

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



ITEM: 1.4
(ID # 13452)

FROM: TLMA-PLANNING:

MEETING DATE:
Tuesday, September 22, 2020

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE TRACT MAP NO. 37554 and TENTATIVE TRACT MAP NO. 37556 - CEQA Exempt pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) - Applicant: Forestar Toscana Development Company, Satish Lion – Engineer/Representative: Adkan Engineers, Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail –110.4 acres - Zoning: Specific Plan - REQUEST - TTM37554 proposes a Schedule 'A' map to subdivide the Project site into 6 numbered lots and 4 lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556). The remaining numbered lots 3-6 will be further subdivided in Phase 3B. The lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. TTM37554 is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The Project site is comprised of approximately 110.4 acres. TTM37556 proposes a Schedule 'A' map to further subdivide Lots 1 and 2 of TTM37754 into 143 residential lots. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site, TTM37556 encompasses approximately 29 gross acres within SP No. 327A1. APNs, 283-240-019 – 20, 290-930-015, and 290-940-014. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Consent

Charissa Leeth, Assistant TLMA Director 9/10/2020

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: September 22, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By Deputy

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

1. **RECEIVE AND FILE** the Planning Commission Decision for the above-referenced case on August 19, 2020.

| 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

Tentative Tract Map No. 37554 (TTM37554) proposes a Schedule 'A' map to subdivide approximately 110 acres into 6 numbered lots and 4 lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556). Lots 3-6 of TTM37554 will be further subdivided during Phase 3B. The lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E.

Tentative Tract Map No. 37556 (TTM37556) proposes a Schedule 'A' map to subdivide approximately 29 acres into 143 residential lots (Lots 1 and 2 of TTM 37754). Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13.

Phase 3B will be submitted to the County at a later date for processing and will complete the development plan for SP No. 327A1.

Tentative Tract Map No. 37554 and Tentative Tract Map No. 37556 were approved by the Planning Commission on August 19, 2020.

Board Action

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

Impact on Residents and Businesses

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

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

Additional Fiscal Information

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

ATTACHMENTS:

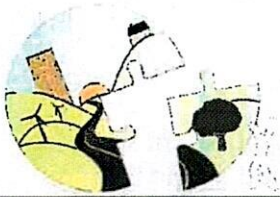
- A. Planning Commission Staff Report
- B. Planning Commission Minutes
- C. TTM37554 and TTM 37556 Exhibits



Jason Farin, Principal Management Analyst 9/15/2020



Gregory V. Priamos, Director County Counsel 9/10/2020



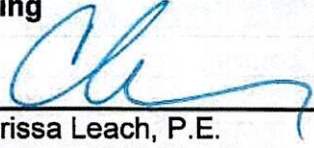
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

| | |
|---|---|
| In Case Number(s): TTM37554 and TTM37556 | Applicant(s): Toscana Development Company, Satish Leon |
| CEQA Exempt Section:15182 (Residential Projects Pursuant to a Specific Plan) | Representative(s): Adkan Engineers, Mitch Adkison |
| Area Plan: Temescal Canyon | Hearing |
| Zoning Area/District: Temescal Area |  |
| Supervisory District: First District | Charissa Leach, P.E. Assistant TLMA Director |
| Project Planner: Deborah Bradford | |
| Project APN(s): 283-240-019 – 20, 290-930-015, and 290-940-014 | |

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 37554 proposes a Schedule 'A' map to subdivide the Project site into 7 numbered lots and 3 lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres.

Tentative Tract Map No. 37556 proposes a Schedule 'A' map to subdivide Lots 1 and 2 of Tentative Tract Map No. 37754 into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

The above as described is hereafter referred to as the "Project" in this staff report.

The Project site is located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail and is within the Terramor Specific Plan No.327A1.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE TRACT MAP NO. 37554, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 37556, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

| | |
|---|---|
| Specific Plan: | Yes - Terramor Specific Plan No. 327 |
| Specific Plan Land Use: | Medium High Density Residential (MHDR) and Medium Density Residential (MDR) |
| Existing General Plan Foundation Component: | Community Development |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Medium High Density Residential (MHDR) and Medium Density Residential (MDR) as reflected in SP No. 327 A1 Land Use Map |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | East Temescal Hillside Policy Area |
| Surrounding General Plan Land Uses | |
| North: | Medium Density Residential (MDR) as reflected in SP No. 327A1 Land Use Map |
| East: | Open Space: Rural (OS: R) and Open Space: Conservation Habitat (OS - CH) |
| South: | High Density Residential (HDR) and Medium Density Residential (MDR) as reflected in SP No. 327A1 Land Use Map |
| West: | Medium Density Residential (MDR) as reflected in SP No. 327A1 Land Use Map |
| Existing Zoning Classification: | Specific Plan (SP) Planning Areas 11, 12, 13, and 14 are within the One-Family Dwelling (R-1) zoning classification. Planning Areas 26D and 27E are within the Open Area Combining Zone-Residential Developments (R-5). |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |

| | |
|------------------|--|
| North: | Specific Plan No. 327A1 (SP No. 327A1) - Planning Areas 23, 24, and 26D. |
| East: | Specific Plan No. 327A1 (SP No. 327A1) - Planning Area 26D. |
| South: | Specific Plan No. 327A1 (SP No. 327A1) - Planning Area 8 and Planning Area 10. |
| West: | Specific Plan No. 327A1 (SP No. 327A1) - Planning Area 7. |
| Existing Use: | Vacant Land |
| Surrounding Uses | |
| North: | Specific Plan No. 327A1 |
| South: | Specific Plan No. 327A1 |
| East: | Specific Plan No. 327A1 |
| West: | Specific Plan No. 327A1 |

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--|---------------------------------------|
| Project Site (Acres): | TTM37554: 110.4 gross acres TTM37556: 29 gross acres | N/A |
| Total Proposed Number of Lots: | TTM37554: 7 lots and 3 lettered lots (PA's 11, 12, 13, 14, 26D, and 27E) TTM37556: 143 residential lots. (PA's 12 and 13) | 4,500 square foot lot minimum |
| Map Schedule: | 'A' | |

Located Within:

| | |
|--|---|
| City's Sphere of Influence: | Yes – Corona |
| Community Service Area ("CSA"): | No |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | No |
| Subsidence Area: | No |
| Fault Zone: | No |
| Fire Zone: | Yes – Very High – State Responsibility Area (SRA) |
| Mount Palomar Observatory Lighting Zone: | Yes – B |
| WRCMSHCP Criteria Cell: | Yes – 3144 and 3248 |
| CVMSHCP Conservation Boundary: | No |

| | |
|---|-----|
| Stephens Kangaroo Rat ("SKR") Fee Area: | Yes |
| Airport Influence Area ("AIA"): | No |

PROJECT LOCATION MAP

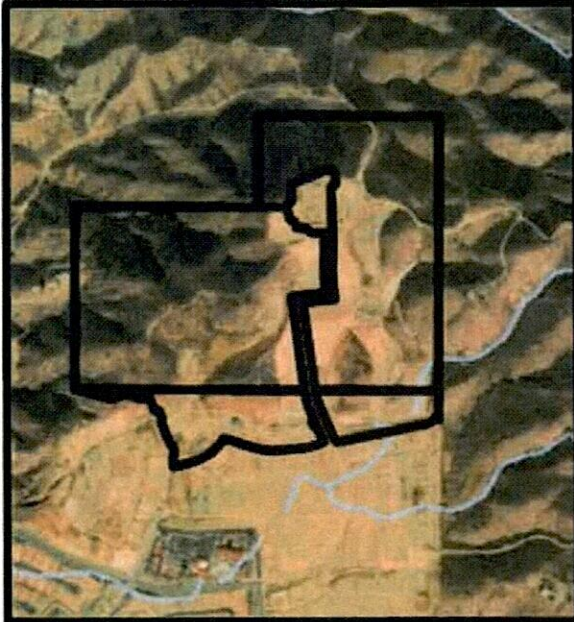


Figure 1: TTM37554

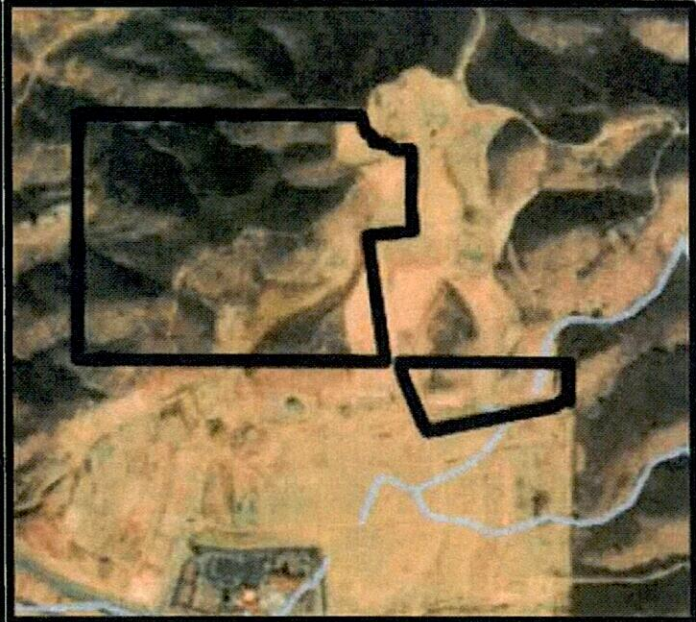


Figure 2: TTM37556

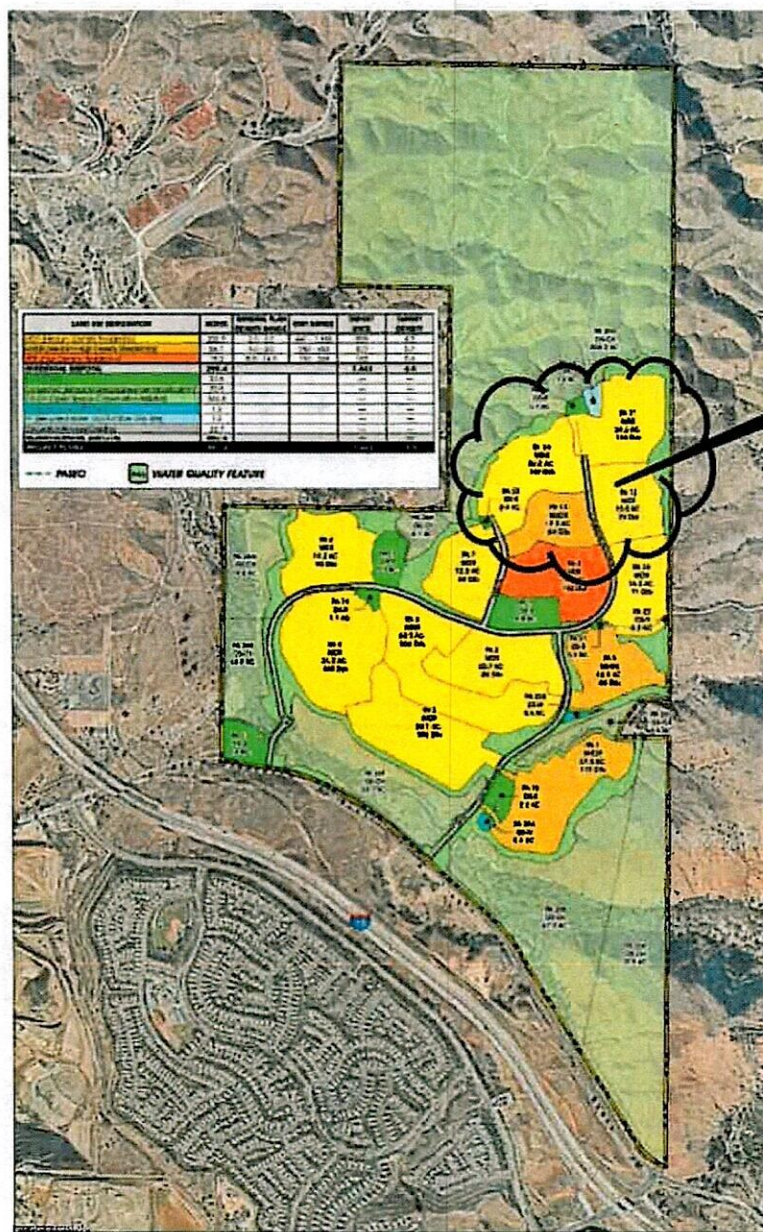


Figure 1: Specific Plan Area and location of TTM37554 and TTM37556

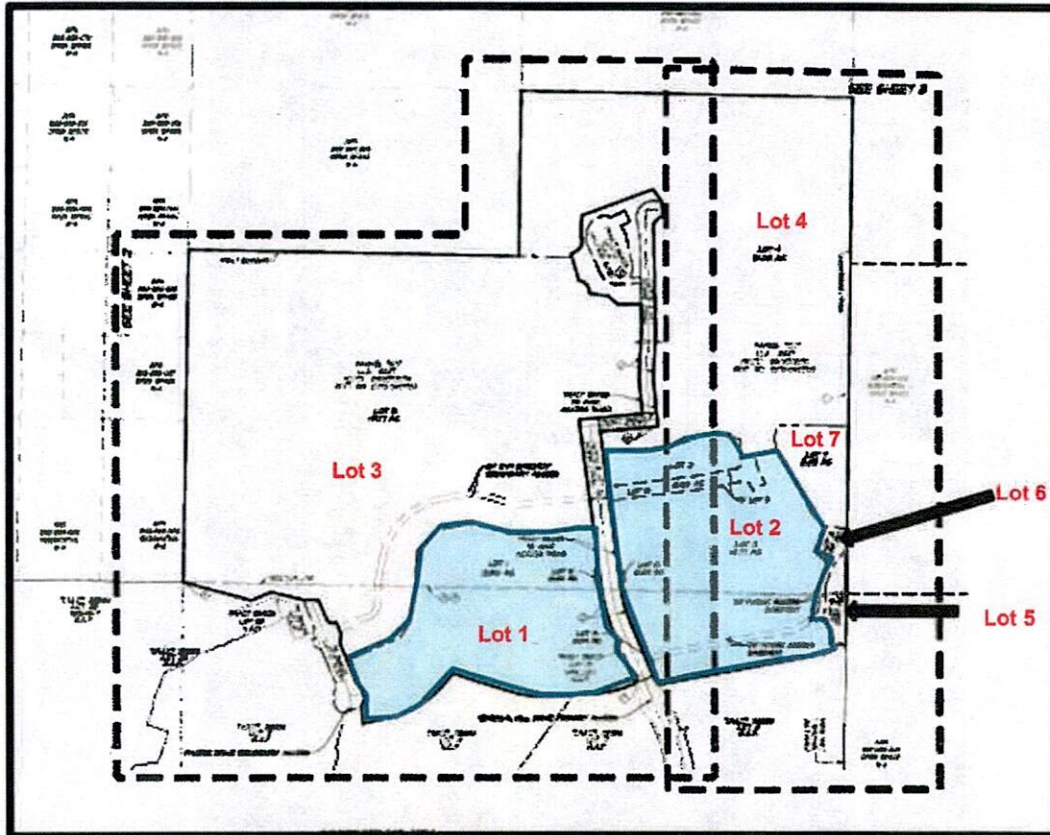


Figure 4: TTM37554 Exhibit (Shaded area of TTM37556 shown)

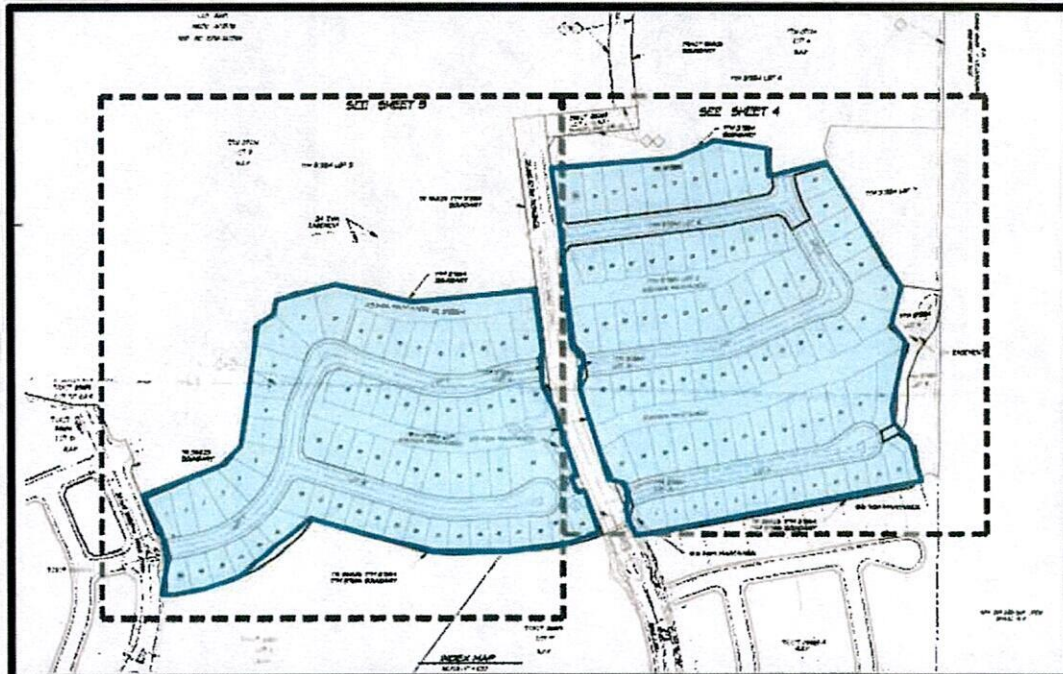


Figure 5: TTM37556 Exhibit (Lots 1 and 2 of TTM37554)

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 327 (SP No. 327) was adopted on December 19, 2006 by the Board of Supervisors. SP No. 327 was approved as a 960-acre master planned community. As originally approved, full specific plan buildout would result in the construction of 1,443 dwelling units on 353.3 acres. The project would also include roadways, and other infrastructure improvements. In addition there would be 4.4 acres for retail commercial uses, 14.2 acres for parks and a community recreation center, 8.1 acres for paseos, 70 acres of fire fuel modification zones for fire protection, and 510 acres for permanent natural open spaces. The Specific Plan was also associated with a general plan amendment, change of zone, and Environmental Impact Report (EIR) No. 439.

On December 9, 2014 the Riverside County Board of Supervisors adopted Amendment No. 1 to SP No. 327 (SP No. 327A1), adopted Change of Zone No. 7807, approved Tentative Tract Map No. 36643, and approved Addendum No. 1 to EIR 439. The amendment to the specific plan retained the 1,443 residential units, but modified the specific plan to create a private, guard gated community, increased the open space from 510 acres to 543 acres, decreased the acreage of the Medium Density, Medium High Density, and High Density Residential land uses, removed the commercial site, increased park land, refined the internal circulation system, added stormwater quality features and created a planning area for public facility land uses.

On March 18, 2015 the Riverside County Board of Supervisors approved Tentative Tract Map No. 36593 which further subdivided a portion of property previously included within TR 36643 into individual conveyable lots was approved along with Addendum No. 2 to EIR 439. Approval of this tract map allowed for the subdivision of 602 residential lots along with 31 lettered lots for neighborhood parks, open

On May 23, 2017 the Board of Supervisors adopted Addendum No. 3 to EIR 439 and approved Tentative Tract Map No. 36825 which resulted in the subdivision of 153.25 acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP No. 327A1. Tentative Tract Map No. 36825 subdivided a portion of the SP No. 327A1 property into eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. Tentative Tract Map No. 36825 enabled mass grading throughout the project area, installation of backbone circulation/access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by SP No. 327A1.

On September 12, 2017 the Board of Supervisors adopted Addendum No. 4 to EIR No. 439 and approved Tentative Tract Map No. 36826 which resulted in the subdivision of 76.6 acres for the development of 501 residential lots and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins. Table 1 below provides the breakdown of lots and letter lots in each planning area of Tentative Tract Map No. 36826.

| Planning Area | Numbered Lots | Lettered Lots | Total Acreage |
|----------------------|---|----------------|-------------------|
| PA 6 | 93 | 11 | 19.29 |
| PA 7 | 72 | 10 | 15.72 |
| PA 9 | 87 | 9 | 23.40 |
| PA 10 | 78 | 11 | 18.19 |
| Total | 330 lots | 41 lots | 76.6 Acres |
| PA 8 Condominiums | 171 units to be determined during the design review stage | | |

Table 1: Tentative Tract Map No. 36826 Planning Areas

Planning Area 8 was a part of Tentative Tract No. 36826 which resulted in the subdivision of High Density Residential lots that would accommodate up to 171 condominium units.

On June 14, 2018 applications were submitted for Substantial Conformance No. 1 to SP No. 327A1, Change of Zone No. 1800016 and Plot Plan No. 180018 (Planning Area 8) as described below:

Substantial Conformance No. 1 included modifications to text, graphics, reconfiguration of planning areas, decreasing and increasing acreage and residential units in Planning Area 7, 8, 10, 11, 12, 13, 14 and 15. With these modifications the overall development proposal provided in SP No. 327A1 remained as approved with a maximum of 1,443 residential units within the 961.2 acres that make up the Terramor Specific Plan. Revisions to the Specific Plan regarding text and graphics are to clarify the intended uses allowed in PA 8. Lastly, modifications to the Plant Palette were provided to eliminate prohibited plant species not allowed in the MSHCP and identify 6 additional plant species.

Change of Zone No. 1800016 modified the text of the SP No. 327A1 Zoning Ordinance as related to Planning Area 8. The modifications approved include allowable uses, lot area, lot coverage, lot width and depth, setback requirements, and building separation. Additions to the zoning ordinance included minimum private exterior open space, private alley width, minimum street width, parking dimensions, and parking ratio.

Plot Plan No. 180018 allowed for the development of 162 condominium duplex units. The development of these units were a part of Tentative Tract Map No. 36826 contained within lots 6, 7, and 9. Tentative Tract Map No. 36826 was approved by the Board of Supervisors on September 12, 2017.

On, September 20, 2018 an application was filed for Tentative Tract Map No. 37554. TTM37554 will result in the subdivision of approximately 110.4 gross acres into 7 numbered Lots and 3 Lettered Lots. The purpose of this map is primarily for financing purposes; however, as a part of this map there will be mass grading, the extensions of Temescal Hills and Phoebe Drives, and installation of storm drainage facilities. Ultimate development of this Project site will be done in two phases. Tentative Tract Map No. 37556 which was filed on January 17, 2019 is considered Phase 3A and is comprised of approximately 29 gross acres and will be subdivided into 143 residential lots. The second phase of development, 3B which has not been submitted to the County will occur at a later date and will result in the development of approximately 209 residential units. Phase 3B will complete the Terramor Specific Plan's development plan.

ENVIRONMENTAL REVIEW And ENVIRONMENTAL FINDINGS

The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). No EIR

or negative declaration needs be prepared for a residential project undertaken and pursuant to and in conformity to that specific plan if the project meets the following requirements:

- a) Exemption - To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 439 and SP No. 327 were both adopted on December 18, 2006. The proposed Project meets this requirement.
- b) Scope - Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. TTM37554 is for a subdivision of 110.4 gross acres primarily for financing purposes but also will include mass grading, extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. TTM37554 is considered Phase 3 of SP No. 327A1. TTM37556 referred to as Phase 3A by the applicant and will result in the ultimate development of 143 residential units on approximately 29 gross acres within the entire 110 acres of the Project site. The proposed 143 residential lots are within Planning Area 12 and 13 of SP No. 327A1. The proposed Project meets this requirement in that it is for residential uses and does not change the use proposed for Planning Area 12 and 13 and the overall scope of the Specific Plan has remained as analyzed in EIR No. 439.
- c) Limitation – This section is subject to the limitation that if after the adoption of the specific plan, an event, such as, but not limited to; 1) a substantial change which would require major revisions to an EIR; 2) new circumstances requiring major revisions to the EIR; and, 3) new information resulting in new significant effects or increasing the severity of a significant effect. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR because the acreage and densities of the Planning Areas from which these tract maps include will not result in a change from the overall acreage and density of the Specific Plan as originally approved and subsequently amended. The proposed Project meets this requirement.

In addition, no further environmental documentation is required in that Planning Areas 11, 12, 13, 14, 26D, and 27E of SP No. 312 were included in the boundary analyzed in the previously certified Environmental Impact Report No. 439. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The land uses designated for the Planning Areas associated with the proposed Project are the same as what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site is located in Planning Areas 11, 12, 13, 14, 26D, and 27E of SP No. 327A1, which has the following General Plan Land Use Designations as reflected in the Specific Plan:

Medium Density Residential (MDR) 2-5 dwelling units/acre - Planning Areas 11, 12, and 14
Medium High Density Residential (MHDR) 5-8 dwelling units/acre – Planning Area 13
Open Space – Conservation Habitat (OS-CH) - Planning Area 26D
Open Space – Manufactured Slope/Fire Modification Zone (OS-MS/FMZ) - Planning Area 27E

The General Plan Land Use Designation for the Project site is Community Development: Medium Density Residential (2-5 dwelling units/acre). The land use designations as reflected in the Specific Plan document are consistent with the General Plan as reflected above. TTM37554 will not result in developable lots; however, TTM37556 is for the subdivision of 143 residential lots on 29 acres (PA's 12 and 13) which will result in a density of 5 dwelling units/acre. The Project is consistent with the General Plan density of 2-5 dwelling units/acre and the Specific Plan's land use designations and density.

2. The Project site has a zoning classification of Specific Plan. The various Planning Areas follow the permitted uses and development standards provided in the Specific Plan Zoning Ordinance. However, if not specifically stated Planning Areas 11-14 will follow the development standards as provided in Ordinance No. 348 for the R-1 zoning classification and Planning Area 26D and 27E follow the R-5 zoning classification. TTM37554 is for financing purposes and will not result in development. Therefore, TTM37556, comprised of Planning Area 12 and 13 will result in the subdivision of 143 residential lots and ultimately the construction of 143 residences. As proposed TTM37556 is consistent with the development standards as provided for in the Specific Plan Zoning Ordinance for Planning Areas 12 and 13 and is detailed below in the Development Standards Findings.
3. The Project site is located within the East Temescal Hillside Policy Area of the Temescal Canyon Area Plan which requires compliance with Policies TCAP 3.1 - 3.5. The Project is in compliance with these policies in that the Project site is located within the boundaries of SP No. 327A1 (3.1). The Specific Plan document includes design guidelines and development standards for hillside development (3.2). The Specific Plan provides design guidelines for cluster development which includes attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation (3.3). Connection to existing infrastructure will be available to proposed development within the Specific Plan boundaries as will County services (3.4). Over half of the Specific Plan area will be preserved as natural open space (3.5).

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Areas 12 and 13 of SP327A1 are provided for in the Specific Plan Zoning Ordinance No. 348.4906. The development standards of Planning Areas 12 and 13 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of

Ordinance No. 348. The following development standards as reflected in the Zoning Ordinance for the Specific Plan shall apply to Planning Areas 12 and 13:

- A. *Lot area shall be not less than four thousand five hundred (4,500) square feet. As shown on TTM37556 exhibit, residential lots range in size from 4,500 square feet to 11, 409 square feet. The proposed Project complies with this development standard.*
- B. *The minimum average width of that portion of a lot to be used as a building site shall be fifty (50') feet, with a minimum depth of ninety (90') feet. As shown on the TTM37556 exhibit the minimum dimensions of the proposed lots are fifty (50') by ninety (90') feet. The proposed Project complies with is development standard.*
- C. *The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards. Lots 13, 14, 15, 41, and 42 within Planning Area 12 are fronting on knuckles or cul-de-sacs. All these lots meet or exceed the minimum frontage of 30 feet. Lots 11, 12, 13, 44, and 45 within Planning Area 13 are fronting on knuckles or cul-de-sacs. All these lots meet or exceed the minimum frontage of 30 feet. The proposed Project complies with this development standard.*
- D. *The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
- E. *Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project*
- F. *Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County*

Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- G. *Building Height shall not exceed three stories, with a maximum height of 40 feet.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- H. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* Ordinance No. 348 Section 18.12 requires that 2 spaces per dwelling unit are provided for single family residential uses. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project. Each unit is anticipated to include an attached garage that would provide a minimum of 2 parking spaces in addition to spaces that may be available on driveways on each lot depending on final design.
- I. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

Tentative Tract Map Findings:

TTM37554 is a Schedule "A" map proposal to subdivide the Project site into 7 Lots and 3 Lettered Lots. This map is primarily for financing purposes and includes Planning Areas 11, 12, 13, 14, 26D, and 27E of SP No. 327A1 which will include mass grading, extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. TTM37556 also, a Schedule 'A' map which is a proposal to further subdivide lots 1 and 2 of TTM37554 into 143 residential lots and is comprised of Planning Areas 12 and 13. The findings required to approve a Schedule "A" Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the Project is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 provides that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing types in single-family residential community, promoting the unique characteristics of the Southwest Area plan.

Project implementation will ultimately result in the subdivision of the 143 residential lots and will be consistent with the overall SP No. 327A1 which was prepared to provide an essential link with the policies of the County of Riverside's General Plan. Planning Areas 12 and 13 will be developed with 143 residential units which will result in a density of 5.0 dwelling units per acre. The proposed land division will be consistent with the overall density as stated in the Specific Plan Document for Planning Areas 12 and 13, including lot size, architectural design, and landscaping as envisioned by the Specific Plan as originally adopted. Therefore, the proposed Project is consistent with this finding.

2. The site is physically suitable for the type of development and density proposed due to its accessibility provided by the extensions of Phoebe Drive and Temescal Hills Drive and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
3. The proposed design of the Project site is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the previously adopted EIR No. 439 for SP No. 327 analyzed the potential environmental impacts of the project and determined that there would be significant environmental impacts to air quality as a result of project related operational emissions of pollutants in excess of threshold established by the Southern California Air Quality Management District and cumulative impacts resulting from the Specific Plan's incremental contributions to effects on regional air quality, water supply, biological resources, conversions of open space to urban land uses and regional traffic and circulation. The EIR discussed 4 Alternatives to the proposed project and determined that Alternative D, the no project/no development alternative, was determined to be the environmentally superior alternative. The EIR states that Alternative A, B and C would still contribute to significant project impacts in regards to air quality except for Alternative B which would not exceed the SCAQMD daily emission thresholds. In terms of the contribution to cumulatively significant impacts all of the Alternatives would result in significant impacts. It was determined that the project as proposed would be the best approach due to the benefit associated with the Specific Plan's overall purpose which is to construct a planned community, providing opportunities for a variety of housing options, recreational amenities while protecting natural open space resources and habitat connectivity within the Temescal Canyon region and successfully implementing the Riverside County General Plan's policy objectives for the area. Approximately, 543 acres of the entire Specific Plan area will be utilized as open-space to ensure protection of sensitive species and habitats. The proposed Project will not result in further increases to the loss of habitat as analyzed in the EIR, nor will the land divisions result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development of the Project area as stated in the General Plan.
4. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
 - a) Streets – All road improvements within the Project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. Temescal Hills Drive and Phoebe Drive are designated as Reserved Private Collector Roads. These roads will be improved with concrete curb and gutter, 5-foot sidewalk on one side and an 8-foot paseo on the other side. All interior streets are designated as Reserved Private Roads and shall be

improved with 36-foot full width AC pavement, concrete curb and gutter and a 5-foot sidewalk within a 56-foot reserved private road easement. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets will be met.

- b) Domestic Water & Sewage Disposal - Potable water service and sanitary sewer service will be provided from Temescal Valley Water District (TVWD). Therefore, with the requirements of the advisory notification document, and TVWD requirements, compliance with Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to; fire apparatus access roads extending beyond 150 feet which have not been completed prior to issuance of building permits shall have a turnaround capable of accommodating fire apparatus. The fire apparatus road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. The Fire apparatus access road shall have an unobstructed vertical clearance 15 feet. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
 - d) Fences – No canals, drains, or expressway or other feature deemed hazardous is proposed on the Project site. Fencing within the proposed subdivision will be in compliance with SP No. 327A1 Design Guidelines in regards to theme walls, view fencing, and side and rear yard fencing. Therefore, the requirements of Ordinance No. 460 10.5 (E) as they pertain to fencing have been met.
 - e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
5. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
6. The lots as shown on the map exhibits for TTM37554 and TTM37556 are consistent with the minimum size allowed by the Project site's Specific Plan Zoning Ordinance which allows for a minimum lot size of 5,000 square feet for Planning Area 11, 4,500 square feet for Planning Areas 12 and 13, 5,400 square feet for Planning Area 14 and no minimum lot size for Planning Areas 26D and 27E. As proposed the 143 residential lots will range in size from 4,500 square feet to 11,409 square feet. Therefore, the proposed Project is consistent with this finding.

Other Findings:

1. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The MSHCP was pending adoption when SP No. 327 was being planned. However, to ensure consistency with the

(then pending) MSHCP the property was the subject of a Memorandum of Understanding (MOU) executed between the County and Specific Plan's property owner. The MOU was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open-space conservation. The Environmental Impact Report No. 439 verifies this commitment as stated in the mitigation measure, BIOL – 1 that the project shall include the preservation of approximately 510 acres of onsite open space. . The review concluded that the project with incorporation of mitigation measures is consistent with the terms of the MOU. In addition, the project was also reviewed and determined to be consistent with the MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. The project underwent additional MSHCP HANS (No.114 December 8, 2005) review by the County of Riverside's Environmental Program Review which determined that the project was consistent with the terms of the MOU.

2. The Project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This Project conforms to the MOU. This Project was provided to the City of Corona for review and comment on October 3, 2018. No comments were received either in favor or opposition of the Project.
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. AB 52 is not required in that the Project is exempt from CEQA However, mitigation measures incorporated in the EIR No. 429 and conditions of approval applied to the Specific Plan regarding the preservation and protection of tribal and cultural resources will also be imposed as conditions of approval on TTM37554 and TTM37556.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
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 land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing water system plans, a fire protection/ vegetation management plan and compliance with Ordinance No. 460 in regards to secondary or alternative access, the design and location of emergency vehicle apparatus access roads. Water system plans provided shall be in accordance with the California Fire Code and Ordinance No. 787. Building materials shall be constructed with Class A materials per the California Building Code, and non-flammable walls shall be provided along common boundaries and open space areas.
- 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. All necessary roadway infrastructure provided by Phoebe Drive and Temescal Hills Drive will be available for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Specific Plan EIR No.439, 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

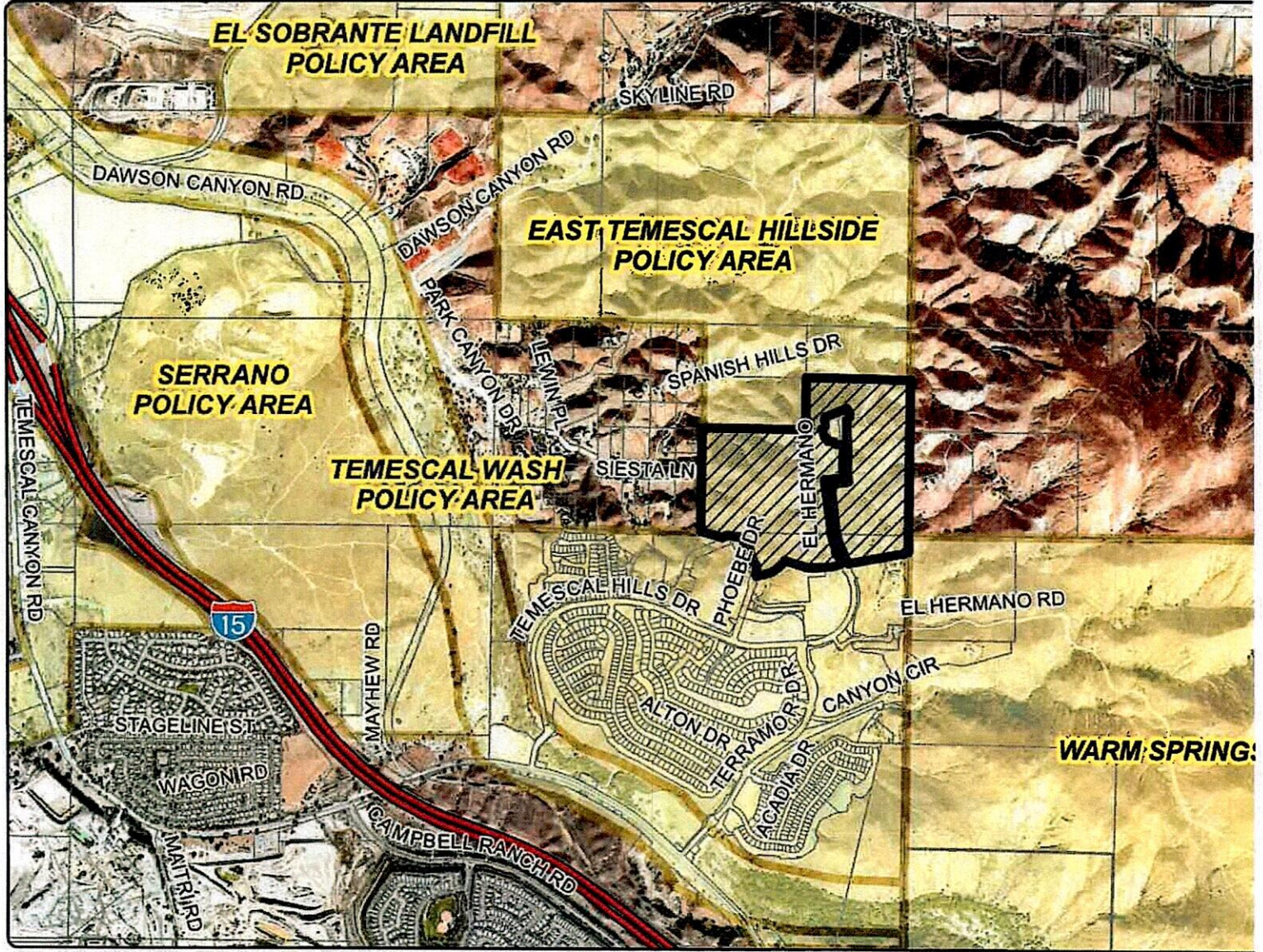
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition 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 mailing of the Planning Commission's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM37554 TTM37556
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1



Zoning Area: Temescal



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)950-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://cdanonline.rctina.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

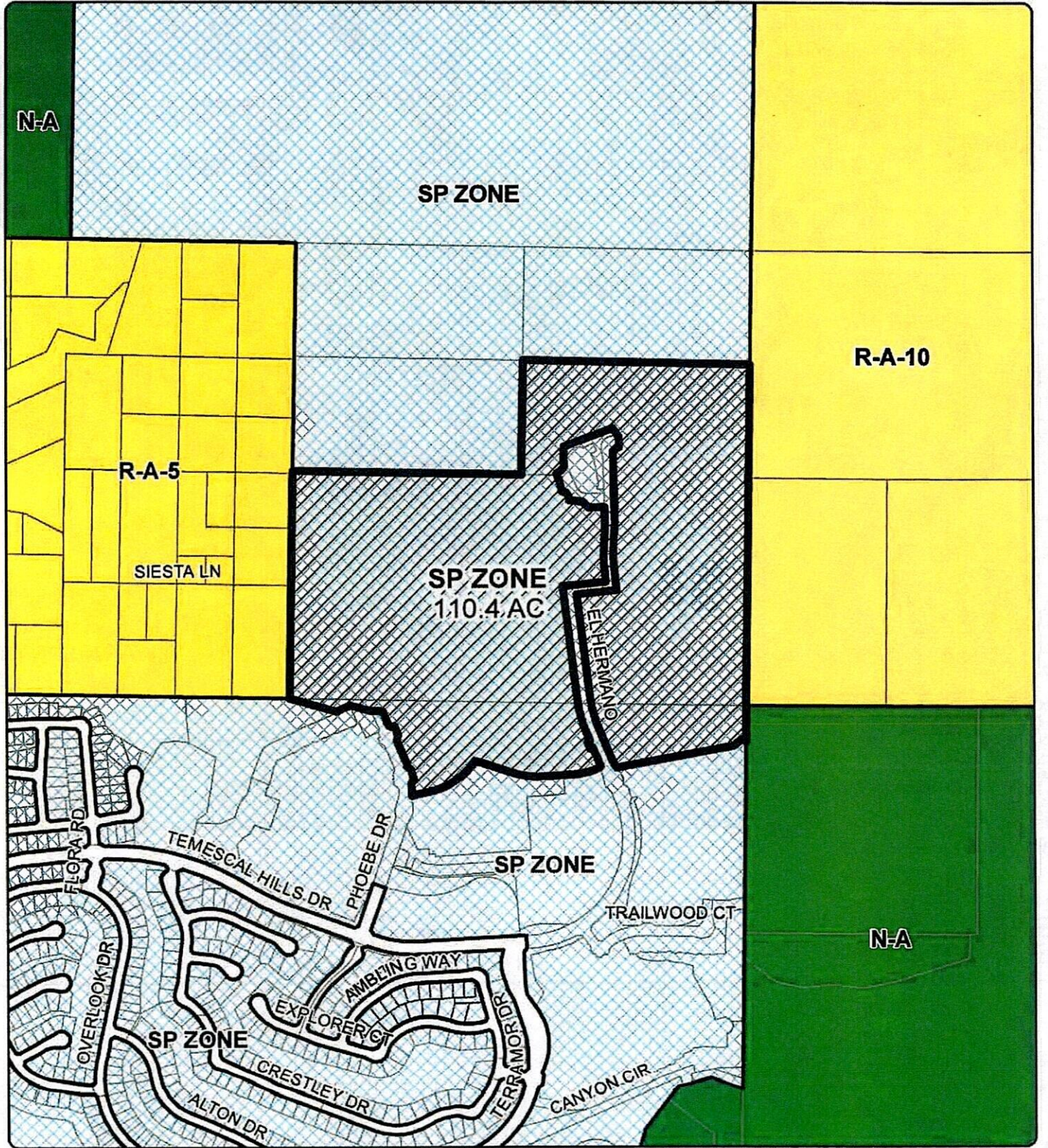
TTM37554 TTM37556

EXISTING ZONING

Supervisor: Jeffries
District 1

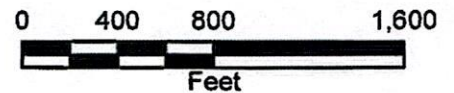
Date Drawn: 07/08/2020

Exhibit 2



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)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.colima.org>

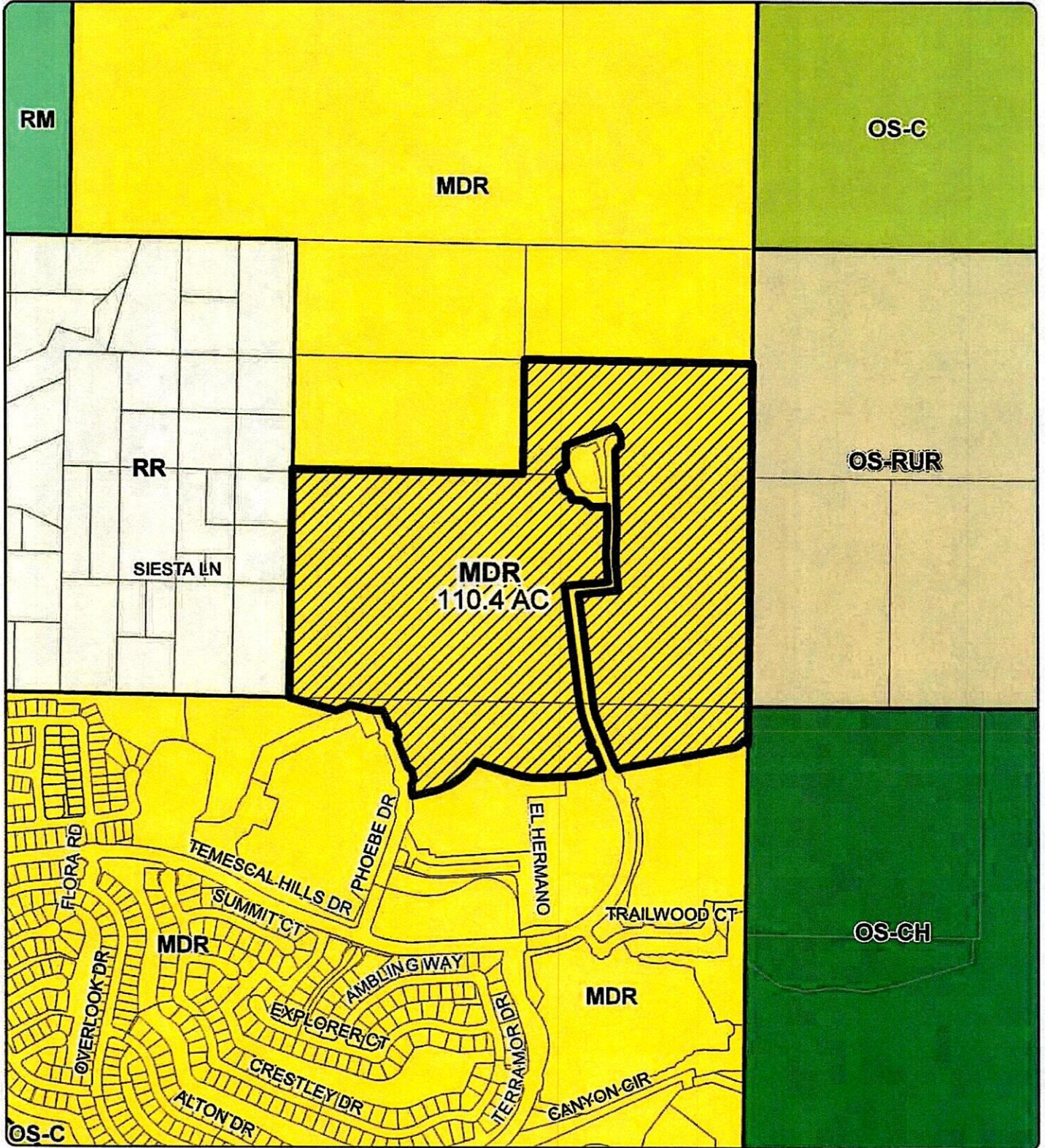
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM37554 TTM37556

EXISTING GENERAL PLAN

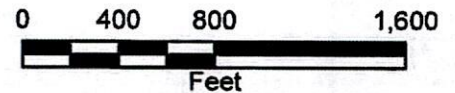
Supervisor: Jeffries
District 1

Date Drawn: 07/08/2020
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



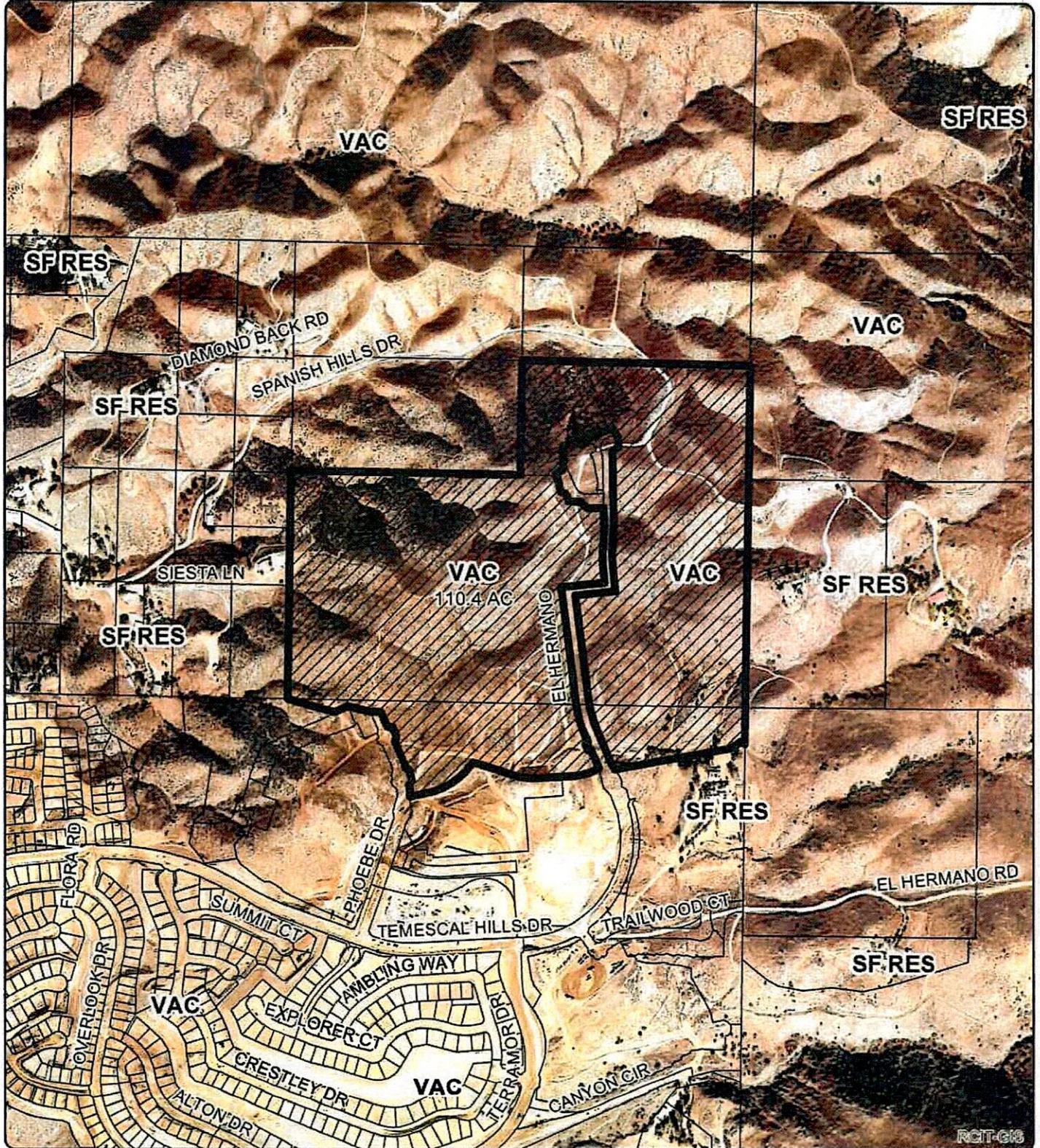
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM37554 TTM37556

Supervisor: Jeffries
District 1

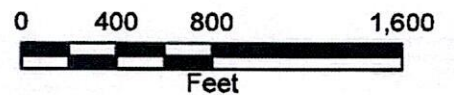
Date Drawn: 07/08/2020
Exhibit 1

LAND USE



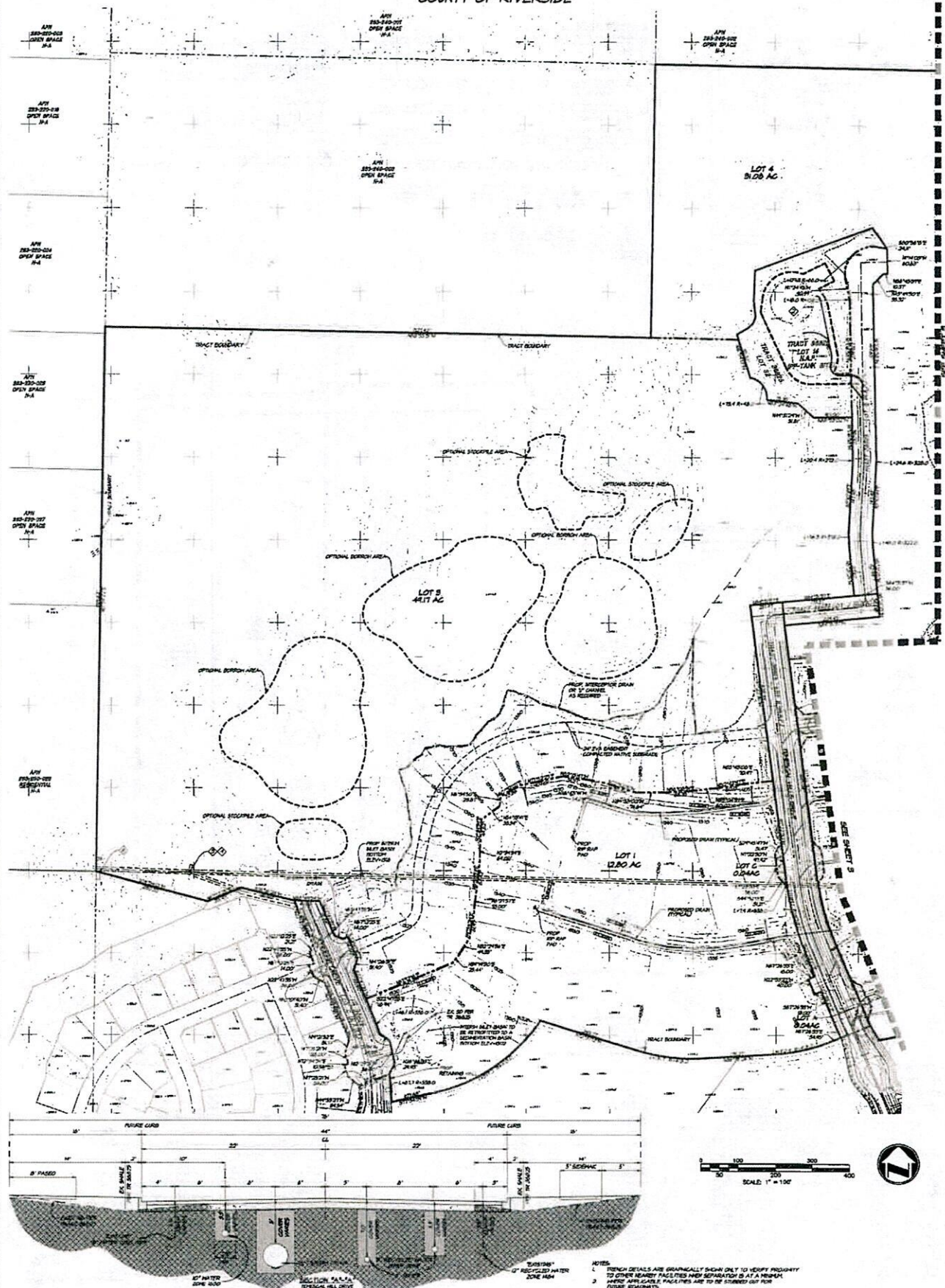
Zoning Area: Temescal

Author: Vinnie Nguyen



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SCHEDULE "A"
TENTATIVE TRACT NO. 37554
COUNTY OF RIVERSIDE



| REVISIONS | DATE | NO. | DESCRIPTION |
|-----------|------|-----|-------------|
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ENGINEER

TERRAMOR

DEVELOPER/APPLICANT:
FORESTAR TOGSCANA DEVELOPMENT CO.
 32 DISCOVERY, SUITE 270
 IRVINE, CA 92618
 TEL (949) 748-6714

PREPARED BY:
adkan ENGINEERS
 CIVIL ENGINEERS - ARCHITECTS - PLANNERS
 1875 AVENUE ONE, RIVERSIDE, CA 92506
 TEL (951) 508-5241 FAX (951) 508-1228

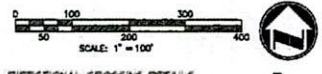
TENTATIVE TRACT NO. 37554
 (PHASE III / SPA 327A1)
 SCHEDULE "A"
 COUNTY OF RIVERSIDE

PREPARED FOR:
 FORESTAR TOGSCANA DEVELOPMENT COMPANY

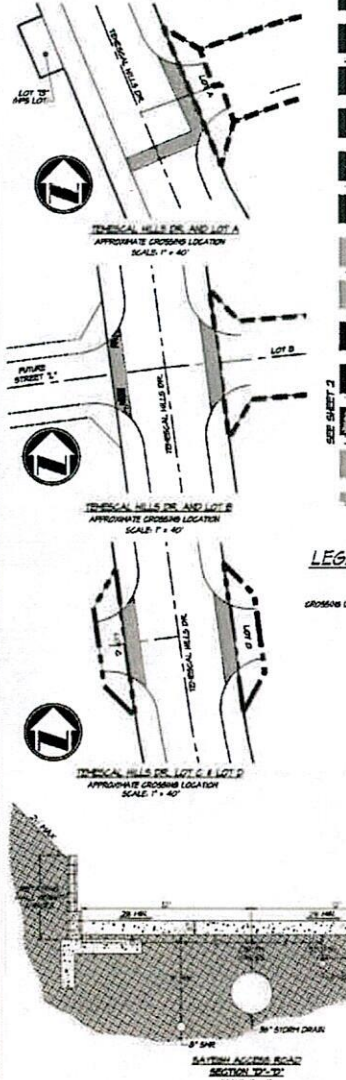
DATE: AUGUST 2008
 SHEET NO. 2
 OF 3 SHEETS
 PREPARED DATE: AUGUST 2008
 Plot Date: 8.1.2008

NOTES:
 1. TRENCH DETAILS ARE GRAPHICALLY SHOWN ONLY TO VERIFY PROXIMITY TO OTHER NEARBY FACILITIES AND SEPARATION IS AT A MINIMUM. WHERE AVAILABLE, FACILITIES ARE TO BE SHOWN OUT FOR FUTURE ROADWAYS.

SCHEDULE "A"
TENTATIVE TRACT NO. 37554
COUNTY OF RIVERSIDE

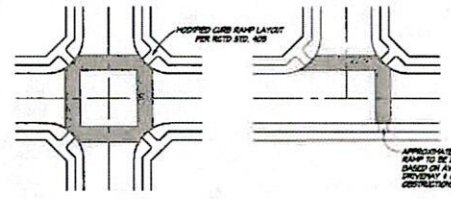


DIRECTIONAL CROSSING DETAILS

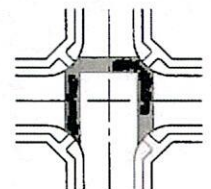


4-WAY INTERSECTION

5-WAY INTERSECTION

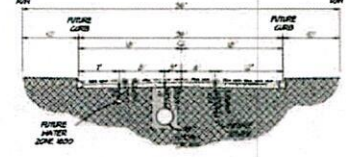


4-WAY INTERSECTION
IV MODIFIED CROSSING OPTION

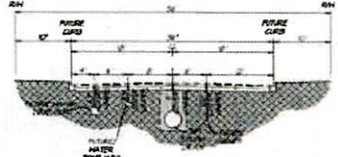


MODIFIED CURB RAMP & CROSSING DETAIL
PER RCTD STD. 403

- NOTES:
1. RAMP MAY BE MODIFIED TO BE DIRECTIONAL WHEN APPROPRIATE.
 2. SHAVED CROSSINGS ARE SHOWN WHERE APPLICABLE AND WHERE NO SHAVING IS SHOWN IT IS TO INDICATE NO CROSSINGS AT THAT LOCATION & HANDICAP RAMPS TO BE IN ACCORDANCE WITH THE DIRECTIONAL CROSSING.

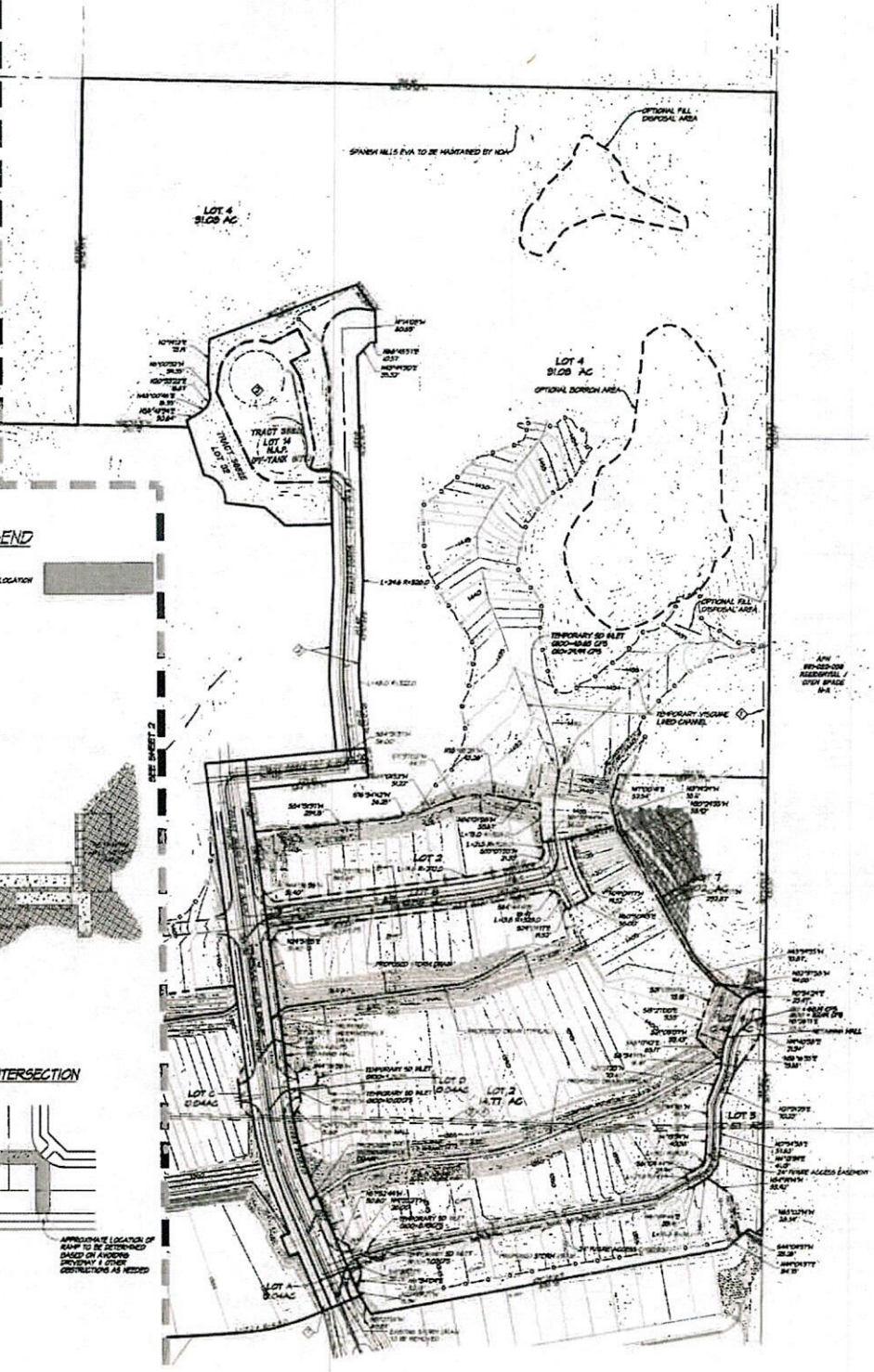


SECTION 10'-0"
TYPICAL SECTION FOR LOT B
SCALE 1" = 40'



SECTION 10'-0"
TYPICAL SECTION FOR LOT C
SCALE 1" = 40'

- NOTES:
1. TRUCK DETAILS ARE GRAPHICALLY SHOWN ONLY TO VERIFY PROXIMITY TO OTHER NEARBY FACILITIES WHEN SEPARATION IS AT A MINIMUM.
 2. WHERE APPLICABLE, FACILITIES ARE TO BE SIZED OUT FOR FUTURE ROADWAYS.



REVISIONS:

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
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ENGINEER:

TERRAMOR

DEVELOPER/APPLICANT:

FORESTAR TOSCANA DEVELOPMENT CO.
32 DISCOVERY, SUITE 270
IRVINE, CA 92618
TEL (949) 748-6714

PREPARED BY:

adkan ENGINEERS
Civil Engineers - Surveying - Planning
12111 Lake Street, Suite 100, San Diego, CA 92121
Tel: (619) 444-1000 Fax: (619) 444-1001

TENTATIVE TRACT NO. 37554
(PHASE III / SPA 327A1)
SCHEDULE "A"
COUNTY OF RIVERSIDE

PREPARED FOR:
FORESTAR TOSCANA DEVELOPMENT COMPANY

NO. 3
PREPARATION DATE:
AUGUST 2018

OF 2 SHEETS

FILE DATE: 8/1/2018

SCHEDULE "A"
TENTATIVE TRACT NO. 37556
COUNTY OF RIVERSIDE

OWNER: FORESTAR TOSCANA
PROJECT: FORESTAR TOSCANA
DATE: 08/14/2013

ACRES: 10.00
APPROXIMATE ACREAGE: 10.00
APPROXIMATE ACREAGE: 10.00

GENERAL NOTES:
 1. THE TRACT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 2. THE TRACT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
 3. THE TRACT IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
 4. THE TRACT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.
 5. THE TRACT IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
 6. THE TRACT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.

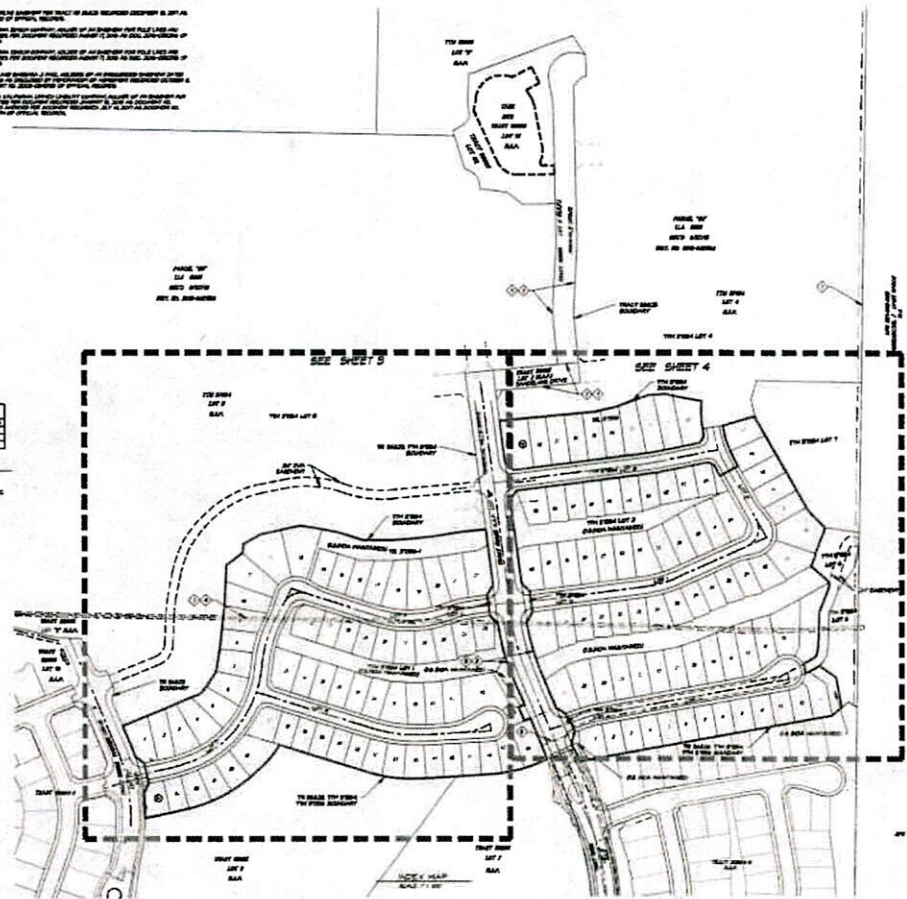
LEGEND AND NOTES:
 - UNIMPROVED PAVED AND UNIMPROVED UNPAVED DRIVE PAVEMENT
 - UNIMPROVED PAVED AND UNIMPROVED UNPAVED DRIVE PAVEMENT
 - UNIMPROVED PAVED AND UNIMPROVED UNPAVED DRIVE PAVEMENT

TENTATIVE TRACT PHASING SUMMARY

| PHASE | ACRES | UNITS |
|----------|-------|-------|
| PHASE 1A | 10.00 | 100 |

ADDITIONAL PUBLIC NOTIFICATION CONSTRUCTION REQUIREMENTS:
 1. THE TRACT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 2. THE TRACT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
 3. THE TRACT IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

BASEMENT NOTES:
 1. THE TRACT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 2. THE TRACT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
 3. THE TRACT IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.



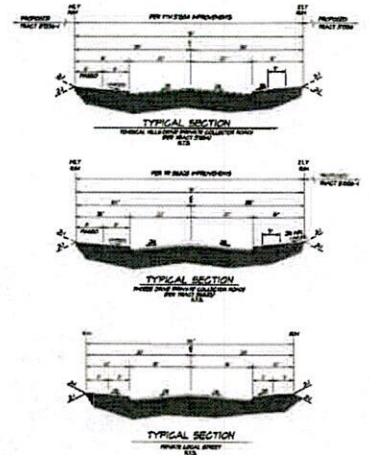
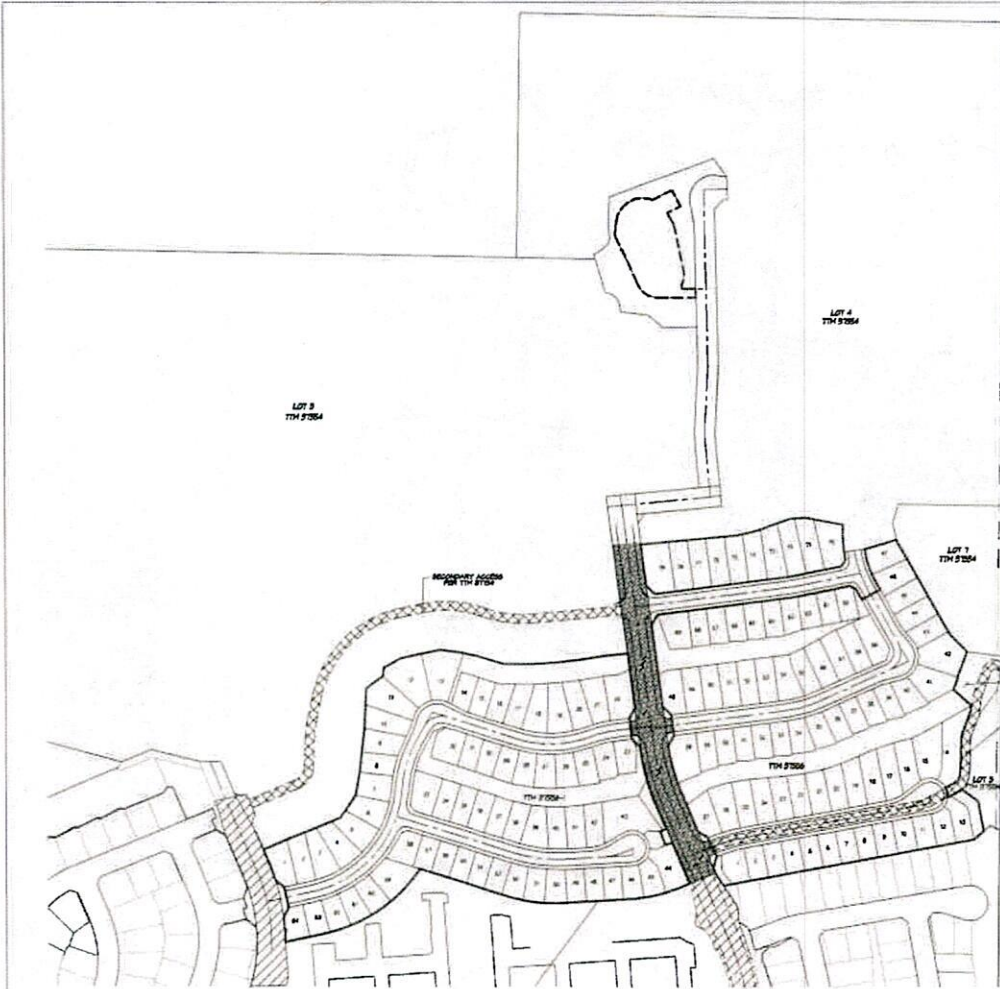
ACCESS NOTES:
 1. THE TRACT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 2. THE TRACT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
 3. THE TRACT IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

LEGEND AND NOTES:

| Symbol | Description |
|----------|--|
| [Symbol] | UNIMPROVED PAVED AND UNIMPROVED UNPAVED DRIVE PAVEMENT |
| [Symbol] | UNIMPROVED PAVED AND UNIMPROVED UNPAVED DRIVE PAVEMENT |
| [Symbol] | UNIMPROVED PAVED AND UNIMPROVED UNPAVED DRIVE PAVEMENT |



| <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DESCRIPTION | | | <p>OWNER:</p> <p>TERRAMOR</p> | <p>DEVELOPER/CLIENT:</p> <p>FORESTAR TOSCANA DEVELOPMENT COMPANY 32 DISCOVERY, SUITE 210 RIVIERA, CA 92083 TEL (949) 740-6714</p> | <p>PREPARED BY:</p> <p>Balkan ENGINEERS 10000 WILSON AVENUE, SUITE 100 RIVERSIDE, CA 92503</p> | <p>TENTATIVE TRACT NO. 37556 (PHASE 1A / SPA 521) SCHEDULE "A" COUNTY OF RIVERSIDE</p> <p>OF 3 SHEETS</p> |
|---|-------------|-------------|--|--|--------------------------------------|--|---|--|
| NO. | DESCRIPTION | | | | | | | |
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| REVISION | DATE | DESCRIPTION |
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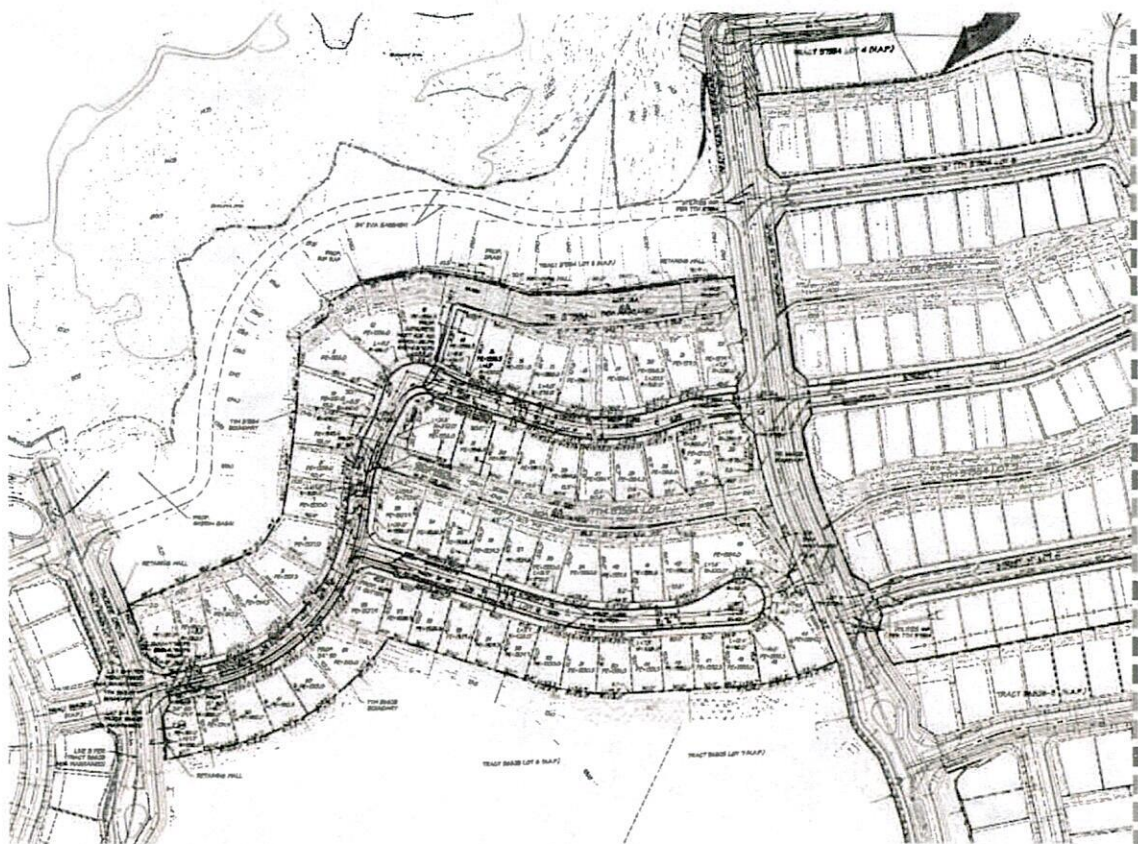
TERRAMOR

DEVELOPER/CLIENT:
FORESTAR TOSCANA DEVELOPMENT COMPANY
 32 DISCOVERY, SUITE 210
 IRVINE, CA 92618
 TEL (949) 748-6714

PREPARED BY:
SAUKAN ENGINEERS
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 IRVINE, CA 92618
 TEL (949) 748-6714

TENTATIVE TRACT NO. 37566
 (PHASE IIA / SPPA 327)
 SCHEDULE 'A'
 COUNTY OF RIVERSIDE

2
 OF 4 SHEETS



LOT SUMMARY TABLE
TIN-STEEL PLANNING AREA 187

| LOT NO. | AREA (SQ FT) | LOT NO. | AREA (SQ FT) | LOT NO. | AREA (SQ FT) |
|---------|--------------|---------|--------------|---------|--------------|
| 1 | 1000 | 31 | 1000 | 61 | 1000 |
| 2 | 1000 | 32 | 1000 | 62 | 1000 |
| 3 | 1000 | 33 | 1000 | 63 | 1000 |
| 4 | 1000 | 34 | 1000 | 64 | 1000 |
| 5 | 1000 | 35 | 1000 | 65 | 1000 |
| 6 | 1000 | 36 | 1000 | 66 | 1000 |
| 7 | 1000 | 37 | 1000 | 67 | 1000 |
| 8 | 1000 | 38 | 1000 | 68 | 1000 |
| 9 | 1000 | 39 | 1000 | 69 | 1000 |
| 10 | 1000 | 40 | 1000 | 70 | 1000 |
| 11 | 1000 | 41 | 1000 | 71 | 1000 |
| 12 | 1000 | 42 | 1000 | 72 | 1000 |
| 13 | 1000 | 43 | 1000 | 73 | 1000 |
| 14 | 1000 | 44 | 1000 | 74 | 1000 |
| 15 | 1000 | 45 | 1000 | 75 | 1000 |
| 16 | 1000 | 46 | 1000 | 76 | 1000 |
| 17 | 1000 | 47 | 1000 | 77 | 1000 |
| 18 | 1000 | 48 | 1000 | 78 | 1000 |
| 19 | 1000 | 49 | 1000 | 79 | 1000 |
| 20 | 1000 | 50 | 1000 | 80 | 1000 |
| 21 | 1000 | 51 | 1000 | 81 | 1000 |
| 22 | 1000 | 52 | 1000 | 82 | 1000 |
| 23 | 1000 | 53 | 1000 | 83 | 1000 |
| 24 | 1000 | 54 | 1000 | 84 | 1000 |
| 25 | 1000 | 55 | 1000 | 85 | 1000 |
| 26 | 1000 | 56 | 1000 | 86 | 1000 |
| 27 | 1000 | 57 | 1000 | 87 | 1000 |
| 28 | 1000 | 58 | 1000 | 88 | 1000 |
| 29 | 1000 | 59 | 1000 | 89 | 1000 |
| 30 | 1000 | 60 | 1000 | 90 | 1000 |



| REV. NO. | DESCRIPTION |
|----------|-------------|
| | |
| | |
| | |
| | |
| | |



TERRAMOR

DEVELOPER/PLANNING
FORESTAR TOSCANA DEVELOPMENT COMPANY
 32 DISCOVERY, SUITE 210
 IRVINE, CA 92618
 TEL (949) 740-6774

PREPARED BY:
culkan ENGINEERS
 CIVIL ENGINEERS
 10000 WILSON AVENUE, SUITE 100
 CHULA VISTA, CALIFORNIA 92011

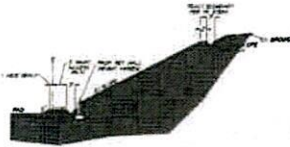
TENTATIVE TRACT NO. B7256
 (PAGE 10A / 155A 50')
 SCHEDULE "A"
 COUNTY OF RIVERSIDE

3
OF 4 SHEETS

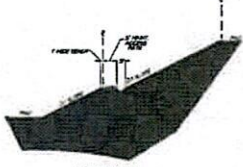


LOT SUMMARY TABLE
TTH-3256 PLANNING AREA (2)

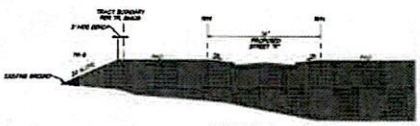
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|---------|----------|---------|----------|---------|----------|---------|----------|
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| 2 | 1070 | 27 | 1070 | 52 | 1070 | 57 | 1070 |
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| 5 | 1070 | 30 | 1070 | 55 | 1070 | 60 | 1070 |
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| 16 | 1070 | 41 | 1070 | 66 | 1070 | 71 | 1070 |
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| 21 | 1070 | 46 | 1070 | 71 | 1070 | 76 | 1070 |
| 22 | 1070 | 47 | 1070 | 72 | 1070 | 77 | 1070 |
| 23 | 1070 | 48 | 1070 | 73 | 1070 | 78 | 1070 |
| 24 | 1070 | 49 | 1070 | 74 | 1070 | 79 | 1070 |
| 25 | 1070 | 50 | 1070 | 75 | 1070 | 80 | 1070 |
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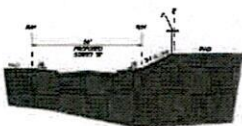
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AS SHOWN



SECTION B-B
AS SHOWN



SECTION C-C
AS SHOWN



SECTION D-D
AS SHOWN



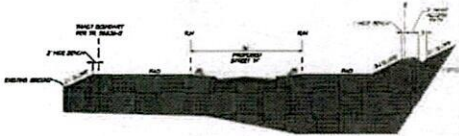
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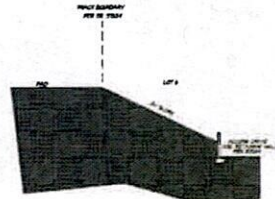
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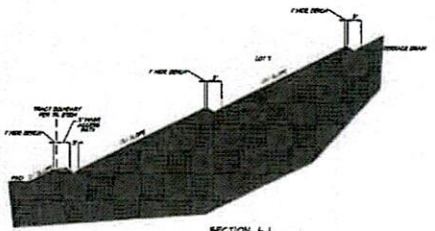
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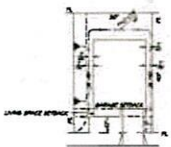
SECTION H-H
AS SHOWN



SECTION I-I
AS SHOWN



SECTION J-J
AS SHOWN



TYPICAL LOT DETAILS - TYPICAL LOT DRAINAGE
AS SHOWN

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |



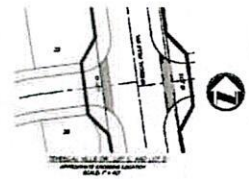
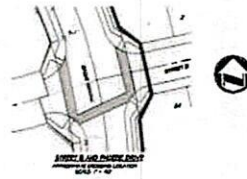
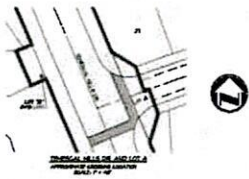
TERRAMOR

DEVELOPER/CLIENT:
FORESTAR TOSCANA DEVELOPMENT COMPANY
82 DISCOVERY, SUITE 210
ROVING GA 30040
TEL (404) 748-6714

PREPARED BY:
Balkan ENGINEERS
10000 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328
TEL (404) 251-1000

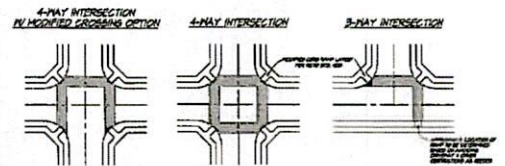
TENTATIVE TRACT NO. 87556
(PHASE IIIA / SPA 327)
SCHEDULE 'A'
COUNTY OF RIVERSIDE

