAGNOLIA ST
CORONA CA 92883

290471007
MATTHEW G. HIGBEE
11429 MAGNOLIA ST
CORONA CA 92883

290471013
JOSHUA HOOKER
11405 MAGNOLIA ST
CORONA CA 92883

290471016
HOLLY M. GORMAN
11373 MAGNOLIA ST
CORONA CA 92883

290471024
JOHN POLLARD
11349 MAGNOLIA ST
CORONA CA 92883

290471025
GREGG BUCK
11341 MAGNOLIA ST
CORONA CA 92883

290471026
STEVEN A. ROMAN
11333 MAGNOLIA ST
CORONA CA 92883

290471041
MAGDY GAD
11397 MAGNOLIA ST
CORONA CA 92883

290471042
JUSTIN M. BUTLER
11389 MAGNOLIA ST
CORONA CA 92883

290670023
VONS COMPANIES INC
PO BOX 130339
CARLSBAD CA 92013

290670024
ROIC CALIF
PO BOX 130339
CARLSBAD CA 92013

290670025
GARFIELD BEACH CVS
3224 CLUB DR
LOS ANGELES CA 90064

290760091
SERRANO RIDGE COMMUNITY ASSN
5 PETERS CANYON STE 100
IRVINE CA 92606

393060005
EHOF II LAKESIDE
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

393070005
UAP SYCAMORE
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

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



ITEM: 1.2

(ID # 13126)

MEETING DATE:

Tuesday, August 04, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37676 (TPM37676) – Applicant: Speedway Developments LLC – Engineer/Representative: K&A Engineering – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Commercial Retail (CD: CR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The TENTATIVE PARCEL MAP is a proposal for a Schedule "E" subdivision of 33.46 gross acres into 17 lots reflecting the development approved under PP26290 and future development yet to be proposed. – APNs: 290-130-003, -004, -005, -006, -052, -053, -085, -086. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 15, 2020.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

7/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 4, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy