

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



ITEM: 1.5
(ID # 13455)

MEETING DATE:

Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TR3628801, FIND THAT NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED BASED ON STATE CEQA GUIDELINES SECTION 15162 - Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley / Winchester Area Plan – Land Use Designation: Public Facilities (PF), – Location: north of Domenigoni Parkway, east of La Ventana Road, west of Leon Road, south of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP 293, Area 19) - TR36288M01 is a request for a modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from fifty feet (50') to fifty-six feet (56') to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule 'A' subdivision and is comprised of 10 gross acres. APN: 461-160-044. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Decision for the above-referenced case on September 2, 2020.

ACTION: Consent

Charissa Leach, 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**

| 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. 36288 MINOR CHANGE NO. 1 (TR36288M01) is a request for a modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from fifty feet (50') to fifty-six feet (56') to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule 'A' subdivision and is comprised of 10 gross acres.

Tentative Tract Map No. 36288 Minor Change No. 1 was approved by the Planning Commission on September 2, 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.

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. TR36288 M01 Exhibits


Jason Farin, Principal Management Analyst 9/16/2020



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4 : 1

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

| | | | |
|------------------------------|---------------------------------|---------------------------|--------------------------------|
| Case Number(s): | TR36288M01 | Applicant(s): | Meadow Vista |
| Environmental: | No Further Env. Review Required | | Holdings, LLC |
| Area Plan: | Harvest Valley/Winchester | Representative(s): | Pangaea Land Consultants, Inc. |
| Zoning Area/District: | Winchester Area | | |
| Supervisory District: | Third District | | |
| Project Planner: | Deborah Bradford | | |
| Project APN(s): | 461-160-044 | | |



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1 (TR36288M01) is a request for a modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from fifty feet (50') to fifty-six feet (56') to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule 'A' subdivision and is comprised of 10 gross acres.

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

The Project site is located north of Domenigoni Parkway, east of La Ventana Road, west of Leon Road, south of Winchester Hills Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Addendum to Mitigated Negative Declaration for Environmental Assessment No.41176 based on the findings incorporated in the initial study (EA42327) and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1, 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: | Winchester Hills Specific Plan No. 293, Planning Area No. 19 |
| Specific Plan Land Use: | Medium High Density Residential/School (5-8 du's/acre) |
| Existing General Plan Foundation Component: | Community Development |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Public Facilities |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | Highway 79 Policy Area |
| Surrounding General Plan Land Uses | |
| North: | Medium Density Residential (MDR) and Very High Density Residential (VHDR) as reflected in SP No. 293 Land Use Map |
| East: | Park as reflected in SP No. 293 Land Use Map |
| South: | Medium Density Residential (MDR) as reflected in SP No. 293 Land Use Map |
| West: | Community Development: Low Density Residential (CD: LDR) |
| Existing Zoning Classification: | Specific Plan (SP) Planning Area 19 |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | Specific Plan No. 293 (SP No. 293A5) – Planning Area 17 and 18 |
| East: | Specific Plan No. 293 (SP No. 293A5) – Planning Area 21 |
| South: | Specific Plan No. 293 (SP No. 293A5) – Planning Area 27 |
| West: | Rural Residential (R-R) |
| Existing Use: | Vacant Land |
| Surrounding Uses | |
| North: | Vacant Land |
| South: | Vacant Land |
| East: | Vacant Land |

West: Vacant Land

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|---|---|
| Project Site (Acres): | 10 acres | N/A |
| Proposed Minimum Lot Size: | 3,600 SF | 3,500 SF |
| Total Proposed Number of Lots: | 72 Residential Lots 2 Water Quality Basins | Maximum 74 dwelling units pursuant to SP No. 293 Planning Area 19 |
| Map Schedule: | A | |

Located Within:

| | |
|--|---|
| City's Sphere of Influence: | No |
| Community Service Area ("CSA"): | Yes – #146 Lakeview/Nuevo/Romoland/Homeland Street Lighting and Library |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Moderate |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | No |
| Fire Zone: | No |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| WRMESHCP Criteria Cell: | No |
| CVMSHCP Conservation Boundary: | No |
| Stephens Kangaroo Rat ("SKR") Fee Area: | Yes – In or partially in SKR Fee Area |
| Airport Influence Area ("AIA"): | Yes – March Air Reserve Base, Zone E |

PROJECT LOCATION MAP

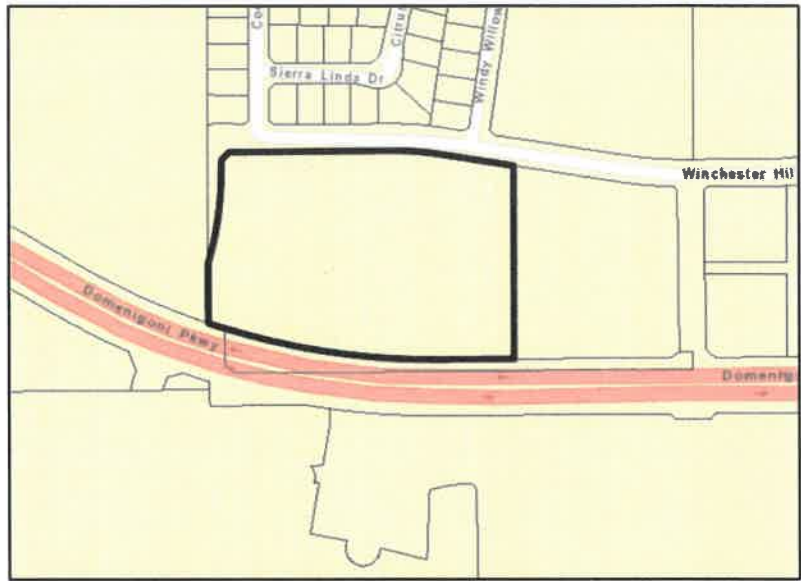


Figure 1: Project Location Map



Figure 2: Aerial

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract No. 36288 is located within the boundaries of the Winchester Hills Specific Plan No. 293 which was approved by Riverside County in October 1997. At the time of approval the Specific Plan area was comprised of 1,995 acres within the unincorporated area of Winchester. Since that time the Specific Plan has gone through five (5) amendments and seven (7) substantial conformances. The most recent modification to the specific plan was approved in 2016. The acreage has been reduced to approximately 1,093 acres with a target dwelling unit count of 5,354. The dwelling unit count can vary from 5,354 to 5,245 dependent upon whether school sites are developed or not.

Tentative Tract Map No. 36288 (TR36288) is located within Planning Area 19 (PA 19) of the Specific Plan. PA 19 and was previously designated as a school site. However, the Specific Plan did note that should the school site not be developed PA 19 could be developed with single-family residential uses. On April 4, 2007, Hemet Unified School District provided a letter to the County indicating their intent to abandon their interest in using the property as a school site. Therefore, the residential alternative was implemented and as allowed by the Specific Plan PA 19 was subject to Medium High Density Residential at 5-8 dwelling units/acre and would allow for a maximum of 74 dwelling units.

On November 7, 2012 TR36288 was approved by the Planning Commission (Figure 3.). The project was approved for the subdivision of 72 residential lots and two (2) water quality basin lots. Lots ranged in size from 3,600 square feet to 8,190 square feet. The project was approved with private streets, which allowed for a 7-foot parkway and 5-foot sidewalks on both sides of the street. An exception for the lot width to depth ratio was approved for Lot Nos. 1-5, 13-15, 29, 30, 37, 38, 45 and 46. At the Planning Commission meeting on November 7th, a memo was provided for the record to address the planning commission concerns regarding TR36288 and other maps associated with the entire specific plan area which stated the requirement of annexation into an assessment district, community service district or similar public private entity for the entire Specific Plan area in regards to maintenance of landscaped areas. The memo also addressed the maintenance of slope plantings, common landscaped area and irrigation systems within TR36288 boundaries. An Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41176 was the approved environmental document.

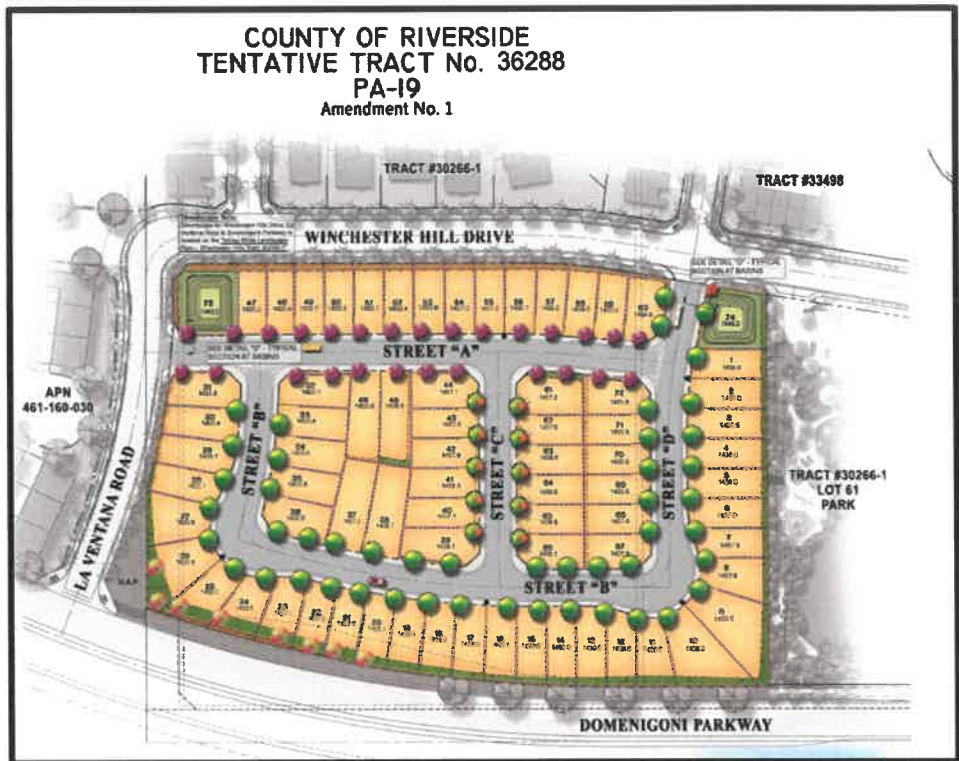


Figure 3 – TR36288

On December 12, 2018 the applicant submitted an application for a Minor Change to Tentative Tract Map No. 36288 (TR36288M01). The modification is a proposal is to revise the interior street system from private streets to public streets. The widths of the internal streets will change from fifty foot (50') right-of-ways to the local street standard of foot (56') right-of-ways. The only necessary changes that will occur due to the enlargement of the streets from 50' to 56' will be revisions to rights-of-ways, centerlines, lot lines, and a select number of pad elevations changes. All lots will continue to meet the minimum lot size, and the number of lots, the street pattern and access points will remain as originally approved. Figure 4 below, illustrates the proposed changes due to the increase widths of the internal street system.



Figure 4 – TR36288M01- proposed changes

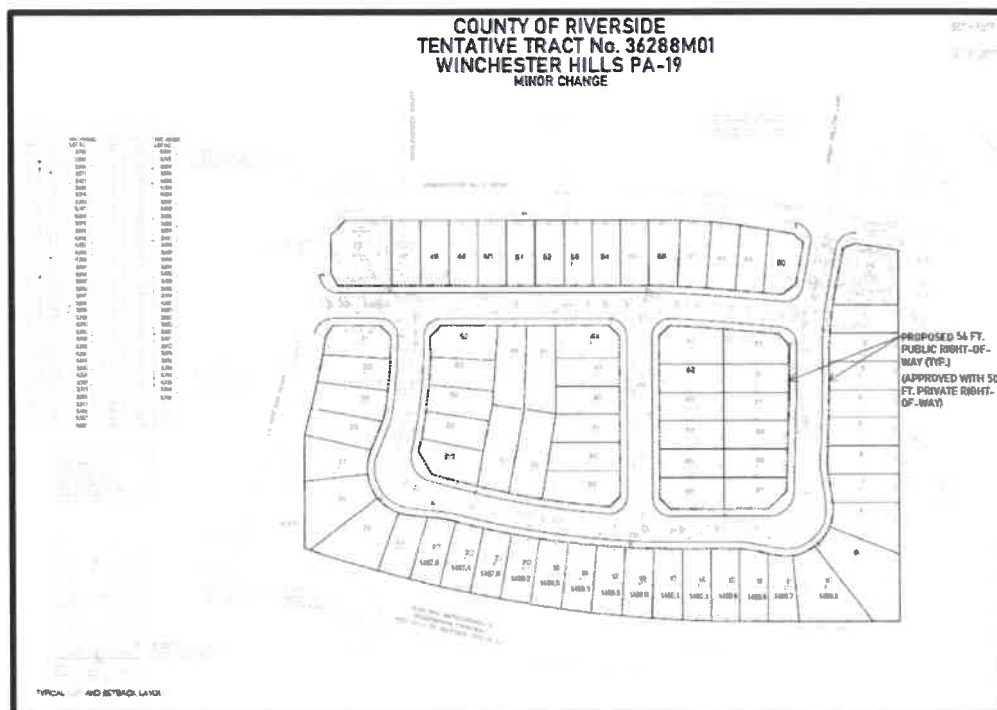


Figure 5 – TR36288M01

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Tract Map No. 36288 Minor Change No. 1 will not result in any new significant environmental impacts not identified in the Addendum to the adopted Mitigated Negative Declaration for Environmental Assessment No. 41176. The minor change as proposed is to revise the interior street system from private streets to public streets. The widths of the internal streets will change from fifty (50') foot right-of-ways to the local street standard of (56') foot right-of-ways. The only necessary changes that will occur due to the enlargement of the streets from 50' to 56' will be revisions to rights-of-ways, centerlines, lot lines, and a select number of pad elevations changes. All lots will continue to meet the minimum lot size, and the number of lots, the street pattern and access points will remain as originally approved. and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the Mitigated Negative Declaration, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 36288 Minor Change No. 1 is a proposal to modify the internal street system from private to public streets. Minor physical changes will occur in regards to the approved Tentative tract map which was the basis of the analysis of EIR No. 524; and,
- b. The subject site was included within the area analyzed in Mitigated Negative Declaration for EA No. 41176; and,
- c. There are no changes to the mitigation measures included in Mitigated Negative Declaration for EA No. 41176; and
- d. Tentative Tract Map No. 37685 Minor Change No. 1 does not propose any changes to the approved Tentative Tract Map in any substantive way to the impacts as reviewed in Mitigated Negative Declaration for EA No. 41176;

Solar Energy:

Riverside County Climate Action Plan, as updated in 2019, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Since the proposed Project is for the development of 72 residential lots and 2 water quality basins lots, this measure is not applicable to this Project.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Community Development: Public Facilities. As reflected in the Specific Plan Land Use Map the Project site is located within PA 19 which has a land use designation of School/Medium High Density Residential (5-8 dwelling units/acre).
2. The project site has a Zoning Classification of Specific Plan (SP No. 293A5). The Project as originally proposed is for the subdivision of 72 residential lots and 2 water quality basin lots which is consistent with the allowable uses and development standards as stated in the Specific Plan Zoning Ordinance for PA 19. The proposed minor change will not result in any change to the number of lots, overall design of the subdivision and will remain consistent with the Specific Plan Zoning Ordinance.
3. The project site is located within the Highway 79 Policy Area. The Project as originally approved was determined to be consistent with the criteria of Highway 79 Policy Area. Therefore, the proposed Project remains consistent with the Highway 79 Policy Area in that minor changes to the rights-of-ways, centerlines, lot lines, and a select number of pad elevations changes will occur due to the increase in street width from 50' for private streets to 56 for public streets. No change to the number of residential lots are proposed.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map Minor Change, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Tract Map No. 36288 Minor Change No. 1 is a proposal to revise the widths of the internal streets from fifty feet (50') to fifty-six feet (56') to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The findings required to approve a Minor Change to a Map, pursuant to the provisions of the Riverside County Ordinance 460, are as follows:

1. The proposed modification is consistent with the General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The minor change to the originally approved land division will ultimately result in a residential development that will remain consistent with the overall density, architectural design, and landscaping as approved and envisioned by the Specific Plan as originally adopted.

2. The proposed modification to the approved TR36288 is to modify the street classification from a private road system to a public system. This change will result in adjustment to right-of-ways, centerlines, lot lines, and selected pad elevation due to the increase in street right-of-way widths from 50' to 56'. The Project site remains physically suitable for the type of development and density of the proposed residential development due to its location on Domenigoni Parkway and Winchester Hills Drive and the 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 remains consistent with this finding.
3. When TR36288 was originally submitted to the County it was determined through an Initial Study for EA42327 that an Addendum to the Mitigated Negative Declaration was the appropriate documentation to be prepared and was approved and considered at the November 7, 2012 Planning Commission hearing. It was determined that the approved design and improvements of TR36288 would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the approved Addendum for the original Map. The proposed modification to the approved TR36288 would result in the same conclusions as was evaluated in the previous Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41176 therefore, no further environmental documentation is required and the Project remains consistent with this finding.
4. The proposed modification is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The minor change will not change the design of approved land division and continues to remain consistent with this finding.
5. As indicated in the included project conditions of approval, the proposed modification 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: The proposed modification will revise the internal street system from private streets to public streets which will require Streets A, B, C, and D to be designated as a Local Road and be improved with 56 foot full width dedicated right of way in accordance with county Standard No. 105, Section "A". Five foot wide sidewalks will be constructed adjacent to the curb line and include a 10 foot wide parkway. La Ventana Road and Winchester Hills Drive along project boundaries will be improved and will include concrete curb and gutter and a 5 foot sidewalk on the project side in accordance with County Standard No. 103, Section A. Therefore, with the design standards for street improvements as stated in the conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets will be met.
 - b. Domestic Water: Water service shall be provided from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies. The proposed Project meets Ordinance No. 460 10.5 (B) as it pertains to domestic water.
 - c. Fire Protection: Fire Hydrants shall be located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a

hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. The proposed Project meets Ordinance No. 460 10.5 (C) as it pertain to domestic water.

- d. Sewage Disposal: Sanitary sewer service shall be provided by Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies. The proposed Project meets Ordinance No. 460 10.5 (D) as it pertain to sewage disposal.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist within or adjacent to the site to require fencing for these purposes. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available. The proposed Project meets Ordinance No. 460 10.5 (E) as it pertain to fences.
 - f. Electrical and Communication Facilities. All electrical power, telephone, communication, street lighting and cable television lines shall be designed to be placed underground. The proposed Project meets Ordinance No. 460 10.5 (f) as it pertain to electrical and communication facilities.
6. The modification from a private to a public street system will not change the overall design of originally approved land division or improvements. The tentative tract map, including the minor change, will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land division as the minor changes resulting due to the change from a private to public street system will not modify the overall design and site accessibility of the originally approved subdivision. The Project remains consistent with this finding.
7. The modification to the originally approved land division from a private to public streets system will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The project is consistent with the minimum lot size allowed by the Specific Plan's Zoning Classifications for PA 19 which allows for a minimum lot size of 3,500 square feet.
8. The proposed modification to the approved Tentative Map is to change the private street system to a public street system. Modifications to the Map that will occur due to this minor change are adjustments to right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The Project remains consistent with this finding.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for TR36288M01 (PA 19) are provided for in the Specific Plan Zoning Ordinance No. 348.4930. The development standards for PA 19 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.

Based upon Specific Plan Zoning Ordinance, the following development standards shall apply to TR36288M01:

- A. *Building height shall not exceed two stories with a maximum height of thirty-five (35') feet. The original approval of the TR36288 included proposed elevations and floor plans based on the design guidelines of the specific plan document. However, development plans have not been formally submitted to the County at this time. Development plans when they are submitted 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 to ensure compliance with this development standard.*
- B. *Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. As shown on Tentative Tract Map Exhibit for the minor change the lot sizes have change minimally due to the increased width in the right of way from 50' to 56'. However, the lots still met the minimum lot size of 3,500 square feet. The lots range in size from 3,599 square feet and to 9,187 square feet. The Project remains in compliance with the minimum lot area requirement of 3,500 square feet.*
- C. *The minimum average width of that portion of a lot to be used as a building site shall be forty (40') feet with a minimum average depth of eighty (80') feet. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty (20') feet. All lots have a minimum lot width of forty feet. No flag lots are proposed within this land division. Therefore, the Project as proposed remains consistent with this development standard.*
- D. *The minimum frontage of a lot shall be forty (40') feet, except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet. Lot frontages along curvilinear streets shall be measured in a straight line from the furthest point behind the right of way between curves. All lots within TR36288M01 have a minimum lot frontage of 40 feet except for Lots 8, 9, 10, 25 and 26 which are located along knuckles and have a minimum lot frontage of 35 feet. The Project as proposed remains consistent with this development standard.*
- E. *The front yard shall be not less than ten (10') feet, measured from the existing street line or from any future street line, whichever is nearer the proposed structure. Since, the proposed Project is for a minor change to an approved 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. *Side yards on interior and through lots shall be not less than five (5') feet. Where a zero lot line is used, the alternate side yard shall be not less than five (5') feet in width. Side yards on corner and reverse corner lots shall not be less than ten (10') feet from the existing street line or from any future street line. Since, the proposed Project is for a minor change to an approved land division development plan 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. *Where the rear of a lot is adjacent to another residential lot or a street that is not used for access to the lot, the rear yard shall not be less than ten (10') feet. Since, the proposed Project*

is for a minor change to an approved land division development plan 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. *Where the rear of a lot is adjacent to an alley or similar type of access, the garage and any fence or wall shall be setback not less than three (3') feet. The setback shall be measured from the top of curb within the alley or similar type of access.* The proposed Project does not provide any lots that will be alley accessible. Therefore, this development standard is not applicable to the proposed Project.
- I. *Fireplaces and roof eaves may encroach two (2') feet into side yard setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.* Since, the proposed Project is for a minor change to an approved land division development plan 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.
- J. *Lot coverage shall not exceed sixty (60%) percent for one story and fifty (50%) percent for two story buildings.* Since, the proposed Project is for a minor change to an approved land division development plan 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.
- K. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348 which states that single-family residential uses shall provide 2 parking spaces/dwelling unit.* Since, the proposed Project is for a minor change to an approved land division development plan 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.

Other Finding:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a city's Sphere of Influence.
3. The project site is located within the March Air Reserve Base, Zone E but was determined by Airport Land Use Commission staff that, the extent of the proposed Minor Change (i.e. adjustment of right-of-ways, centerlines, lot lines, pad elevations) would not warrant ALUC review, especially since the number of lots are not increasing from the approved map.

4. 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.
5. 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 not located within a Cal Fire State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any persons 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.

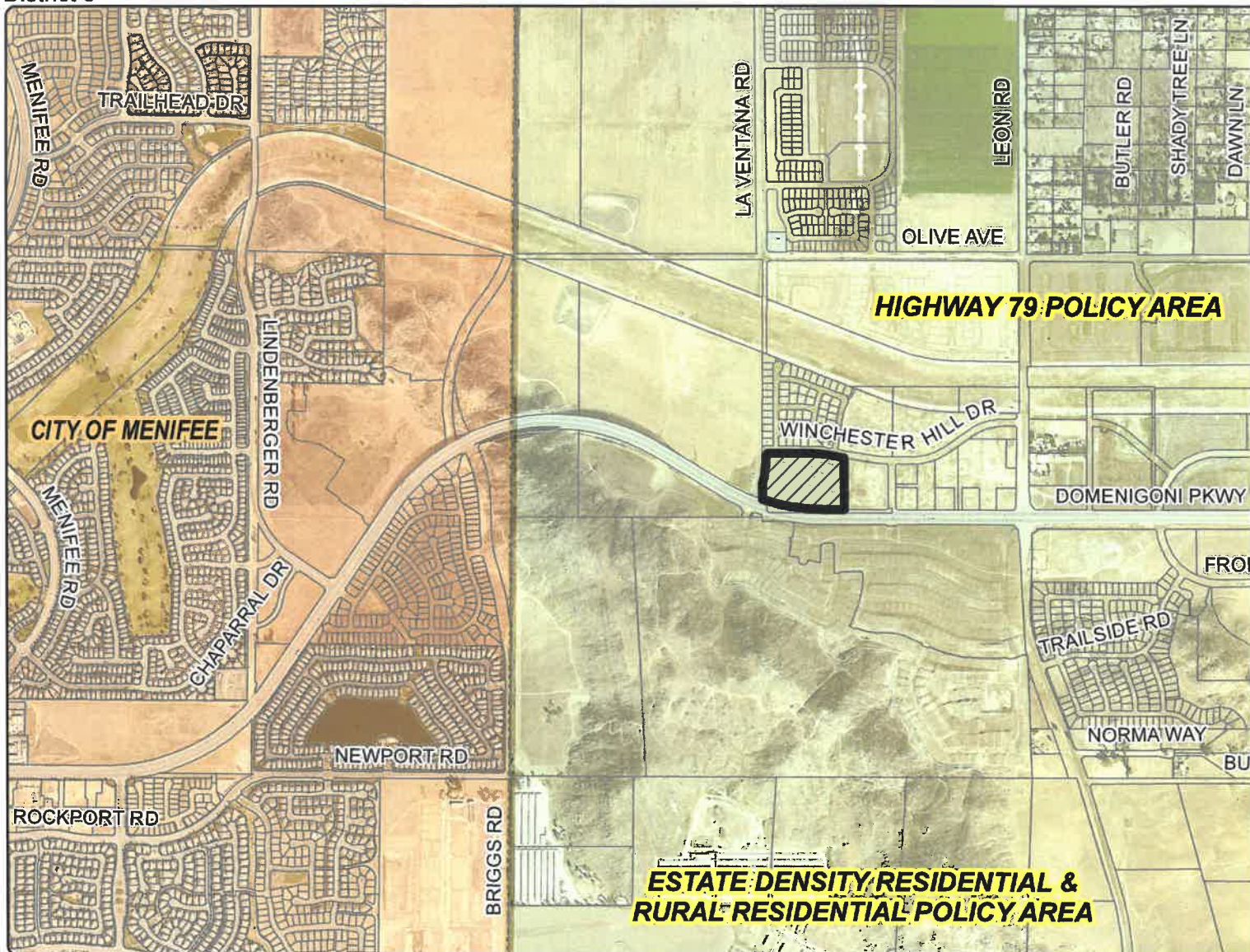
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01

VICINITY/POLICY AREAS

Supervisor: Washington

District 3



Zoning Area: Winchester



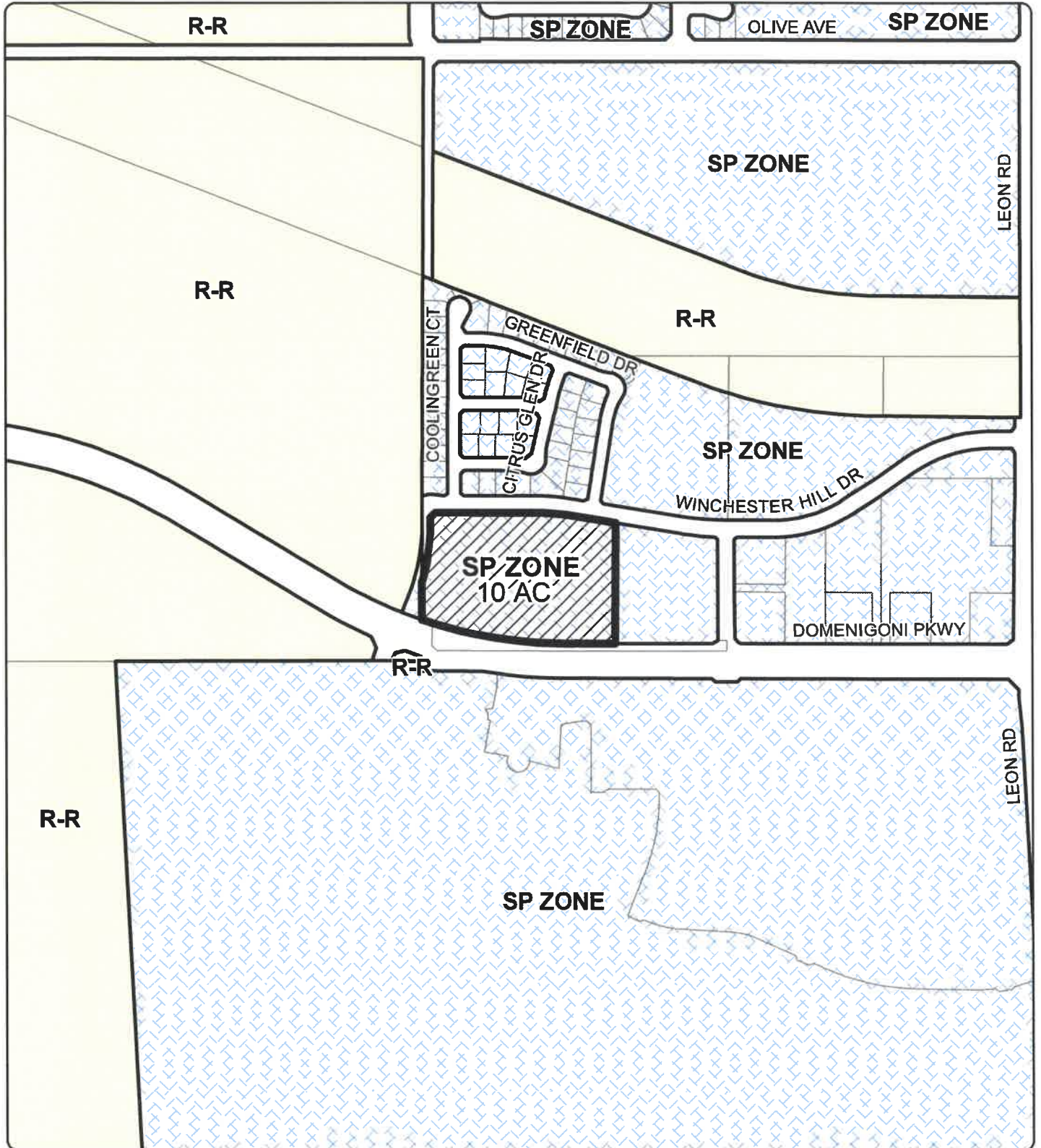
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300 (Western County) or in Palm Desert at (760) 863-6277 (Eastern County) or Website <http://planning.crlina.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01
EXISTING ZONING

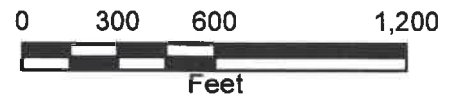
Supervisor: Washington
District 3

Date Drawn: 07/30/2020
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for 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.rcplma.org>

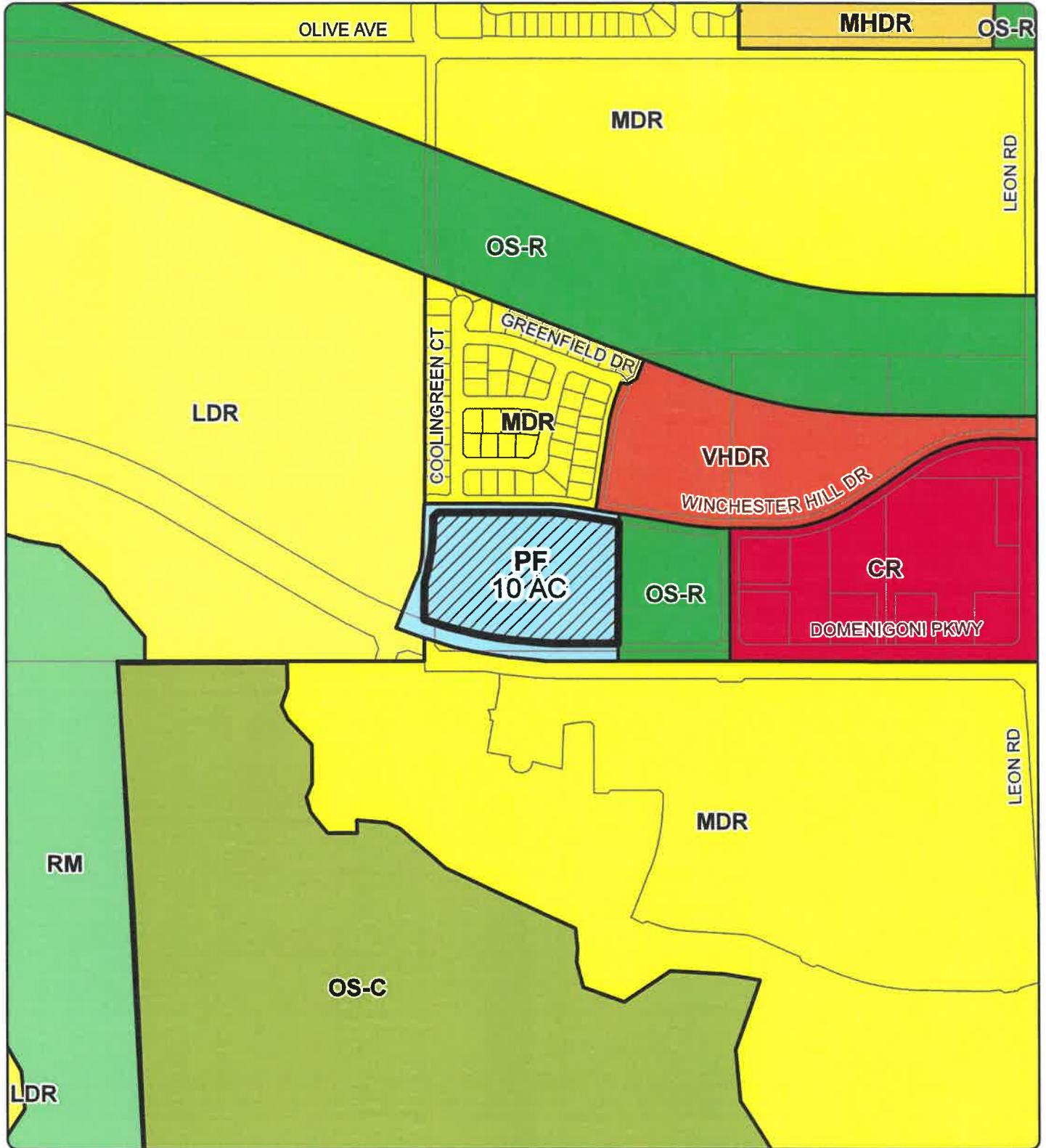
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01

EXISTING GENERAL PLAN

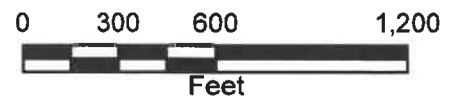
Supervisor: Washington
District 3

Date Drawn: 07/30/2020
Exhibit 5



Zoning Area: Winchester

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.rcclms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36288M01

LAND USE

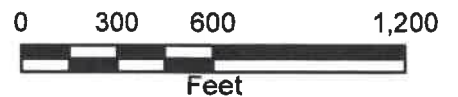
Supervisor: Washington
District 3

Date Drawn: 07/30/2020
Exhibit 1

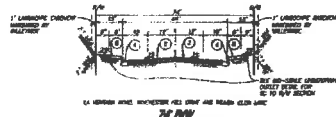


Zoning Area: Winchester

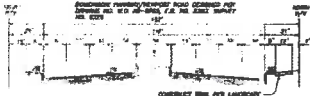
Author: Vinnie Nguyen



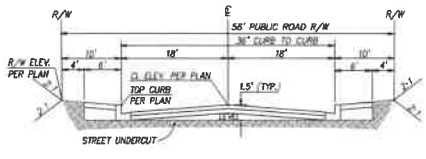
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rcplma.org>



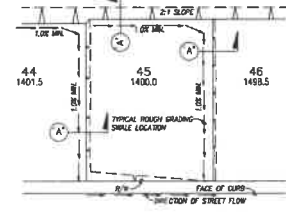
74' R/W
TYPICAL SECTION
PER TR. 30266-1 STREET IMPROVEMENT
PLAN AND CONSTRUCTED BY OTHERS



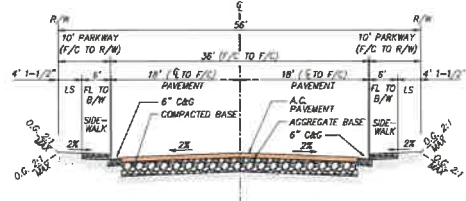
56' PUBLIC ROAD R/W
TYPICAL SECTION
PER TR. 30266-1 STREET IMPROVEMENT
PLAN AND CONSTRUCTED BY OTHERS



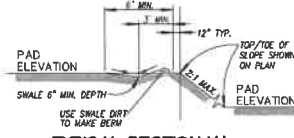
TYPICAL STREET UNDERCUT
NTS



STREET SLOPES UP TO SIX
TYPICAL PAD SWALE
NTS



TYPICAL PUBLIC STREET SECTION
LOCAL STREET (56' R/W)
RIVERSIDE COUNTY STD. NO. 105 (SECTION "A")
PAUL LANE, ALBIFLORA WAY, BACCHARIS LANE, AND ENGELIA LANE
NTS



TYPICAL SECTION 'A'
NTS



NOTE: YOU CONTAINER WITH THESE PLANS SHALL NOT CONSIDERED WITH AN UNDERGROUND UTILITY. A GRADING PERMIT MAY BE REQUIRED.

Do not place any other signs on the property of the owner or contractor. The contractor shall be responsible for the removal of any signs. The contractor shall be responsible for the removal of any signs.

| NO. | DATE | BY | REVISION |
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2834 LA MIRADA DRIVE SUITE H
VISTA, CA 92081 7760-726-4232
7760-727-1405

ALCOA INC
6030071
CALIFORNIA
SHEET 2021

PANCA
LAND CONSULTANTS, L.P.

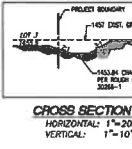
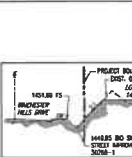
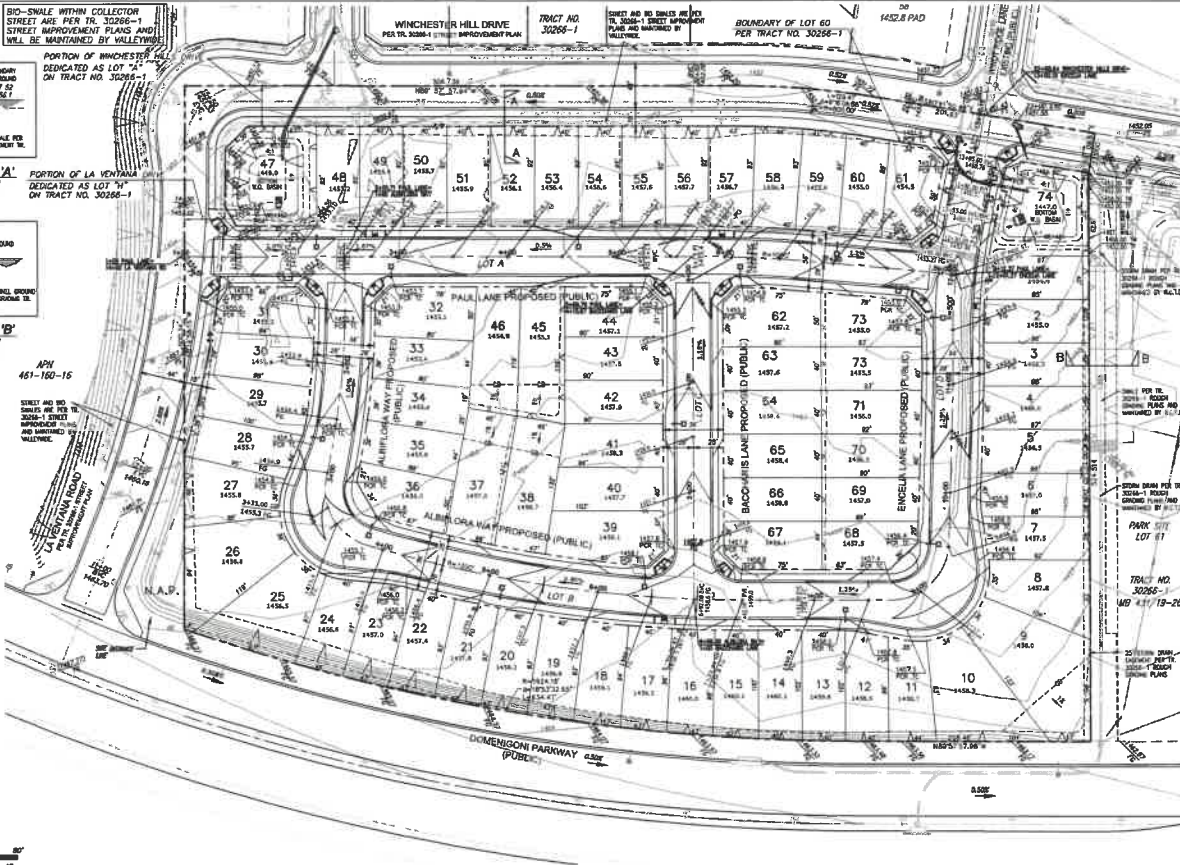
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BMP NO. 1800251 WEIO NO. _____
TR NO. 30288M01 BGR NO. 1800225 P NO. 180061

WINCHESTER HILLS PA-19
TRACT No. 36288M01
ROUGH GRADING PLANS

DETAILS
2 OF 2 SHEETS

PREPARED BY: _____ DATE _____
CHECKED BY: _____ DATE _____
SCALE: _____
SHEET NO. _____



SID-WALK WITHIN COLLECTION STREET ARE PER TR. 30266-1 STREET IMPROVEMENT PLANS AND WILL BE MAINTAINED BY VALLEYVIEW

PORTION OF WINCHESTER HILL DRIVE DEDICATED AS LOT 74 ON TRACT NO. 30266-1

PORTION OF LA VENTANA DEDICATED AS LOT 74 ON TRACT NO. 30266-1

APN 461-160-15

STREET AND NO. SWEET ARE PER 30266-1 STREET IMPROVEMENT PLANS AND SHOWN FOR REFERENCE ONLY.

GRAPHIC SCALE
 1" = 40'



NOTES:
 1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A CONTRACT. A CHECKED-PERMIT NUMBER A GRADING PERMIT HAS BEEN ISSUED.

| | | |
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| NO. | DATE | DESCRIPTION |
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2034 LA MIRADA DRIVE, SUITE H VISTA, CA 92081 760-208-4232 760-737-1405

PANGAEA
 4100 CONVENT AVENUE, SUITE 100
 SAN DIEGO, CA 92111

RICHARD C. BRASHER
 PREPARED BY: DATE: FILE NO.:

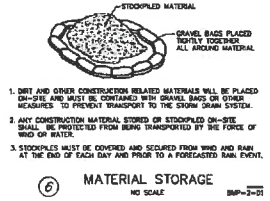
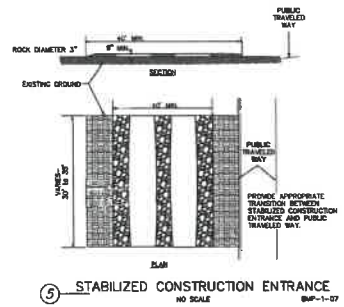
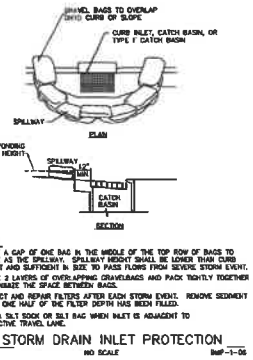
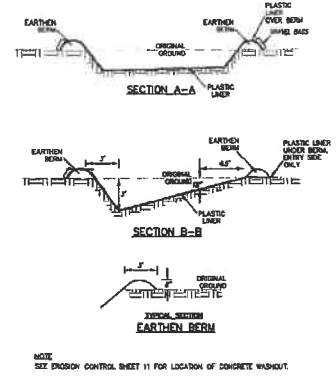
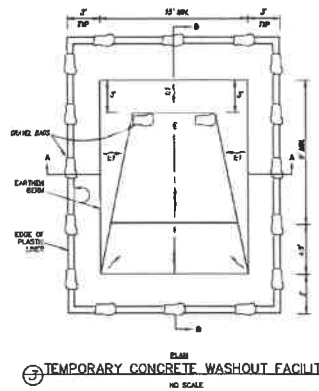
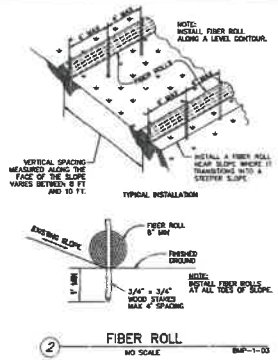
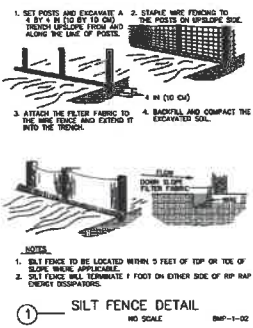
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BMP NO. 1800251 VOID NO. TR. NO. 30266M01, BOR NO. 1800251, IP NO. 180081

WINCHESTER HILLS PA-19 TRACT No. 30266M01
ROUGH GRADING PLANS

SHEET NO. 10-9
 3 OF 5 SHEETS

DATE: FILE NO.:



NOTE: SEE SHEET 18 & 20 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND, AND UNDERNOUGHT SERVICE ALERT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY WORK DONE IN ACCORDANCE WITH THESE PLANS.

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2634 LA MARADA DRIVE, SUITE H
VISTA CA, 92081 714-278-4232
714-278-7271-1600

PANGAEA
LAND CONSULTANTS, INC.

BENCHMARK

RICHARD C. BEASHEY 43815
PREPARED BY: DATE: P.C.E. NO.

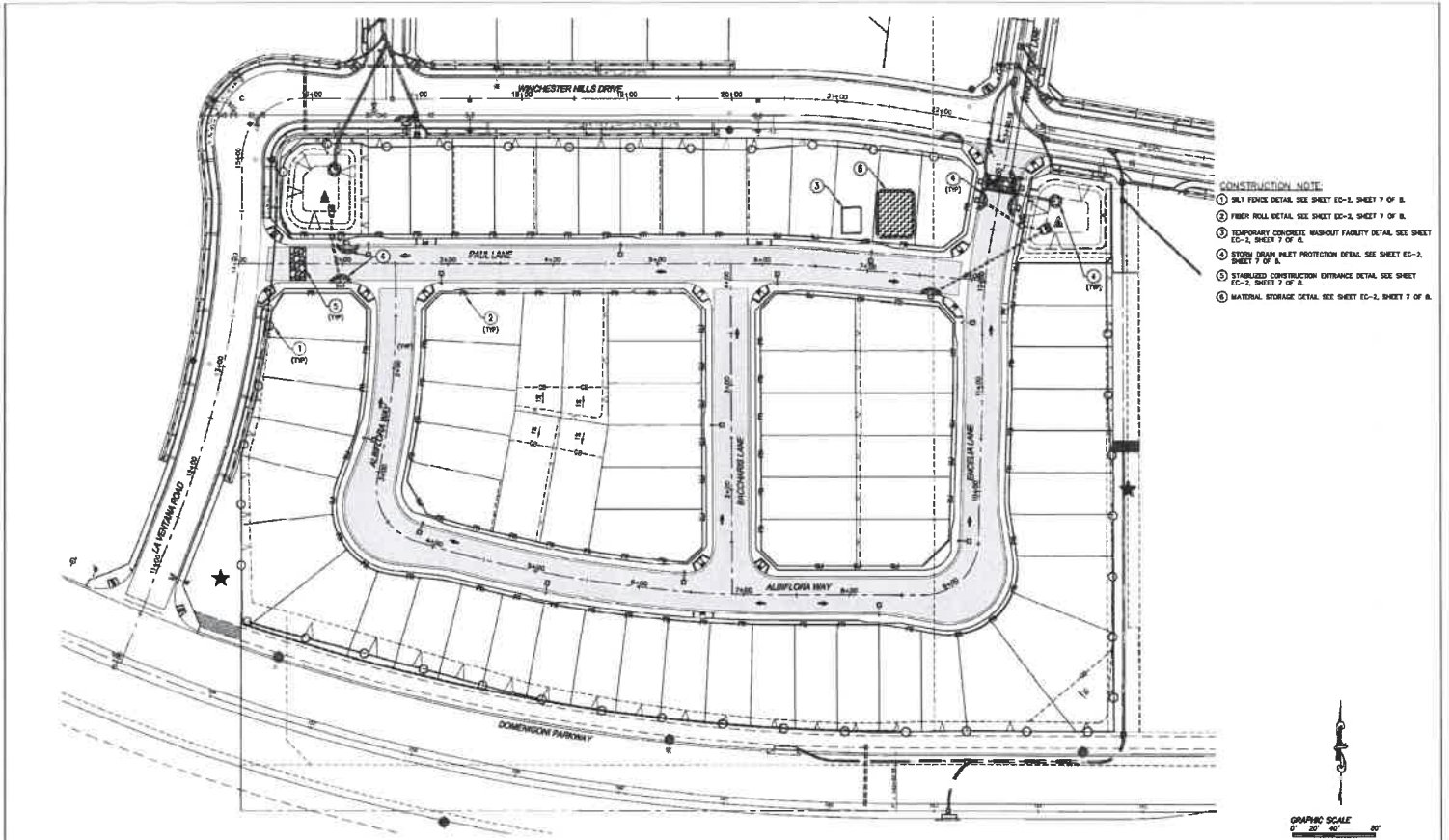
BMP NO. 1800251 **MDID NO. 78** **NO. 35283M01** **BGR NO. 1800225** **JP NO.**

WINCHESTER HILLS PA-19
TRACT No. 3628BMD1
EROSION CONTROL PLANS
DETAILS

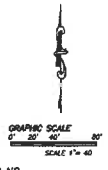
SHEET NO. EC-2
5 OF 5 SHEETS

SCALE: _____ **TYP:** _____ **NO.** _____ **DATE:** _____

PREPARED 03/17/2020



- CONSTRUCTION NOTE**
- ① SILT FENCE DETAIL SEE SHEET EC-1, SHEET 7 OF 8.
 - ② FIBER ROLL DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ③ TEMPORARY CONCRETE WASHOUT FACILITY DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ④ STORM DRAIN INLET PROTECTION DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ⑤ STABILIZED CONSTRUCTION ENTRANCE DETAIL SEE SHEET EC-2, SHEET 7 OF 8.
 - ⑥ MATERIAL STORAGE DETAIL SEE SHEET EC-2, SHEET 7 OF 8.



DIGALERT
 DIAL BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

| NO. | DATE | DESCRIPTION | BY | CHECKED BY |
|-----|------|-------------|----|------------|
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2834 LA BIRDAH DRIVE, SUITE H
 VESPA, CA 92081 760-296-9232
 760-227-1462

PANGAEA
 LAND DEVELOPMENT, INC.

RICHARD C. BRASHER
 PREPARED BY: DATE: FILE NO.:

BENCHMARK: SCALE: 1" = 40'

BMP NO. 1800251 WMD NO. TR NO. 36288M01, BCR NO. 2806225, EP NO. 180061
WINCHESTER HILLS PA-18
TRACT No. 36288M01
EROSION CONTROL PLAN
 SHEET NO. EC-4
 6 OF 6 SHEETS
 PREPARED 03/17/2020



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

Juan C. Perez
Agency Director



07/29/20, 9:40 am

TR36288M01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36288M01. 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 (TR36288M01.) 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

The proposed Project is a request for a minor change to approved Tentative Tract Map No. 36288. As proposed, the minor change is to revise the widths of the internal streets from private streets to public streets. This will result in an increase width of the right of ways from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The map is a Schedule 'A' and is comprised of 10 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. Specific Plan (SP. No.293A5) Design Guidelines.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TR36288M01:
Tentative Map, Minor Change No. 1, dated March 6, 2020.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Grade

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 **0010-BS-Grade-MAP - DRNAGE & TERRACING (cont.)**

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

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

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

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

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

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

BS-Grade. 6 **0010-BS-Grade-MAP - FAULT LOCATIONS**

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

BS-Grade. 7 **0010-BS-Grade-MAP - FINISH GRADE**

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

BS-Grade. 8 **0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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

BS-Grade. 9 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 **0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)**

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

BS-Grade. 10 **0010-BS-Grade-MAP - MINIMUM DRAINAGE GRADE**

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 11 **0010-BS-Grade-MAP - NO GRDG & SUBDIVIDING**

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

BS-Grade. 12 **0010-BS-Grade-MAP - NPDES INSPECTIONS**

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12

0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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

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

BS-Grade. 13

0010-BS-Grade-MAP - OBEY ALL GDG REGS

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

BS-Grade. 14

0010-BS-Grade-MAP - PRE-CONSTRUCTION

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 15 **0010-BS-Grade-MAP - RETAINING WALLS (cont.)**

BS-Grade. 15 **0010-BS-Grade-MAP - RETAINING WALLS**

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

BS-Grade. 16 **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

BS-Grade. 17 **0010-BS-Grade-MAP - SLOPE STABL'TY ANALYS**

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

BS-Grade. 18 **0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT**

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

BS-Grade. 19 **0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED**

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

BS-Grade. 20 **0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED**

All grading shall be performed in accordance with the recommendations of the included -County approved-

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 20 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED (cont.)

geotechnical/soils reports for this Specific Plan.

BS-Grade. 21 0010-BS-Grade-SP-NO GRADING & SUBDIVIDING

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E Health

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

Tract Map#36288 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment systems (OWTS) and/or water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2 0010-E Health-ENV CLEANUPS PROGRAM-COMMENTS

The standard practice is for Riverside County Department of Environmental Health, Environmental Cleanups Program (RCDEH-ECP) to review Phase 1 Environmental Site Assessments and provide clearances prior to grading and/or disturbance of the soil. However, rough grading was previously conducted at this project area. As such, the soil has been disturbed and representative sampling in any potential areas of environmental concern will not be possible.

As with any real property, if previously unidentified contamination is discovered at this property, assessment, investigation, and/or cleanup shall be required. For further information, contact RCDEH-ECP at (951) 955-8982. This information has also been added to the County of Riverside, Planning Department project file.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3 0010-E Health-SP - SCREEN CHECK NO 2 A5 (cont.)

E Health. 3 0010-E Health-SP - SCREEN CHECK NO 2 A5

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

Fire

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

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

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

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

Fire. 3 0010-Fire-SP-#101-DISCL/FLAG LOT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

Fire. 4 0010-Fire-SP-#47 SECONDARY ACCESS

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Fire

Fire. 4 **0010-Fire-SP-#47 SECONDARY ACCESS (cont.)**

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 5 **0010-Fire-SP-#56-IMPACT MITIGATION**

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

Fire. 6 **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 7 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

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

Fire. 8 **0010-Fire-SP-#86-WATER MAINS**

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 9 **0010-Fire-SP-#87-OFF-SET FUNDING (cont.)**

Fire. 9 **0010-Fire-SP-#87-OFF-SET FUNDING**

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

Fire. 10 **0010-Fire-SP-#95-HAZ FIRE AREA**

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

Fire. 11 **0010-Fire-SP-#96-ROOFING MATERIAL**

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

Fire. 12 **0010-Fire-SP-#97-OPEN SPACE**

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

Fire. 13 **0010-Fire-SP* -#100-FIRE STATION**

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated

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Fire

Fire. 13 **0010-Fire-SP* -#100-FIRE STATION (cont.)**

service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Flood

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

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

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

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

Flood. 3 **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

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

Flood. 4 **0010-Flood-MAP D/S DRAINAGE FACILITIES**

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

escape spillway onto an adjacent street shall be provided for the basins.

If Tract 36288 proceeds prior to the construction of the approved street improvements for Tract 30266 - 1, then Tract 36288 will construct those street improvements as required by the Transportation Department. Additional water quality mitigation measures may be required than those shown on the approved street improvement plans for Tract 30266 - 1 in order to comply with the current requirements of the permit. A maintenance entity such as a Lighting and Landscaping Maintenance District (LLMD) will be required for the maintenance of any bio-swales or other mitigation BMP's.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

Flood. 6 **0010-Flood-MAP MAJOR FACILITIES**

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

Flood. 7 **0010-Flood-MAP OWNER MAINT NOTICE**

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

Flood. 8 **0010-Flood-MAP PERP DRAINAGE PATTERNS**

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 **0010-Flood-MAP PERP DRAINAGE PATTERNS (cont.)**

flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 9 **0010-Flood-MAP WQMP ESTABL MAINT ENTITY**

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

Flood. 10 **0010-Flood-SP- COLLECT AND CONVEY RUNOFF**

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an adequate outlet.

Flood. 11 **0010-Flood-SP- CONSTRUCT REGIONAL BASIN**

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

Flood. 12 **0010-Flood-SP- FLOOD HAZARD REPORT**

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 12

0010-Flood-SP- FLOOD HAZARD REPORT (cont.)

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Sothern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion (Planning Areas 47b,49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

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Flood

Flood. 12 0010-Flood-SP- FLOOD HAZARD REPORT (cont.)

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

Following are the District's recommendations in order to protect the public health and safety:

1.A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.

b. The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 12 **0010-Flood-SP- FLOOD HAZARD REPORT (cont.)**

required before processing is initiated.

2. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

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General

General. 1 0100-Planning-MAP - OCCUPANCY RELEASE (cont.)

e. Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

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

General. 2 0100-Planning-SP - PA 11 PARK CONST

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 3 0100-Planning-SP - PA 11 PARK PLANS REQD

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 4 0100-Planning-SP - PA 21 PARK CONST

ADVISORY NOTIFICATION DOCUMENT**General****General. 4 0100-Planning-SP - PA 21 PARK CONST (cont.)**

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

General. 5 0100-Planning-SP - PA 21 PARK PLANS REQD

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 6 0100-Planning-SP - PA 28B 1ST HALF CONST

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as Planning Area 28b shall be constructed and fully operable.

General. 7 0100-Planning-SP - PA 28B 1ST HALF PLANS

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include

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General. 7 **0100-Planning-SP - PA 28B 1ST HALF PLANS (cont.)**

landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 8 **0100-Planning-SP - PA 28B 2ND HALF CONST**

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully operable.

General. 9 **0100-Planning-SP - PA 28B 2ND HALF PLANS**

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 10 **0100-Planning-SP - PA 32 PARK CONST**

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

General. 11 **0100-Planning-SP - PA 32 PARK PLANS REQD**

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled

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General. 11 0100-Planning-SP - PA 32 PARK PLANS REQD (cont.)

"SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 12 0100-Planning-SP - PA 37 PARK CONST

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

General. 13 0100-Planning-SP - PA 37 PARK PLANS REQD

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

General. 14 0100-Planning-SP - PA 55 PARK CONST

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the

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General

General. 14 **0100-Planning-SP - PA 55 PARK CONST (cont.)**

implementing project including this project has been individually conditioned to construct this park.

General. 15 **0100-Planning-SP - PA 55 PARK PLANS REQD**

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 16 **0100-Planning-SP - PA 62A PARK CONST**

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 17 **0100-Planning-SP - PA 62A PARK PLANS REQD**

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform

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General. 17 0100-Planning-SP - PA 62A PARK PLANS REQD (cont.)

with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

General. 18 0100-Planning-SP - PARK DISTRICT APPROVAL

To Whom it May Concern,

The purpose of this letter is to confirm that the County defers to the Valley-Wide Recreation and Park District with respect to the park-related conditions in the Winchester Hills specific plan (SP293).

SP293 has been revised a number of times; the area that it covers has had a number of property owners; and several tentative tract maps have been approved under SP293 with different, sometimes conflicting, park conditions.

Ultimately, implementation of the park conditions is overseen by Valley-Wide. Valley-Wide is the responsible agency for parks in the SP293 area and has expertise in the design and maintenance of parks and recreational facilities.

For these reasons, to clear any park condition on any of the tentative tract maps approved under SP293, the County requires a clearance letter from Valley-Wide indicating that the intent of the condition has been met. Valley-Wide determines how the park conditions for SP293 and the implementing maps are best carried out and if those conditions have been satisfied.

To be accepted by the County, a clearance letter from Valley-Wide should indicate how the specific-plan and

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General. 18 **0100-Planning-SP - PARK DISTRICT APPROVAL (cont.)**

implementing-map conditions have been addressed and state clearly that the conditions have been satisfied to the satisfaction of Valley Wide.

Clarifying Valley-Wide's authority in this matter should help avoid confusion and miscommunication regarding park conditions on SP293 projects going forward.

Thank you for your effort to help SP293 be a success for county residents.

Sincerely,

Matt Straite, Principal Planner

General. 19 **0100-Transportation-MAP - LANDSCAPING INSTALLATION**

Prior to issuance of the 50th occupancy permit, landscaping shall be installed along La Ventana Road, Domenigoni Parkway, Winchester Hills Drive, and all interior street side yards.

(Added by Planning Commission on 11/07/12).

Planning

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

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely

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Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)

Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO FIND

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

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

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

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Planning

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

by all parties as to the appropriate preservation or mitigation measures.

Planning. 3 **0010-Planning-MAP - RES. DESIGN STANDARDS**

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Specific Plan No. 293 (Winchester Hills), Planning Area 19.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). the setback shall be measured from the top of curb within the alley or similar type of access.
- g. The minimum average width of each lot is 40 feet.
- h. The maximum height of any building is 35 feet.
- i. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,600 square feet.
- j. No more than 60% of the lot shall be covered by a one story building and no more than 50% for a two story building.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE SPECIFIC PLAN NO. 293, AMENDMENT NO. 5 (SP00293A5) DESIGN STANDARDS AND GUIDELINES.

Planning. 4 **0010-Planning-MAP - ADDED CONDITIONS BY PC**

- 1. Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common

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Planning

Planning. 4 0010-Planning-MAP - ADDED CONDITIONS BY PC (cont.)

landscaped areas and irrigation systems until such time as these operations are turned over to another party.

2. At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan.

3. The applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping identified in the Winchester Hills Specific Plan.

4. The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.

5. The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.

6. The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.

7. The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - ADDED CONDITIONS BY PC (cont.)

compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first. (See 90.PLANNING.24)

8. 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: (See 100.PLANNING.17)

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.

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

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

e. Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f. Landscaping and irrigation, water and electrical systems

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - ADDED CONDITIONS BY PC (cont.)

shall be installed and operational in accordance with County Ordinance 461.

Planning. 5 0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to the Design Standards and Guidelines of Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

Planning. 6 0010-Planning-MAP - FEES FOR REVIEW

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

Planning. 7 0010-Planning-MAP - GEOLOGIST'S COMMENTS

This site was previously planned to be used as a school site and was mass graded along with the adjacent tract map properties. Given the site's already graded condition, and given the geologic/geotechnical consultant of record's letter acknowledging the condition of the site and recommendation for specific mitigation (GeoTek, Inc., November 9, 2011, "Geotechnical Review and Update, Winchester Hills Former School Site, Tentative Tract No 36288 Addendum No 1, Riverside County, California") no GEO was required or deemed necessary for this project at this time. However, additional studies, as recommended by GeoTek, Inc. and as required by Building Code shall be prepared and reviewed by the County Geologist as indicated elsewhere in this conditions set.

GeoTek, Inc.'s November 9, 2011 report concluded:

- "Removals were performed prior to fill placement.
- "Fill up to 10 feet deep is present.
- "Mass grading was not completed and the site was left 1 to 6 feet below designed grades.
- "Construction debris, oversized rock material and medium vegetation growth overlay the site.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-MAP - GEOLOGIST'S COMMENTS (cont.)

"Structures should be designed to accommodate 3 inches differential settlement in 40 feet.

"The majority of the site is underlain by engineered fill.

"Additional geotechnical studies were recommended by the former project consultant (GMU) prior to "remaining mass grading or further rough grading".

GeoTek, Inc.'s November 9, 2011 report recommended:

- 1.The degraded zone of near surface engineered fill (about 1 to 2.5 feet) should be reprocessed and brought to typical fill standards.
- 2.The areas of the site, northern portion and adjacent to the granitic rock in the southwest, should be provided with a minimum of 3 feet of engineered fill either by elevating from existing grades or removal and recompaction.
- 3.GMU's prediction of 3 inches of differential settlement in any 40 foot span appears to be rather high and should be evaluated through additional studies.
- 4.A more extensive updated report to address, current code condition, recommended removals and settlements.

The Geotek, Inc. letter is herein accepted for CEQA/Planning purposes for this tract map. An environmental constraints sheet (ECS) shall be prepared relative to the existing mass graded site conditions, as described elsewhere in this conditions set. Additional studies shall be required prior to issuance of grading permits as indicated elsewhere in this conditions set.

It should be noted that, although the previous site consultant indicated a recommended structural design for settlement of 3 inches in 40 feet, Riverside County does not accept site grading that would result in a potential settlement of 3 inches in 40 feet. Hence, should the additional studies indicate a settlement of 3 inches in 40 is a potential hazard, site re-grading and/or geotechnical solutions will be required to render the site to a condition of no more than 2 inches in 40 feet settlement under seismic conditions.

Planning. 8

0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning. 9 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume

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Planning

Planning. 9 **0010-Planning-MAP - INADVERTENT ARCHAEO FIND (cont.)**

within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

Planning. 10 **0010-Planning-MAP - LC LANDSCAPE REQUIREMENT**

The developer/ permit holder shall:

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

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

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

- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 11 **0010-Planning-MAP - M/M PROGRAM (GENERAL)**

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - M/M PROGRAM (GENERAL) (cont.)

project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Planning. 12 0010-Planning-MAP - MAP ACT COMPLIANCE

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

Planning. 13 0010-Planning-MAP - NO OFFSITE SIGNAGE

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

Planning. 14 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

Planning. 15 0010-Planning-MAP - REQUIRED MINOR PLANS

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open

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Planning

Planning. 15 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

space. These three plans may be applied for separately for the whole tract or for phases.

- 4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
- 5. Each phase shall have a separate wall and fencing plan.
- 6. Entry monument and gate entry plan.

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

Planning. 16 0010-Planning-MAP - SUBMIT BUILDING PLANS

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

Planning. 17 0010-Planning-SP - GEO NO. 1246

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

- 1.No evidence of on-site landslides was observed during the field investigation.
- 2.The steep north and east-sloping hillsides on the western

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Planning

Planning. 17 0010-Planning-SP - GEO NO. 1246 (cont.)

portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas, rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. Engineering and other

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Planning

Planning. 17 **0010-Planning-SP - GEO NO. 1246 (cont.)**

building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

Planning. 18 **0010-Planning-SP - MAINTAIN AREAS & PHASES**

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

Planning. 19 **0010-Planning-SP - NO P.A. DENSITY TRANSFER**

Density transfers between Planning Areas that alters the land use designation or density category of any Planning Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

Planning. 20 **0010-Planning-SP - PA 12 SCHOOL ACCEPTANCE**

If within two (2) years of approval of the final map (or the last phase if the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

Planning. 21 **0020-Planning-MAP - EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission'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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 **0020-Planning-MAP - EXPIRATION DATE (cont.)**

phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 22 **0020-Planning-MAP - SUBMIT FINAL DOCUMENTS**

WITHIN 60 DAYS AFTER PROJECT APPROVAL:

One (1) hard copy and one (1) electronic copy of the final SPECIFIC PLAN (SP) documents shall be submitted to the Planning Department. The documents shall include all the items listed in the condition titled "SP - Documents".

Planning. 23 **0020-Planning-SP - 90 DAYS TO PROTEST**

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

Planning-All

Planning-All. 1 **0010-Planning-All-MAP - 90 DAYS TO PROTEST**

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

Planning-All. 2 **0010-Planning-All-MAP - DEFINITIONS**

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36288 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36288, Amended No. 1, dated April 23, 2012.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS

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

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

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

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

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

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is a Schedule "A" subdivision of ten (10) gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

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Planning-All

Planning-All. 5 0010-Planning-All-SP - Definitions (cont.)

Planning-All. 5 0010-Planning-All-SP - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

Planning-All. 6 0010-Planning-All-SP - Hold Harmless

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 7 0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

Planning-All. 8 0010-Planning-All-SP - Ordinance Requirements

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Planning-All

Planning-All. 8 0010-Planning-All-SP - Ordinance Requirements (cont.)

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Planning-All. 9 0010-Planning-All-SP - SP Document

Specific Plan No. 293 shall include the following:

- a. Specific Plan Document, which shall include:
 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
 2. Conditions of Approval.
 3. Specific Plan Zoning Ordinance.
 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 5. Specific Plan text.
 6. Descriptions of each Planning Area in both graphical and narrative formats.

- b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:
 1. Mitigation Monitoring/Reporting Program.
 2. Draft EIR
 3. Comments received on the Draft EIR either verbatim or in summary.
 4. A list of person, organizations and public agencies commenting on the Draft EIR.
 5. Responses of the County to significant environmental point raised in the review and consultation process.
 6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Planning-All. 10 0010-Planning-All-SPA - Amendment Description

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Planning-All

Planning-All. 10

0010-Planning-All-SPA - Amendment Description (cont.)

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;
- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the

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Planning-All

Planning-All. 10 0010-Planning-All-SPA - Amendment Description (cont.)

Specific Plan boundaries;
 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

Planning-All. 11 0010-Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

Planning-GEO

Planning-GEO. 1 GEO200007 ACCEPTED

County Geologic Report GEO No. 200007, submitted as an update to GEO01097 for the project TR36288M01, was prepared by GeoTek, Inc., and is titled; "Geotechnical Update Letter, Winchester Hills PA-19, Tract No. 36288, Riverside County, California," dated September 16, 2019. In addition, GeoTek has submitted the following document for the project:

"Response to County Geotechnical Review, Winchester Hills PA-19, Tract No. 36288, Riverside County, California," dated May 18, 2020.

GEO200007 concluded:

1. The site was partially graded sometime between 2004 and 2009. A site reconnaissance performed on September 9, 2019 revealed a granitic bedrock knob in the southwest portion was excavated and generally matches surrounding grades. Additionally, materials present at the surface are indicative of fill.
2. Incomplete grading activities have been performed, but without documentation, we cannot comment on the actual depth of removals and subsequent thicknesses of existing fill.
3. Due to the dense to very dense older alluvium, shallow granitic bedrock, and the lack of shallow groundwater, no significant liquefaction potential is present on the site.
4. Due to the nature of the proposed site development and incomplete grading activities, a cut-fill transition exists across the site, which increases the potential for excessive differential settlement.

GEO200007 recommended:

1. Due to the unknown depth and quality of fill placed at the site, we recommend that the existing soils

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200007 ACCEPTED (cont.)

be overexcavated to a depth of at least 3-feet and replaced with compacted fill.

2. We expect that the previous grading combined with the grading proposed herein will adequately mitigate cut/fill transitions. However, the planned grading should consider providing at least 24-inches of compacted fill below the bottom of the deepest foundation footing for future buildings (yet-to-be determined).

3. To facilitate ease of excavation during utility installation, overexcavations 1-foot below the bottom of planned pipe inverts in the street areas should be considered.

4. All other recommendations presented in our previous reports remain valid.

GEO No. 200007 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200007 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.

Transportation

Transportation. 1 0010-Transportation-MAP - CFD 05-1

The subject property of TR36288 was included in the formation of CFD 05-1, and was originally described as APNs 461-160-032 and 461-160-033 in the CFD formation documents.

CFD 05-1 did not finance any mitigation fees and as a result no fee credits are to be given for the subject property's participation in the CFD. The subject property shall continue to participate in CFD 05-1.

Transportation. 2 0010-Transportation-MAP - TS/EXEMPT

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

Transportation. 3 0030-Transportation-SP - SP293A5/TRAF SIG MIT MECH

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

Transportation. 4 0030-Transportation-SP - SP293A5/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 traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

0030-Transportation-SP - SP293A5/TS CONDITIONS (cont.)

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
Grand Avenue (EW)
Simpson Road (EW)

Olive Avenue (EW)
Patton Avenue (EW)
Holland Road (EW)

La Ventana Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

La Ventana Loop Road (NS) at:
Patton Road (EW)

Leon Road (NS) at:
Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP293A5/TS CONDITIONS (cont.)

Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton Road (EW)

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. 5 0030-Transportation-SP - SP293A5/TS IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Transportation. 6 0030-Transportation-SP - SP293A5/TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic

signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0030-Transportation-SP - SP293A5/TS INSTALLATION (cont.)

- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

Transportation. 7

RCTD - GENERAL

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
 2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
 3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
 4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
 5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
 6. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
 7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
 8. 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.
 9. The project shall comply with the most current ADA requirements. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
 10. 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.
 11. The Project shall obtain approval of street improvement plans from the Transportation Department.
- Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 **RCTD - GENERAL (cont.)**
project limits.

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

Waste Resources

Waste Resources. 1 **Gen - Custom**

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.

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

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Parcel:

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the

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50. Prior To Map Recordation

Fire

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.) Not Satisfied
roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTOMATIC GATES Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied
Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied
coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 3 0050-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied

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

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the

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Parcel:

50. Prior To Map Recordation

Flood

050 - Flood. 4 easement. 0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied

050 - Flood. 5 0050-Flood-MAP ONSITE EASE 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 buildings and obstructions".

050 - Flood. 6 0050-Flood-MAP SUBMIT PLANS Not Satisfied

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

050 - Flood. 7 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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

050 - Flood. 8 0050-Flood-XXM BMP MAINTENANCE & INSPECT Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - ASSESSMENT DIST/CSA Not Satisfied

1. At the time of recordation of any subdivision, including but not limited to tract map and parcel map which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - ASSESSMENT DIST/CSA (cont.) Not Satisfied
district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan. (Modified at PC 11/7/12)

050 - Planning. 2 0050-Planning-MAP - CC&R RES PRI COMMON AREA Not Satisfied
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 if 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 common area including side yards by either the property owners' association or the owners of each individual lot or units 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 the TENATIVE MAP, attached

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R RES PRI COMMON AREA (con Not Satisfied

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 of 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.
(Modified by PC on 11/7/12)

050 - Planning. 3 0050-Planning-MAP - COMMON AREA MAINTENANCE Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - COMMON AREA MAINTENANCE (con Not Satisfied
established for each residential development, where
required, and such associations may assume ownership and
maintenance responsibility for neighborhood common areas.

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 5 0050-Planning-MAP - ECS PREVIOUSLY GRADED Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the project site has been previously graded and that additional site grading and/or removal and recompaction is required. In addition, a note shall be placed on the ECS as follows:

"This site, has been previously mass graded. However, portions of the site may contain areas of potentially unacceptable settlement and/or deteriorated fill. These areas must be assessed by the project engineering geologist and/or geotechnical engineer prior to issuance of grading permits and must be appropriately mitigated during site grading."

050 - Planning. 6 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.) Not Satisfied

050 - Planning. 7 0050-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. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 9 0050-Planning-MAP - INFRASTR. PARTICIPATION Not Satisfied

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the

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Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - INFRASTR. PARTICIPATION (cont.) Not Satisfied

Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

050 - Planning. 10 0050-Planning-MAP - LC LNDSCP COMMON AREA MA Not Satisfied

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

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

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

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

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

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

050 - Planning. 11 0050-Planning-MAP - PA 28B PARK AGREEMENT Not Satisfied

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this

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50. Prior To Map Recordation

Planning

050 - Planning. 11 0050-Planning-MAP - PA 28B PARK AGREEMENT (cont.) Not Satisfied
Specific Plan 293 along with Valley-Wide Recreation and
Parks District, and its assigns ("VWRPD") as more
specifically described within Specific Plan 293A5, Section
II, Page 38, item number 4.

050 - Planning. 12 0050-Planning-MAP - PA PROCEDURES Not Satisfied
Prior to map recordation, the planning area 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 this planning area:

1. The project proponent has processed a FINAL CHANGE OF
ZONE MAP concurrent with the SPECIFIC PLAN which legally
defined this 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.

050 - Planning. 13 0050-Planning-MAP - PARK AGENCY REQUIRED Not Satisfied
PRIOR TO MAP RECORDATION of any subdivision, or other
residential development application, all portions of this
implementing project not currently within the boundaries of
the Valley-Wide Recreation and Park District shall be
annexed into the Valley-Wide Recreation and Park District
or a similar entity such as a County Service Area/District
that has been designated by the Board of Supervisors,
pursuant to Section 10.35(G) of Ordinance No. 460, to
receive park dedications and fees. Documentation of said
annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if
Valley-Wide Recreation and Parks District is unwilling or
unable to annex the property in question.

050 - Planning. 14 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the
expiration of said map, the land divider shall cause the
real property included within the TENTATIVE MAP, or any
part thereof, to be surveyed and a FINAL MAP thereof
prepared in accordance with the current County

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50. Prior To Map Recordation

Planning

050 - Planning. 14 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.

050 - Planning. 15 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied
The County Transportation Department - Survey Division
shall review any FINAL MAP and ensure compliance with the
following:

A. All lots on the FINAL MAP shall be in substantial
conformance with the approved TENTATIVE MAP relative to
size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size
of 3,600 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be
in conformance with the development standards of
Specific Plan No. 293, Amendment No. 5; Planning Area No.
19.

D. All lots on the FINAL MAP shall comply with the length
to width ratios, as established by Section 3.8.C. of County
Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of
35 feet of frontage measured at the front lot line.

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:

- 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.
- Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.
- 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.

050 - Survey. 2 RCTD - WQMP ACCESS AND MAINTENANCE 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

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Parcel:

50. Prior To Map Recordation

Survey

050 - Survey. 2 RCTD - WQMP ACCESS AND MAINTENANCE (cont.) Not Satisfied
shall be recorded against the property.

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.

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 SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation (Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266), with approved improvement plans and fees, into the applicable maintenance district(s) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 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. 6 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light 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. 7 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. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

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Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) 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 in the road right-of-way shall be maintained by a public or quasi-public entity, 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.

050 - Transportation. 9 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, street design and improvement concept of this project shall be coordinated with P/P 945 RR and P/P 946 HH.

050 - Transportation. 10 RCTD - EXISTING CURB AND GUTTER Not Satisfied

On existing curb and gutter trail, and/or drainage devices within County right of way, including sewer and water laterals on Domenigoni Parkway shall be constructed within the dedicated right of way in accordance with County Standards, Ordinance 461; such construction shall show on existing street improvement plans and Profile No. 945 RR and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html.

If you have any questions, please call the Plan Check Section at (951) 955 6527.

Note:

A 12 foot DG Trail shall be constructed 5 feet from the curb line within the 21 foot parkway.

050 - Transportation. 11 RCTD - FINAL WQMP REQUIRED-SANTA ANA REGION Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan

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Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - FINAL WQMP REQUIRED-SANTA ANA REGION (cc Not Satisfied (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. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 12 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. 13 RCTD - OFF-SITE ACCESS Not Satisfied

The landowner/developer shall provide for a paved off site access road to a paved and maintained road. Said access road shall be constructed with 32 feet of A.C. pavement within a 60 foot dedicated right of way minimum in accordance with County Standard No. 106, Section A (32 feet/60 feet) at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

Said off site access road shall be the easterly extension of Winchester Hill Drive to Willow Glen Lane and the southerly extension of Willow Glen Lane to a paved County maintained Domenigoni Parkway.

The Project shall provide/acquire sufficient dedicated public right-of-way, 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 right of way, the map will be returned for redesign.

050 - Transportation. 14 RCTD - PART-WIDTH IMPROVEMENT Not Satisfied

La Ventana Road and Winchester Hills Drive along project boundaries are designated as a COLLECTOR ROAD and shall be improved with 34 foot part width AC pavement, (22 feet on the project side and 12 feet on the opposite side of the centerline), 6-inch concrete curb and gutter, and 5 foot sidewalk (on project side), within a 74 foot full width dedicated right of way in accordance with County Standard No. 103, Section A.

NOTE: A 5 foot sidewalk shall be constructed 7 feet from curb line within the 15 foot parkway.

050 - Transportation. 15 RCTD - ROAD IMPROVEMENTS & DEDICATION Not Satisfied

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

Street "A", "B", "C", and "D" are designated as a LOCAL ROAD and shall be improved with 36 foot full

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 RCTD - ROAD IMPROVEMENTS & DEDICATION (cont.) Not Satisfied
width AC pavement, 6 inch concrete curb and gutter, and concrete sidewalks within the 56 foot full width dedicated right of way in accordance with County Standard No. 105, Section "A". (36' / 56')

NOTE: A 5 foot sidewalk shall be constructed adjacent to curb line within the 10 foot parkway.

050 - Transportation. 16 RCTD - STREET IMPROVEMENT PLANS Not Satisfied

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>.

050 - Transportation. 17 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. 18 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 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN

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Parcel:

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

(SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

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Parcel:

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 7 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 10 0060-BS-Grade-MAP - OFFSITE GDG ONUS 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.

060 - BS-Grade. 11 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 12 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied
issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

060 - Flood. 2 0060-Flood-MAP D/S DRAINAGE FACILITIES Not Satisfied
This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

060 - Flood. 3 0060-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 4 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied
Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 5 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 6 0060-Flood-MAP PHASING Not Satisfied
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

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Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 2 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved

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Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied
tentative map, in compliance with County Ordinance No. 457,
and the conditions of approval for the tentative map.

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to

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Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied
be reviewed for compliance with the approved tentative map.

060 - Planning. 7 0060-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 10 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. 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.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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

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Parcel:

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINTENANCE 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 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 17 inch hardcopies and one fully signed PDF copy on CD). This condition does not apply for stockpile only permits.