DIRECTIONAL CROSSING DETAILS



LEGEND

STREET CENTERLINE



**MODIFIED CURB RAMP & CROSSING DETAIL
 PER RCD 51D, 408**

- 1. SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HIGHWAY PATROL
- 2. SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HIGHWAY PATROL
- 3. SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HIGHWAY PATROL

| | |
|------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |



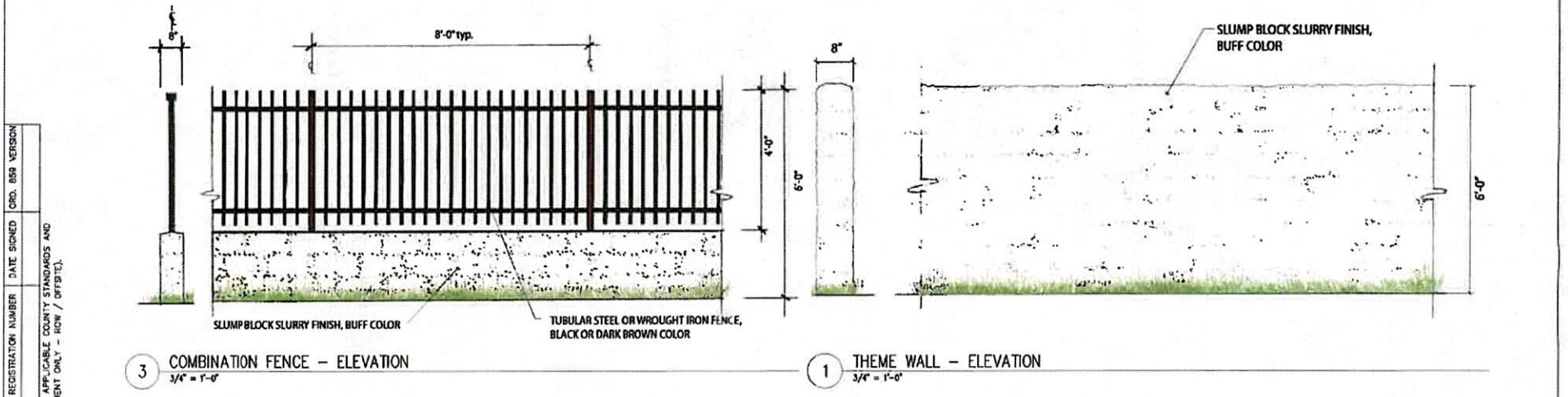
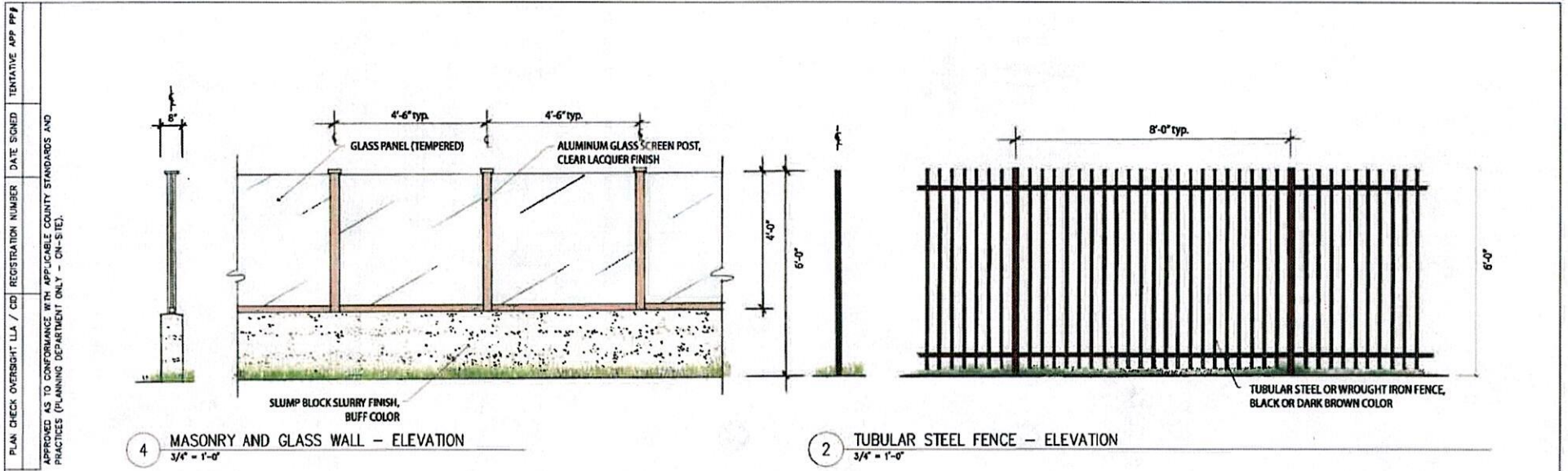
TERRAMOR

DEVELOPER/CLIENT
FORESTAR ROSCANA DEVELOPMENT COMPANY
 33 DISCOVERY, SUITE 210
 IRVINE, CA 92618
 TEL (949) 748-6714

DESIGNER/ENGINEER
adkan ENGINEERS
 10000 UNIVERSITY AVENUE, SUITE 100
 SAN DIEGO, CA 92121

TENTATIVE TRACT NO. 37550
 (PHASE IIIA / SPA 327)
 SCHEDULE "A"
 COUNTY OF RIVERSIDE

R:\PT05\803 phase 3a schematic\4 drawings\graphics\landscape\details\phase 3a wall.dwg | DOBSON | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) | 1/16/2020



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

By which holder's sealed copy hereafter is provided to certify the accuracy and compliance of the design herein. In the event of discrepancy after the work begins or at any time thereafter, the project holder shall be responsible for obtaining complete and correct plans to permit to be used.

| | | | | |
|------|----|-----|-----|-----|
| DATE | BY | CHK | APP | REV |
| | | | | |



PREPARED BY:
 SWA GROUP
 570 GLENNEYRE STREET
 LAGUNA BEACH, CA 92651
 PHONE 949.497.5471 / FAX 949.494.7881
 CERT. NO. 3286, EXP. 12/2019, 02/01/2019

JOB# FT05803
swa

SCALE: _____

| | | | |
|------|------------------------|------|-----------------|
| IP# | TRACT NO. 37556 | PP# | SHEET NO. |
| | COUNTY OF RIVERSIDE | | L2.02 |
| | TERRAMOR PHASE 3A | | 17 OF 18 SHTS |
| | LANDSCAPE PLANS | | |
| | FENCE AND WALL DETAILS | | |
| FOR: | FORREST FOSKAL, LLC | # 01 | COUNTY FILE NO. |

p:\FT05803 phase 3a_schematic\4 drawings\public\AutoCAD\Drawings\phase 3a_evl\2.01 PRELIMINARY FENCE DIAGRAM.dwg | ELEE | PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES) | 1/16/2020

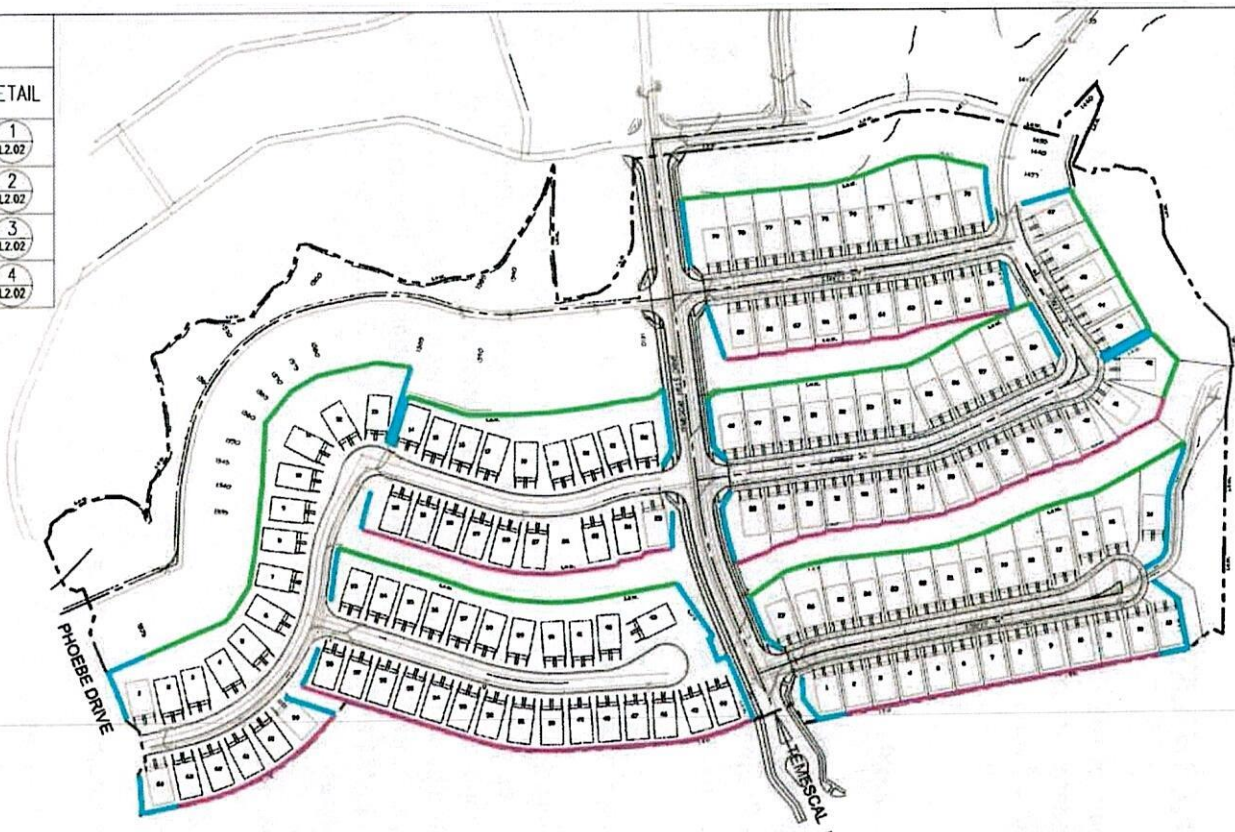
PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | DRD. 859 | VERSION | TENTATIVE APP. PP#

PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | DRD. 859 | VERSION | TENTATIVE APP. PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).

| LEGEND | | |
|--------|------------------------|------------|
| SYMBOL | DESCRIPTION | DETAIL |
| | 6' MASONRY/GLASS WALL | 1 L2.02 |
| | 6' TUBULAR STEEL FENCE | 2 L2.02 |
| | 6' COMBINATION FENCE | 3 L2.02 |
| | 6' MASONRY/GLASS WALL | 4 L2.02 |



PA-7

PA-8

PA-10



SEE PLAN CONSTRUCTION



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The plan holder and/or other parties responsible for issuing the necessary and complete information to the County of Riverside for the purpose of determining whether the work proposed is in compliance with applicable laws and regulations and is responsible for obtaining all necessary permits and approvals for the work.

| DATE | BY | DESCRIPTION |
|-----------|----|-----------------------------------|
| 1.16.2020 | | 100% SCHEMATIC DESIGN DEVELOPMENT |



PREPARED BY:
swa
 SWA GROUP
 570 GLENNEYRE STREET
 LAJUNA BEACH CA 92031
 PHONE 949.497.5471 / FAX 949.494.7881
 CERT. NO. 3286 EXP. 12/2019 02/01/2019

JOB# FT05803

SCALE: _____

IP# _____ TRACT NO. 37356 PP# _____ SHEET NO. **L2.01**
 COUNTY OF RIVERSIDE
 TERRAMOR PHASE 3A
 LANDSCAPE PLANS
 PRELIMINARY FENCE DIAGRAM
 18 OF 18 SHETS
 FOR: FORTHEA POSCHKA, LLC H.O. COUNTY FILE NO.



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

Juan C. Perez
Agency Director



08/11/20, 9:00 am

TTM37554

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37554. 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 (TTM37554) 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 Tract Map No. 37554 proposes a Schedule 'A' map to subdivide the Project site into 7 Lots and 3 Lettered Lots. The numbered lots are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. As a part of this Map, it will include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The Project site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The Project site is comprised of approximately 110.4 acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Specific Plan No. 327 A1 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Tract Map No. 37554 (TTM37554)
Tentative Map, dated August 1, 2019.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1

ECP COMMENT

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENT (cont.)

concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, 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 TVWD WATER & SEWER)

TR37554 is proposing to receive potable water service from and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with TVWD as well as all other applicable agencies.

Fire

Fire. 1 Gen - Fire

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

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

3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 01/31/2018
BB ID: 606-383-243

Tract Map (TR) 37554 is a proposal for a Schedule "A" subdivision of 110.4-acres into seven (7) numbered lots and three (3) lettered lots for residential use in the Temescal Valley area. The lots as part of this map

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 FLOOD HAZARD REPORT (cont.)**

will be further subdivided in the future into single family residential lots and non-residential lots (open space, conservation, roads, etc.). This map is an extension of Terramor, a development by Forestar Toscana Development Company.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

Onsite drainage facilities shown on the exhibit are 36-inches in diameter or less, and therefore, would not be maintained by the District. Consequently, the Transportation Department will have the responsibility to review the hydrologic and hydraulic calculations for these facilities. An encroachment permit shall be obtained for any work within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

General**General. 1 General - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 37554 (TTM37554) 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 TTM37554, 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)

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 General - Hold Harmless (cont.)

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

Planning

Planning. 1 General - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 2 General - Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 3 General - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's 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. 4 General - Human Resources

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

Planning - SP - AMENDMENT REQUIRED (cont.)

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Planning. 11

Planning - SP - EA REQUIRED

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Planning. 12

Planning - SP - M/M PROGRAM (GENERAL)

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

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

Planning. 13

Planning - SP - NON-IMPLEMENTING MAPS

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

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval. Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

Planning - SP - AIR QUALITY MITIGATION (cont.)

8. Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.

9. Use energy-efficiency built-in appliances.

10. Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.

11. Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.

Planning. 16

Planning - SP - DURATION OF SP VALIDITY

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

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

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 17

Planning - SP - ECS SYANGRO & EL SOBRANTE

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

"PRIOR TO MAP RECORDATION, the land divider or successor-in-interest shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map.

The ECS shall include this statement: This land/property is located in close proximity to a regional solid waste disposal facility, called the El Sobrante Landfill, which is a 24-hour operation, and a biosolid composting facility, called Synagro."

Planning. 18

Planning - SP - ENTRY MONUMENTATION

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

Planning - SP - ENTRY MONUMENTATION (cont.)

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

1. An entry monument shall be shown on the Exhibit L.
2. The entry monument shall be in substantial conformance with each Planning Area Standards of the SPECIFIC PLAN, the Specific Plan Design Guidelines, and Figure III A-10 of the Specific Plan (Master Landscape Plan).

Planning. 19

Planning - SP - GATE ACCESS

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

"The primary entry gate at Temescal Hills Drive South shall be designed to be accessible to both residents and visitors. All other gates may have limited access for residents only. All gates shall have provisions for emergency vehicle access at all times."

Planning. 20

Planning - SP - PA PROCEDURES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 21

Planning - SP - QUIMBY FEES

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

"Prior to the recordation of the FINAL MAP, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area 152B or similar entity such as a County Service Area/District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21

Planning - SP - QUIMBY FEES (cont.)

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460."

This condition shall be considered NOT APPLICABLE if the implementing project is NOT a TENTATIVE MAP for residential subdivision.

Planning. 22

Planning - SP - SCHOOL MITIGATION

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

"PRIOR TO BUILDING PERMITS, impacts to the Corona Norco Unified School District shall be mitigated in accordance with state law."

Planning. 23

Planning - SP - SUPPLEMENT TO EIR

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

Planning. 24

Planning-SP - SKR FEE CONDITION

Prior to the approval of any implementing project within planing areas 1-22 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 960 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA07014 accepted (cont.)

hindered along the tops of ridges and hillsides surrounding the already impacted areas. Therefore, whether or not cultural resources have ever existed within the APE is unclear and the current status of the property appears to have affected the potential to discover any. Further, the results from the records search and literature review indicate there remains a possibility that undiscovered resources could be encountered on the property. Given the prior disturbance within the APE that might mask archaeological deposits and the frequency of cultural resources surrounding the project APE, there is a potential that buried archaeological deposits are present within the project boundaries. Therefore, it is recommended that existing MMRP for the Terramor (Toscana) Project remain in effect, which would include the requirement for monitoring all earth disturbing activities during Phase III grading. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

Planning-GEO. 1 GEO02529 ACCEPTED

County Geologic Report GEO No. 2529, submitted for the project TR36825, was prepared by Advanced Geotechnical Solutions, Inc. The report is titled; "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016. In addition, the following documents have been submitted for the project:

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1****GEO02529 ACCEPTED (cont.)**

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO02529.

GEO No. 2529 concluded:

1. Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
3. According to FEMA, the site is not within a FEMA identified flood hazard.
4. The subject site is not in a State liquefaction susceptibility zone.
5. Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 2529 recommended:

1. Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
2. The resulting undercuts should be replaced with engineered fill.
3. Removal bottoms should finally expose saturated alluvium, very old alluvial fan deposits and/or bedrock.
4. The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

This update to GEO No. 2529 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2529 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 2 GEO190047 ACCEPTED (cont.)

County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

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

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)**

Science Center in the City of Hemet.

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

Transportation**Transportation. 1 RCTD - GENERAL**

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the private road easements.

3. 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.

4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. 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.

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

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

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 foot tangent, measured from flowline/curb-face to the end of the 50 foot tangent section.

10. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 1****RCTD - GENERAL (cont.)**

intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.

11. The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.

12. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

13. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

14. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

15. 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.

16. 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: TTM37554

Parcel: 283240019

50. Prior To Map Recordation

E Health

050 - E Health. 1 Solid Waste Service Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 TVWD Water & Sewer Service Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Flood

050 - Flood. 1 DELINEATE WATERCOURSE(S) ON ECS Not Satisfied

The natural watercourse(s) shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating: "Natural watercourses must be kept free of all buildings and obstructions. Any fencing shall be corral style rail and post."

050 - Flood. 2 ENCROACHMENT PERMIT REQUIRED Not Satisfied

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

050 - Flood. 3 ONSITE EASEMENT ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the final map stating:

"Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 4 SUBMIT ECS & FINAL MAP Not Satisfied

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

Planning

050 - Planning. 1 Planning - Map - ECS Note Mt Palomar Light Not Satisfied

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

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

050 - Planning. 2 Planning - Map - ECS Shall Be Prepared Not Satisfied

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

Plan: TTM37554

Parcel: 283240019

50. Prior To Map Recordation

Planning

050 - Planning. 2 Planning - Map - ECS Shall Be Prepared (cont.) Not Satisfied
the FINAL MAP.

050 - Planning. 3 Planning - Map - 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. so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 Planning - Map - Final Map Preparer Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation 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. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
3. A 24 foot wide access easement from Temescal Hill Drive through unnamed future street to Lot No. 6 and then to Open Space Lot No. 4 of this map shall be provided or as approved by the Director of Transportation.

Transportation

050 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

Plan: TTM37554

Parcel: 283240019

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the

Plan: TTM37554

Parcel: 283240019

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied
use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 8 RCTD - 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 comply with recommendations from the following:

- Coordinate with TTM37556, TR36825, and TR36826.

050 - Transportation. 9 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) 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. 10 RCTD - OFF-SITE PRIVATE ACCESS Not Satisfied

Two paved access roads, with 24 feet, minimum, of AC pavement the landowner/developer shall provide a recorded primary and secondary reserved private off site access road easement through approved TR36826/TR36643 to a County maintained Temescal Canyon Road.

NOTES:

1. Said off site reserved private access road easement shall be the southerly extension of Temescal Hills Drive to Terramor Drive and southerly along Terramor Drive to a paved County maintained Temescal Canyon Road.
2. Said off site reserved private access road easement shall be the westerly extension of unnamed 24 foot secondary access easement to Phoebe Drive and the southerly extension of Phoebe Drive to Temescal Hills Drive and the westerly/southerly extension of Temescal Hills Drive to a paved County maintained Temescal Canyon Road.

The Project shall provide/acquire sufficient dedicated private road easement, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site private access easement, the map will be returned for redesign.

050 - Transportation. 11 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Temescal Hills Drive and Phoebe Drive along project boundaries are designated RESERVED PRIVATE COLLECTOR ROAD. These roads shall be improved with 6 inch concrete curb and gutter, 5 foot concrete sidewalk (one side) and 8 foot paseo on the other side within a 76 foot reserved

Plan: TTM37554

Parcel: 283240019

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied
private road easement in accordance with County Standard No. 103, Section "A". (44 feet/76 feet)
(Modified for construction of paseo on one side, and increased reserved private street easement width
from 74 feet to 76 feet.)

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk (on one side) shall be constructed within the 16 foot parkway.
2. An 8 foot decomposed granite paseo (on one side) shall be constructed within the 16 foot parkway.

050 - Transportation. 12 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied
Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 13 RCTD - 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:

- The Street Improvement Plans are approved
- 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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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



ITEM: 1.4
(ID # 13452)

FROM: TLMA-PLANNING:

MEETING DATE:
Tuesday, September 22, 2020

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE TRACT MAP NO. 37554 and TENTATIVE TRACT MAP NO. 37556 - CEQA Exempt pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) - Applicant: Forestar Toscana Development Company, Satish Lion – Engineer/Representative: Adkan Engineers, Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail –110.4 acres - Zoning: Specific Plan - REQUEST - TTM37554 proposes a Schedule 'A' map to subdivide the Project site into 6 numbered lots and 4 lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556). The remaining numbered lots 3-6 will be further subdivided in Phase 3B. The lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. TTM37554 is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The Project site is comprised of approximately 110.4 acres. TTM37556 proposes a Schedule 'A' map to further subdivide Lots 1 and 2 of TTM37754 into 143 residential lots. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site, TTM37556 encompasses approximately 29 gross acres within SP No. 327A1. APNs, 283-240-019 – 20, 290-930-015, and 290-940-014. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Consent

Charissa Leech, Assistant TLMA Director 9/10/2020

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: September 22, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By:
Deputy

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

1. **RECEIVE AND FILE** the Planning Commission Decision for the above-referenced case on August 19, 2020.

| 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

Tentative Tract Map No. 37554 (TTM37554) proposes a Schedule 'A' map to subdivide approximately 110 acres into 6 numbered lots and 4 lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556). Lots 3-6 of TTM37554 will be further subdivided during Phase 3B. The lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E.

Tentative Tract Map No. 37556 (TTM37556) proposes a Schedule 'A' map to subdivide approximately 29 acres into 143 residential lots (Lots 1 and 2 of TTM 37754). Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13.

Phase 3B will be submitted to the County at a later date for processing and will complete the development plan for SP No. 327A1.

Tentative Tract Map No. 37554 and Tentative Tract Map No. 37556 were approved by the Planning Commission on August 19, 2020.

Board Action

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

Impact on Residents and Businesses

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

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

Additional Fiscal Information

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

ATTACHMENTS:

- A. Planning Commission Staff Report
- B. Planning Commission Minutes
- C. TTM37554 and TTM 37556 Exhibits



Jason Farin, Principal Management Analyst 9/15/2020



Gregory L. Priamos, Director County Counsel 9/10/2020

Plan: TTM37554

Parcel: 283240019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) (cont.) Not Satisfied
maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied
In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied
Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

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

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

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

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

Plan: TTM37554

Parcel: 283240019

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Required (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

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

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

Planning

080 - Planning. 1 Planning - Map - School Mitigation Not Satisfied

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

080 - Planning. 2 Planning - Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 3 Planning-MAP - FEE BALANCE Not Satisfied

Plan: TTM37554

Parcel: 283240019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Planning-MAP - FEE BALANCE (cont.) Not Satisfied

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

Transportation

080 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD - NO BUILDING PERMIT ISSUANCE Not Satisfied

The approval of this tentative map is for financial purposes only. Mass grading including for Streets and other utilities is permitted with this map, NO residential lots or grading for single family residential lots shall be permitted with this map.

NO building permit issuance is permitted with the approval of this tentative map.

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION Not Satisfied

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

- a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when

Plan: TTM37554

Parcel: 283240019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION (cont.) Not Satisfied

construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

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

e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f. Written confirmation of acceptance from sewer purveyor is required.

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within Temescal Hills Drive and Phoebe Drive, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Hills Drive and Phoebe Drive (private Streets).

090 - Transportation. 3 RCTD - UTILITY INSTALL Not Satisfied

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, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).



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

Juan C. Perez
Agency Director



08/11/20, 9:02 am

TTM37556

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37556. 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 (TTM37556) 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 Tract Map No. 37556 proposes a Schedule 'A' map to subdivide the Project site into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. Specific Plan No. 327 A1 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE MAP NO. 37556 Tentative Map, dated August 1, 2019.
Exhibit L and W - Conceptual Landscape and Wall and Fence Plan, dated January 16, 2020

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

- 2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

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 TTM37556 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 **AND - Hold Harmless (cont.)**

(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 TTM37556, 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.

E Health

E Health. 1 **ECP COMMENTS**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, 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**

TR37554 is proposing to receive potable water service from and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with TVWD as well as all other applicable agencies.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory

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

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

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.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

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.

Flood

Flood. 1 Flood Haz. Report

Tract Map (TR) 37556 is a proposal for a Schedule "A" residential subdivision of a 31.64 -acre site into 143 residential lots with the minimum lot size of 0.1 acre in Temescal Valley area. The site is located in the Temescal Canyon area northeast of both Interstate 15 and Temescal Canyon Road in the hills and south of Spanish Hills Drive.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. This site receives runoff from a tributary offsite drainage area of approximately 90 acres from the hills to the east and north. This site is within previously approved Phase 3 of Specific Plan (SP) 327 Amendment No. 1 (Toscana/Terramor) Planning areas 12 and 13. The site shares the same project boundary with TR37554 processed previously, and adjacent to TR36825 (SP327 Phase 2).

TR37556 is located north and upstream of TR36825. TR36825 replaced the existing Terramor Drive with Temescal Hills Drive, Shadeland Drive and Highvale Drive. Drainage improvements are under construction in the streets and ready for TR37554 to connect and utilize. Onsite facilities for TR37554 are 36" in diameter or less, and will not be maintained by the District. Transportation reviewed the hydrology and hydraulic calculations for these facilities.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2 LCP Landscape Concept Plan required at project submittal (cont.)**

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. 3 Planning - General - 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. 4 Planning - Map - 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. 5 Planning - Map - Offsite Signs Ord 679.4

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

Planning. 6 Planning - Ninety (90) Days to Protest

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Planning - SP - M/M PROGRAM (GENERAL) (cont.)

Planning. 10 Planning - SP - M/M PROGRAM (GENERAL)

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

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

Planning. 11 Planning - SP - ADDENDUM EIR

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

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

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

Planning. 12 Planning - SP - AIR QUALITY MITIGATION

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

The following project-specific air quality mitigation measures shall be applied:

1. Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.
2. Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.
3. Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.
4. Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.
5. Perform regularly scheduled equipment maintenance to minimize equipment emissions.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

Planning - SP - AIR QUALITY MITIGATION (cont.)

6.A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.

7.Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.

8.Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.

9.Use energy-efficiency built-in appliances.

10.Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.

11.Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.

Planning. 13

Planning - SP - CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map) for all Planning Areas (PA) except PA 17, the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

Planning - SP - CC&R RES PRI COMMON AREA (cont.)

common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA (cont.)

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25

Planning-SP - SKR FEE CONDITION (cont.)

Prior to the approval of any implementing project within planing areas 1-22 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 960 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

Planning-CUL

Planning-CUL. 1

If Human Remains are Found

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

Planning-CUL. 2

Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190047 ACCEPTED

County Geologic Report GEO No. 190047, submitted for the projects TTM37554 & TTM37556, was prepared by Advanced Geotechnical Solutions, Inc. (AGS). The report is titled; "60-Scale Grading Plan Review, Terramor, Phase IIIA, Tentative Tracts 37554 and 37556, Temescal Valley Area, County of Riverside, California," dated December 12, 2018. In addition, AGS has submitted the following documents:

"Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO190047.

GEO No. 190047 concluded:

1. Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
3. According to FEMA, the site is not within a FEMA identified flood hazard.
4. The subject site is not in a State liquefaction susceptibility zone. Based on our review, the potential for liquefaction occurring at the site is considered "very low to remote", once the proposed remedial grading is complete.
5. All soils that may be subject to dynamic settlement will be removed during grading.
6. Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 190047 recommended:

1. Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
2. The resulting undercuts should be replaced with engineered fill.
3. Removal bottoms should finally expose competent old alluvial fan deposits and/or bedrock.
4. Deeper undercuts may be required if critically expansive clay gouge is associated with a fault trace.
5. The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

GEO No. 190047 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190047 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

PAELO ASSESSMENT

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643 & TR36593), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1, TR36643 and TR36593. A PRIMP shall not be required for site grading.

Transportation

Transportation. 1

RCTD - GENERAL

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. 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.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. 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.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - GENERAL (cont.)

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
10. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
11. The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.
12. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
13. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
14. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
15. 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.
16. 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.

Transportation. 2

TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

TS/CONDITIONS (cont.)

The General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-15 Northbound Ramps (NS) at:
Temescal Canyon Road (EW)

I-15 Southbound Ramps (NS) at:
Temescal Canyon Road (EW)

Temescal Canyon Road (NS) at:
Lawson Road (EW)

Temescal Canyon Road (NS) at:
Trilogy Parkway (EW)

Temescal Canyon Road (NS) at:
Glen Ivy Road (EW)

Campbell Ranch Road (NS) at:
Temescal Canyon Road (EW)

Temescal Canyon Road (NS) at:
Temescal Hills Drive North (EW)

Temescal Canyon Road (NS) at:
Terramor Drive (EW)

Campbell Ranch Road (NS) at:
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
Indian Truck Trail (EW)

Temescal Canyon Road (NS) at:
Indian Truck Trail (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 3 TS/FAIRSHARE

As identified in the Urban Crossroads October 30, 2018 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

4.994 percent toward a traffic signal at Temescal Canyon Road and Glen Ivy Road.

2.36 percent toward a second WB left turn lane at I-15 Southbound Ramps and Indian Truck Trail.

Or as approved by the Director of Transportation.

Waste Resources

Waste Resources. 1 Gen - Custom

1) Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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

Plan: TTM37556

Parcel: 283240019

50. Prior To Map Recordation

Planning

050 - Planning. 3 Planning - Map - Fee Balance (cont.) Not Satisfied

TENTATIVE MAP are in a negative balance, so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 Planning - Map - Final Map Preparer Not Satisfied

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

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation 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 Hills Drive and Phoebe Drive so noted on the final map.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
4. A 24 foot access easement shall be provided to Open Space Lot No. 4 through Lot No. 6 or as approved by the Director of Transportation.

Transportation

050 - Transportation. 1 0050-Transportation-MAP – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes

050 - Transportation. 2 0050-Transportation-MAP – WQMP ACCESS AND MAINT (S 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. 3 50 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 50 - TRANSPORTATION - Landscape Common Area CCRs (Not Satisfied
Landscape Common Area CCRs

The developer/ permit holder shall:

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

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

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

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

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

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

050 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 5 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD - ANNEX SIGNAL MAINTENANCE (cont.) Not Satisfied
approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 10 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 11 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied
The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD - 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 comply with recommendations from the following:

- Coordinate with TTM37554, TR36825, and TR36826.

050 - Transportation. 13 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) 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. 14 RCTD - OFF-SITE PRIVATE ACCESS Not Satisfied

Two paved access roads, with 24 feet, minimum, of AC pavement the landowner/developer shall provide a recorded primary and secondary reserved private off site access road easement through approved TR36826/TR36643 to a County maintained Temescal Canyon Road.

NOTES:

1. Said off site reserved private access road easement shall be the southerly extension of Temescal Hills Drive to Terramor Drive and southerly along Terramor Drive to a paved County maintained Temescal Canyon Road.
2. Said off site reserved private access road easement shall be the westerly extension of unnamed 24 foot secondary access easement to Phoebe Drive and the southerly extension of Phoebe Drive to Temescal Hills Drive and the westerly/southerly extension of Temescal Hills Drive to a paved County maintained Temescal Canyon Road.

The Project shall provide/acquire sufficient dedicated private road easement, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site private access easement, the map will be returned for redesign.

050 - Transportation. 15 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Temescal Hills Drive and Phoebe Drive along project boundaries are designated RESERVED PRIVATE COLLECTOR ROAD. These roads shall be improved with 6 inch concrete curb and gutter, 5 foot concrete sidewalk (one side) and 8 foot paseo on the other side within a 76 foot reserved private road easement in accordance with County Standard No. 103, Section "A". (44 feet/76 feet) (Modified for construction of paseo on one side, and increased reserved private street easement width from 74 feet to 76 feet.)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk (on one side) shall be constructed within the 16 foot parkway.
2. An 8 foot decomposed granite paseo (on one side) shall be constructed within the 16 foot parkway.
3. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
4. Install an all way stop at the intersection of Temescal Hills Drive and Terramor Drive.

All other interior Streets are designated RESERVED PRIVATE ROAD and shall be improved with 36 foot full width AC pavement, 6 inch concrete curb and gutter, and 5 foot sidewalk within a 56 foot reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36 feet/56 feet).

The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk shall be constructed adjacent to the property line within the 10 foot parkway.
2. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
3. All street grads shall be to the satisfaction of the plan check engineer.

050 - Transportation. 16 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 17 RCTD - 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:

- The Street Improvement Plans are approved

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17 RCTD - UTILITY COORDINATION (cont.) Not Satisfied

• 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. 18 TS/FAIRSHARE Not Satisfied

As identified in the Urban Crossroads October 30, 2018 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

4.994 percent toward a traffic signal at Temescal Canyon Road and Glen Ivy Road.

2.36 percent toward a second WB left turn lane at I-15 Southbound Ramps and Indian Truck Trail.

Or as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

060 - BS-Grade. 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.

Flood

060 - Flood. 1 Encroachment Permit Required Not Satisfied

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Encroachment Permit Required (cont.) Not Satisfied

Planning

060 - Planning. 1 Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 29 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 2 Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 3 Planning-MAP- GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

Planning-CUL

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

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

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 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 15st 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.

060 - Planning-EPD. 2 0060-Planning-EPD-SP-30 DAY BURROWING OWL Not Satisfied

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-SP-30 DAY BURROWING OWL (cont.) Not Satisfied
Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes

060 - Transportation. 2 RCTD - APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 3 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied.

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

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

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

appropriate) for his/her certification of the project.

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

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 500 gpm at 20 psi for 1/2 hour, for residential structures equipped with automatic sprinklers. Subsequent design changes may increase or decrease the required fire flow.

080 - Fire. 2 Prior to permit Not Satisfied

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Flood

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Encroachment Permit Not Satisfied

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

Planning

080 - Planning. 1 Planning - Climate Action Plan Not Satisfied

Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 30 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 2 Planning - Conform Final Site Plan Not Satisfied

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

080 - Planning. 3 Planning - Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 4 Planning - SCHOOL MITIGATION Not Satisfied

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with State Law."

080 - Planning. 5 Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

080 - Planning. 6 Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 7 Planning-MAP- COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved Specific Plan No. 327A1 Architectural and Design Guidelines.

080 - Planning. 8 Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved Specific Plan No. 327A1 Architectural Design Guidelines.

080 - Planning. 9 Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied

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

The plot plan shall contain the following elements:

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

Plan: TTM37556

Parcel: 283240019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Planning-MAP- ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-IMPLEMENT WQMP Not Satisfied

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape

Plan: TTM37556

Parcel: 283240019

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
- architect;
 - 2) Weather-based controllers and necessary components to eliminate water waste;
 - 3) A copy of the "stamped" approved grading plans; and,
 - 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

Please reference Landscape Plan Checklists available online at RCTLMA.org.

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

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

- 080 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied
- Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

Waste Resources

- 080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied
- Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Plan: TTM37556

Parcel: 283240019

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Planning

090 - Planning. 1 Map - Entry Monumentation Plot Plan Compliance Not Satisfied

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

090 - Planning. 2 Map - Quimby Fees Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

090 - Planning. 3 Planning - Map - Concrete Driveways Not Satisfied

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

090 - Planning. 4 Planning - Map - Mitigation Monitoring Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Impact Report No. 439.

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

090 - Planning. 5 Planning - Map - Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 6 Planning - Map - Roll-Up Garage Doors Not Satisfied

Plan: TTM37556

Parcel: 283240019

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Planning - Map - Roll-Up Garage Doors (cont.) Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 7 Planning - Map - Wall/Fencing Compliance Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied

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

090 - Transportation. 2 90 TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

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

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

090 - Transportation. 3 90 - TRANSPORTATION - Landscape Signage Required on I Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

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

090 - Transportation. 4 RCTD - 80% COMPLETION Not Satisfied

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

Plan: TTM37556

Parcel: 283240019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - 80% COMPLETION (cont.) Not Satisfied

- a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.
- f. Written confirmation of acceptance from sewer purveyor is required.
- g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 5 RCTD - FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF)

090 - Transportation. 6 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within Temescal Hills Drive and Phoebe Drive, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Hills Drive and Phoebe Drive (private Streets).

090 - Transportation. 7 RCTD - UTILITY INSTALL Not Satisfied

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

Plan: TTM37556

Parcel: 283240019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD - UTILITY INSTALL (cont.) Not Satisfied

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, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

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

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



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: October 3, 2018

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
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Temescal Valley Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: 1st District
Southern California Gas Co.

Planning Commissioner: 1st District
Corona Sphere of Influence
Corona-Norco Unified School District
Western Municipal Water District (WMWD)

TENTATIVE TRACT MAP NO. 37554 - CEQ180089 – Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: Adkan Engineers, Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 110.4 Acres - Zoning: Specific Plan - **Tentative Tract Map No. 37554** proposes a Schedule 'A' map to subdivide the Project site into 7 Lots and 3 Lettered Lots. The numbered lots are proposed to be further subdivided into single family residential lots and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. As a part of this Map, it will include mass grading, the extensions of Terramor Drive and Phoebe Drive, and installation of storm drainage facilities. APNs: 283-240-019 – 020, 290-930-015, and 290-940-014 – Concurrent Cases: SP327A1. **BBID: 606-383-243**

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*

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 meeting on October 18, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@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

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

DATE: February 6, 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
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Southern California Edison Co. (SCE)

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Southern California Gas Co.

Temescal Valley Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: 1st District,
Jeffries
Planning Commissioner: Carl Bruce Shaffer
Western Municipal Water District (WMWD)

TENTATIVE TRACT MAP NO. 37556 - CEQ190005 – Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: Adkan Engineers, Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 25.7 Gross Acres - Zoning: Specific Plan - **Tentative Tract Map No. 37556** proposes a Schedule 'A' map to subdivide the Project site into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are Phase 3A of the Terramor Specific Plan No327A1. APNs: 283-240-019 and 290-940-014 – Concurrent Cases: SP327A1 and TTM No. 37554 – **BBID: 615-214-658**

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 meeting on February 21, 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 Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@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

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Forestar Toscana, LLC

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd Suite 600
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714x208 Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Hermano Ranch LLC

Contact Person: Won S. Yoo E-Mail: won.yoo@ranpac.net

Mailing Address: 27431 Enterprise Circle West #201

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Tract 36825, Tract 36826, South of Vacant Land, East of Spanish Hills, West of Vacant Land.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: N/A Financial Map
Number of existing lots: 2 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 3 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). SPA327A1
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EIR 439 EIR No. (if applicable): EIR 439

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): See SP327A1

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: Andy Petitjean

Address: 4590 Mac Arthur Blvd Suite 600, Newport Beach, CA, 92660

Phone number: 949-748-6714

Address of site (street name and number if available, and ZIP Code): 24950 Temescal Canyon Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-240-019, 290-~~300~~⁹³⁰015, 290-940-014, ~~290~~²⁹³-240-020

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant: _____ Date _____

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Forestar Toscana, LLC hereafter "Applicant" and Hermano Ranch, LLC "Property Owner".

Description of application/permit use:

To subdivide a piece of property for mapping purposes.

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 283-240-019, 290-300-015, 290-940-014, 290-240-020

Property Location or Address:
Temescal Canyon Road (SP327) Temescal Valley, CA 92883

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Hermano Ranch, LLC Phone No.: 951-676-7000
 Firm Name: Hermano Ranch, LLC Email: won.yoo@ranpac.net
 Address: 27431 Enterprise Circle West #201
Temecula, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: Andy Petitjean Phone No.: 949-748-6714 ext. 208
 Firm Name: Forestar Toscana, LLC Email: andyp@foremostcompanies.com
 Address (if different from property owner)
4590 MacArthur Blvd Suite 600
Newport Beach, CA 92660

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 9-18-18
 Print Name and Title: STEPHEN C. GOMEZ, PRESIDENT

Signature of Property Owner: [Signature] Date: 9-14-18
 Print Name and Title: Won S. Yoo, Manager of Hermano Ranch LLC

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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

TTM 37556



Steve Weiss, AICP
Planning Director

Related to TTM 7554

TTM 37554
CEA 190005

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

CC007916

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
 - REVERSION TO ACREAGE
 - AMENDMENT TO FINAL MAP
 - MINOR CHANGE
 - REVISED MAP
 - TENTATIVE PARCEL MAP
 - EXPIRED RECORDABLE MAP
 - VESTING MAP
- Original Case No. _____
- Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Forestar Toscana, LLC

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd Suite 600
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714x208 Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Hermano Ranch LLC

Contact Person: Won S. Yoo E-Mail: won.yoo@ranpac.net

Mailing Address: 27431 Enterprise Circle West #201

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

Temecula, CA 92590

Street
CA
State

92590

City

ZIP

Daytime Phone No: (951) 676-7000

Fax No: ()

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.)

Hermano Ranch, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

By: Won S. Yoo, Managing Member

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): 283-240-019, 290-300-015, 290-940-014, 290-240-020

Approximate Gross Acreage: 25.7 A.C.

parcels were found that match in map only
No parcels were found that match

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Tract 36825, Tract 36826, South of Vacant Land, East of Spanish Hills, West of Vacant Land.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 4,500 SF
Number of existing lots: 2 Number of proposed developable lots: 143
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 2 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). SPA327A1
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EIR 439 EIR No. (if applicable): EIR 439

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): See SP327A1

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: Andy Petitjean

Address: 4590 Mac Arthur Blvd Suite 600, Newport Beach, CA, 92660

Phone number: 949-748-6714

Address of site (street name and number if available, and ZIP Code): 24950 Temescal Canyon Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-240-019, 290-300-015, 290-940-014, 290-240-020

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant: *Richard Reaves* Date *01/16/2019*
RICHARD REAVES U/O FORESTAR TOULANA LLC

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

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Forestar Toscana Development Company, a Delaware Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 290-070-045, 290-070-046, 283-240-009, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-010, 290-070-024 and 290-070-026 ("PROPERTY"); and,

WHEREAS, on October 2, 2013, PROPERTY OWNER filed an application for Specific Plan No. 327 Amendment 1, on July 17, 2015, PROPERTY OWNER filed an Application for Tract No. 36825 and on May 18, 2016, PROPERTY OWNER filed an application for Tract No. 36826 ("PROJECT") and it is anticipated that PROPERTY OWNER will file future land use applications on THE PROPERTY which are also to be covered by this Agreement and are also considered to be part of the PROJECT; and,

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including future land use applications on THE PROPERTY as well as any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

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

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

PROPERTY OWNER:
Forestar Toscana, LLC
4590 MacArthur Blvd., Ste. 600
Newport Beach, CA 92660

With a copy to:
Alex Jacobs
1925 Century Park East, Ste. 1700
Los Angeles, CA 90067

Sunny Sage, LLC
Attn: Won Sang Yoo
27431 Enterprise Circle West #201
Temecula, CA 92590

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

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing,

construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

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

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

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

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


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

By: 
Juan Perez *CHARISSA LEACH*
Ass't. Riverside County TLMA Director/Interim Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  3/30/17
MELISSA R. CUSHMAN DATE

Dated: 4/4/17

PROPERTY OWNER:
Forestar Toscana Development Company, a Delaware Corporation

By: 
Stephen C. Cameron
President

Dated: March 28, 2017

ACKNOWLEDGMENT

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

State of California
County of Orange)

On March 28th, 2017 before me, Sakura Davenport, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Sakura Davenport (Seal)



NOTICE OF PUBLIC HEARING

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

TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Satish Leon– Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554** proposes a Schedule "A" map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 19, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 09, 2020,

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

APN (s) or case numbers TTM37554 / TTM37556 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

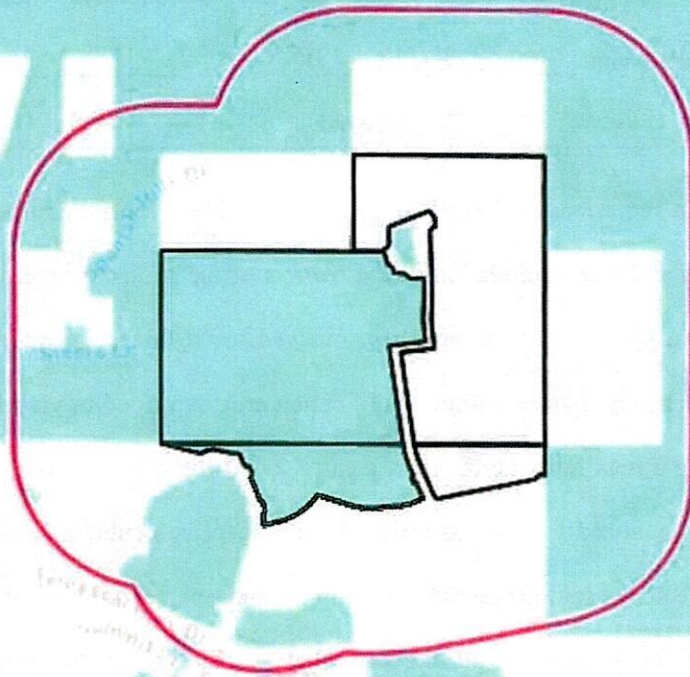
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels




TTM37554 / TTM37556

(1200 feet buffer)

Arcilla



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... 7/9/2020 1:30:03 PM

© Riverside County RCIT

283210002
WESTERN RIVERSIDE COUNTY REGIONAL CON
3403 10TH ST STE 320
RIVERSIDE CA 92501

283220008
CHET ALLEN GROOMAN
29504 MADERA AVE
SHAFTER CA 93263

283220014
DOROTHY PYLANT
11356 DIAMONDBACK RD
CORONA CA 92883

283220016
ANNETTE K. JOHNSTON
165 DRY BRANCH WAY
NORTH AUGUSTA SC 29860

283220024
MINGCHUAN CHEN
16033 WEDGE WORTH DR # 332
HACIENDA HEIGHTS CA 91745

283230015
CHARLES F. GARVIN
11351 SIESTA LN
CORONA CA 92883

283230017
JOSE GARCIA
182 W WINSTON RD
ANAHEIM CA 92805

283220006
QUOC KIM NGUYEN
1460 PASEO GRANDE
CORONA CA 92882

283220013
FRANK PED SOUTIPAN
702 MORSE DR
SANTA ANA CA 92703

283220015
BETTY J. PFEIL
4731 LIBRA PL
YORBA LINDA CA 92886

283220022
DENNIS YOUNGCHUL KIM
5262 LA CANADA BLV
LA CANADA CA 91011

283230013
PHILIP E. CHIPMAN
2612 WESTMINSTER PL
COSTA MESA CA 92627

283230016
JOHN MOODY
11353 SIESTA LN
CORONA CA 92883

283230021
TOM GEIDEMAN
3185 SONRISA DR
CORONA CA 92881

283230022
JOHN W. MOODY
21641 JORANDA
MISSION VIEJO CA 92692

283230023
TERESINA A. SALOMONE
15344 MANZANARES RD
LA MIRADA CA 90638

283230027
JAMES MICHAEL DEELEY
11480 SIESTA DR
CORONA CA 92883

283230028
MARK S. BOTHERAS
1621 DOLE ST # 503
HONOLULU HI 96822

283230032
ANTHONY S. WIMENTA
8353 COVER CREEK RD
RIVERSIDE CA 92508

283230034
GF SERVICES
1871 CALIFORNIA AVE
CORONA CA 92881

283240001
HERMANO RANCH
27431 ENTERPRISE CIR W
TEMECULA CA 92590

283240019
HERMANO RANCH
27431 ENTERPRISE CIR W # 201
TEMECULA CA 92590

283450001
FORESTAR TOSCANA DEV CO
4590 MACARTHUR BL STE 600
NEWPORT BEACH CA 92660

289080005
MARK A. SAYEGH
4165 ROBBY CIR
CORONA CA 92882

289080007
RIVERSIDE COUNTY HABITAT CONSERV
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

289080008
WESTERN RIVERSIDE COUNTY REGIONAL
P O BOX 1667
RIVERSIDE CA 92502

290070053
TERRAMOR COMMUNITY ASSN
24602 TERRAMOR DR
TEMESCAL VALLEY CA 92883

290070067
FORESTAR TOSCANA DEV CO
4590 MACARTHUR BLV NO 600
NEWPORT BEACH CA 92660

290770008
TERRAMOR 83
2900 ADAMS ST # C25
RIVERSIDE CA 92504

290770015
PATTI L. GIBSON
11712 AMBLING WAY
CORONA CA 92883

290930015
JANICE M. MORGER
17745 LOMITA LN
YORBA LINDA CA 92886

290940020
RICHMOND AMERICAN HOMES OF MARYLAND
931 MAIN ST # 205
CORONA CA 92880

290960019
TERRAMOR COMMUNITY ASSN
24602 TERRAMOR DR
TEMECULA CA 92883

290770014
ANDREA E. BLANK
11724 AMBLING WAY
CORONA CA 92883

290780040
PULTE HOME CO
27401 LOS ALTOS STE 400
MISSION VIEJO CA 92691

290930055
PARDEE HOMES
1250 CORONA POINTE CT STE 600
CORONA CA 92879

290960018
RICHMOND AMERICAN HOMES OF MARYLAND
391 N MAIN ST # 205
CORONA CA 92880

393010001
USA BLM
6221 BOX SPRINGS BL
RIVERSIDE CA 92507

Forestar Toscana Development Co.
Atten: Satish Lion
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

Forestar Toscana Development Co.
Atten: Satish Lion
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

T & B Planning
Atten: Joel Morse
17542 East 17th Street, Suite 100
Tustin, CA 92780

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Atten: Joel Morse
17542 East 17th Street, Suite 100
Tustin, CA 92780

Adkan Engineers
Atten: Mitch Adkison
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
Atten: Mitch Adkison
6879 Airport Drive
Riverside, CA 92504

Southern California Edison
P.O Box 800
Rosemead, CA 91770

Southern California Edison
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Corona-Norco Unified School District
2820 Clark Avenue
Norco, CA 92860

Corona-Norco Unified School District
2820 Clark Avenue
Norco, CA 92860

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

Temescal Valley Municipal Advisory
Council
Atten: Eric Warner
P.O. Box 77850
Corona, CA 92282

Temescal Valley Municipal Advisory
Council
Atten: Eric Warner
P.O. Box 77850
Corona, CA 92282

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92507

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92507

Adkan Engineers
Atten: Ruddy Argueta
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
Atten: Ruddy Argueta
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
Atten: Richard Reaves
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
Atten: Richard Reaves
6879 Airport Drive
Riverside, CA 92504

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: TTM37554 and TTM37556

Project Location: North of Temescal Hills Drive, South of Spanish Hills Drive, East of Mayhew Road, and West of Indian Truck Trail.

Project Description: Tentative Tract Map No. 37554 proposes a Schedule 'A' map to subdivide the Project site into 7 Lots and 3 Lettered Lots. The numbered lots are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. As a part of this Map, it will include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The Project site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The Project site is comprised of approximately 110.4 acres. Tentative Tract Map No. 37556 proposes a Schedule 'A' map to subdivide the Project site into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Forestar Toscana Development Co., c/o Satish Lion, 4590 MacArthur Blvd., Suite 600, Newport Beach CA. 92660

Exempt Status: (Check one)

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

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan). Section 15182 states that an EIR or negative declaration does not need to be prepared if the proposed project is a residential project and is conformance with the approved Specific Plan. In addition the following requirements must be met: the EIR for the Specific Plan must have been prepared after January 1, 1980. (EIR No. 439 was adopted on December 18, 2006); and, if a Supplemental or Subsequent EIR is being prepared for the Specific Plan the Notice of Determination shall be filed before an exemption can be applied, fees may be requested to defray cost of the preparation of the initial Specific Plan and EIR, and if a court action has been filed regarding not preparing a supplemental EIR the exemption can commence within 30 days after the decision to approve the project in accordance with the Specific Plan. The proposed Project meets these requirements.

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

Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a thin black border, occupying the upper half of the page. It is intended for the county clerk's use, as indicated by the text above it.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 19, 2020**

I. AGENDA ITEM 4.2

TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Satish Lion – Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan.

II. PROJECT DESCRIPTION:

Tentative Tract Map No. 37554 proposes a Schedule "A" map to subdivide the Project site into six (6) numbered lots and four (4) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Mitch Adkison, Applicant's Representative, madkison@adkan.com.

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 Thornhill

By a vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative tract Map No. 37554; and,

APPROVED Tentative Tract Map No. 37556, subject to the conditions of approval.