060 - Transportation. 2 RCTD - FINAL WQMP REQUIRED-Santa Ana Region 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 <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 3 RCTD - SUBMIT APPLICATION-MAINTENANCE DISTRICTS 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. This condition does not apply for stockpile only permits.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT 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 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be

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Parcel:

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied
issued. Rough Grade approval can be accomplished by
complying with the following:

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

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

Approved water plans must be a the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER (cont.) Not Satisfied
West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied
Tract 36288 is located within the limits of the
Winchester/North Hemet sub-watershed of the Salt Creek
Channel Area Drainage Plan for which drainage fees have
been adopted.

Drainage fees shall be paid with cashier's check or money
order only to the District at the time of the issuance of
grading permits for the approved parcels or at the time of
issuance of building permits if no grading permits are
issued for the parcels and may be paid, at the option of
the land owner, in pro rata amounts. The amount of the
drainage fee required to be paid shall be the amount that
is in effect for the particular Area Drainage Plan at the
time of issuance of the grading permits or issuance of the
building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-MAP D/S DRAINAGE FACILITIES Not Satisfied
This development proposes to discharge flows from the
basins into storm drains north of this project. If these
storm drains located between this development and Salt
Creek Channel are not constructed, this development must
either construct those facilities or wait until those
facilities are constructed.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, final
WQMP and BMP improvement plans and any other necessary
documentation along with supporting hydrologic and
hydraulic calculations shall be submitted to the District
for review. The plans must receive District approval
prior to the issuance of building permits. All submittals
shall be date stamped by the engineer and include a
completed Flood Control Deposit Based Fee Worksheet and
the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-GEN - LC LANDSCAPE SECURITIES Not Satisfied
Prior to the issuance of building permits, the
developer/permit holder shall submit an estimate to replace
plantings, irrigation systems, ornamental landscape

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-GEN - LC LANDSCAPE SECURITIES (cont.) Not Satisfied

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. However, in accordance with Planning Area 19 of Specific Plan No. 293, Amendment No. 5; where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width.

Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved Exhibit M.

080 - Planning. 4 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

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

080 - Planning. 5 0080-Planning-MAP - ELEVATION & FLOOR PLAN Not Satisfied

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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - ELEVATION & FLOOR PLAN (cont.) Not Satisfied

080 - Planning. 6 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets 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).

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

080 - Planning. 7 0080-Planning-MAP - FEE BALANCE 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.

080 - Planning. 8 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied

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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8

0080-Planning-MAP - FINAL SITE PLAN (cont.)

Not Satisfied

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

080 - Planning. 9 0080-Planning-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied
parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

080 - Planning. 10 0080-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:

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning 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. 11 0080-Planning-MAP - PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 12 0080-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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
 Planning Department approval.

080 - Planning. 13 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
 Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 14 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
 All utility extensions within a lot shall be placed underground.

080 - Planning. 15 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing 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 Specific Plan No. 293, Amendment No. 5 - Design Standards and Guidelines, Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry,

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Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron, wood or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 16 0080-Planning-USE - MAJOR COMMUNITY ENTRY Not Satisfied

The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.

080 - Planning. 17 0080-Planning-USE - NOT TO EXCEED 80% 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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 0080-Planning-USE - NOT TO EXCEED 80% (cont.) Not Satisfied
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.
- c.Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d.Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e.Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f.Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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 - 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.

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

Plan: TR36288M01

Parcel:

80. Prior To Building Permit Issuance

Waste Resources

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - PRECISE GRDG 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 all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

Flood

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 0090-Planning-LANDSCAPE MAINTENANCE Not Satisfied

1.Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the Specific Plan No. 293, Amendment No. 5 (Winchester Hills) Design Standards and Guidelines.

090 - Planning. 4 0090-Planning-MAP - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning 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 Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

090 - Planning. 5 0090-Planning-MAP - LC LNDSCP INSPCT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP - LC LNDSCP INSPCT DEPOSIT (cont.) Not Satisfied

Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 6 0090-Planning-MAP - LC LNDSCP INSPCTN RQMNTS Not Satisfied

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

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

090 - Planning. 7 0090-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Planning

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|--|--|---------------|
| 090 - Planning. 7 | 0090-Planning-MAP - PALEO MONITORING REPORT (cont. | Not Satisfied |
| <p>into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.</p> | | |
| 090 - Planning. 8 | 0090-Planning-MAP - ROOF RUN-OFF DISCHARGE | Not Satisfied |
| <p>Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.</p> | | |
| 090 - Planning. 9 | 0090-Planning-MAP- ROLL-UP GARAGE DOORS | Not Satisfied |
| <p>All residences shall have automatic roll-up garage doors.</p> | | |
| 090 - Planning. 10 | 0090-Planning-USE - LANDSCAPE COMPLIANCE LTR | Not Satisfied |
| <p>7. The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.</p> | | |
| 090 - Planning. 11 | 0090-Planning-USE - LANDSCAPE DESIGN GUIDE | Not Satisfied |
| <p>The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.</p> | | |
| 090 - Planning. 12 | 0090-Planning-USE - LANDSCAPE ENTRY TRACT | Not Satisfied |
| <p>Prior to issuance of 50th occupancy permit, the applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping indentified in the Winchester Hills Specific Plan. (Modified at PC 11/7/12)</p> | | |
| 090 - Planning. 13 | 0090-Planning-USE - LANDSCAPE IRRIGATION PLN | Not Satisfied |
| <p>The land divider/permit holder shall provide or cause to be provided a Compliance Letter to the County Planning Department and the County Department of Building and Safety</p> | | |

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-USE - LANDSCAPE IRRIGATION PLN (cont.) Not Satisfied
stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first. (Modified at PC 11/7/12)

090 - Planning. 14 0090-Planning-USE - LANDSCAPE MAINTENANCE Not Satisfied
Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party. (Added at PC 11/7/12)

090 - Planning. 15 0090-Planning-USE - MAINTENANCE PLAN LANDSCA Not Satisfied
The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.

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:

- 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.
- 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.
- Storm drains and flood control facilities shall be completed according to the improvement plans and

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Transportation

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

as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- 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.
- Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.
- Written confirmation of acceptance from sewer purveyor is required.
- Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 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)
- All Fees for Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

090 - Transportation. 3 RCTD - LANDSCAPING COMPLETION Not Satisfied

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

Landscaping shall be improved within La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive. Trails shall be improved along Domenigoni Parkway.

090 - Transportation. 4 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).

090 - Transportation. 5 RCTD - 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 Business

Plan: TR36288M01

Parcel:

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - WQMP COMPLETION (cont.)
Storm Water Compliance Program Section.

Not Satisfied

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: February 6, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Riv. Co. Regional Parks & Open Space
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Airport Land Use Commission
French Valley Airport, Attn: General Manager
Board of Supervisors - Supervisor: Washington
Planning Commissioner: 3rd District John Petty
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
California Council For The Blind

TRACT MAP NO. 36288M01 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley / Winchester Area Plan – Land Use Designation: Public Facilities (PF), – Location: north of Domenigoni Parkway, east of La Ventana Road, west of Leon Road, south of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP 293, Area 19) - **REQUEST:** Minor Change to a previously approved Tentative Tract Map to adjust right-of-ways, centerlines, lot lines, and pad elevations. Number of lots will remain – APN: 461-160-044 – **BBID: 078-694-046**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on 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 David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@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.



2834 La Mirada Drive, Suite H
Vista, California 92081
760.PANGAEA (726-4232)

Project Number 2017-104

December 4, 2018

Mr. Russell Brady
Riverside County Planning
4080 Lemon Street, 12th Floor
Riverside, CA 92501

rbrady@RIVCO.ORG

SUBJECT: Minor Change Request to TR36288

Dear Russell:

The Tentative Map for Tract 36288 was approved in 2010. Per the approved TM and the Conditions of Approval, the project was approved with Private Streets with a section width of 50 feet, allowing for a face-of-curb to face-of-curb street section of 36 feet, along with 7-foot parkways containing 5-foot sidewalks on both sides.

Considering the current market for homes and the negative impact homeowners' association fees can have on attracting buyers and on qualifying ratios for obtaining mortgages by purchasers, the owner determined it will be best to revise the project to increase the width of the dedicated rights-of-way of the internal streets from 50 feet to 56 feet to meet the current County of Riverside Standard No. 105 (1 of 2) for a Local Street (56' R/W). This will eliminate the need for an HOA by using Public Streets instead of Private Streets.

With this letter and accompanying submittal materials and check, we hereby request review of the submitted items in support of our proposed Minor Changes to the approved TR36288 map.

The embedded exhibit shows the approved Tentative Map overlaid with the proposed changes, showing revised rights-of-way, centerlines, lot lines, and select pad elevations. All lots were reviewed to ensure the minimum lot size is met. There are no changes to the number of lots, the street pattern, grading (except select minor pad elevations changes), access points, or other material changes; only changes necessary to enlarge the streets to have rights-of-way of 56 feet.

Tract 36288 Minor Change

December 4, 2018

2

We are also proposing to use a street section with contiguous sidewalks versus non-contiguous to avoid creating narrow strips of landscape that would be maintained by an HOA.



Existing Approved Tentative Map (in gray) Overlaid with Proposed Changes

Please let us know if you have any questions or comments on this information, or if you require further detail.

Sincerely,

Pangaea Land Consultants, Inc.


Chuck Glass
Partner/Owner


Richard C. Brasher, PE, AICP
Partner/Owner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input 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 |

MINOR CHANGE Original Case No. TR36288, AMD. #1

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Meadow Vista Holdings, LLC

Contact Person: Dave Jacinto E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite E

| | | |
|---------------------|-----------------------|--------------------|
| | <small>Street</small> | |
| <u>Vista</u> | <u>CA</u> | <u>92081</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (760) 809-7473 Fax No: ()

Engineer/Representative Name: Pangaea Land Consultants, Inc.

Contact Person: Rich Brasher E-Mail: rich.brasher@pangaealandconsultants.com

Mailing Address: 2834 La Mirada Drive, Suite H

| | | |
|---------------------|-----------------------|--------------------|
| | <small>Street</small> | |
| <u>Vista</u> | <u>CA</u> | <u>92081</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (760) 936-3248 Fax No: ()

Property Owner Name: Meadow Vista Holdings, LLC

Contact Person: Dave Jacinto E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite H

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

_____ Vista _____ CA _____ 92081
City State ZIP

Daytime Phone No: (760) 809-7473 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.)

DAVID A. ACUNTO _____ [Signature] _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____ 441-160-044 _____

Approximate Gross Acreage: _____ 10.0 acres _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Domenigoni Parkway , South of _____, East of La Ventana Road West of _____

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 3,500 SF
Number of existing lots: one (1) Number of proposed developable lots: 72
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): two (2) Subdivision Density: 7.2 dwelling units per acre.

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

If yes, provide Application No(s). TM 36288, TM 30266-2, SP 293
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): Submitted/approved with TM

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: Meadow Vista Holdings, LLC, Dave Jacinto

Address: 2834 La Mirada Drive, Suite E, Vista, CA 92081

Phone number: (760) 809-7473

Address of site (street name and number if available, and ZIP Code): 92596

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 441-160-044

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

Regulatory Identification number: n/a

Date of list: _____

Applicant:  Date 12/12/2018

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

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



**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 Meadow Vista Holdings, LLC hereafter "Applicant" and Dave Jacinto "Property Owner".

Description of application/permit use:

Minor Change to an existing approved Tentative Map, TR36288, to modify internal roads from 50-foot wide private roads to 56-foot wide public roads. Process application concurrent with final improvement plans and final map.

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): 441-160-044

Property Location or Address:

North of Domenigoni Parkway and east of the future intersection with La Ventana Road.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Jacinto Phone No.: (760) 809-7473

Firm Name: Sierra Linda Development Email: davejacinto@gmail.com

Address: 2834 La Mirada Drive, Suite E
Vista, CA 92081

3. APPLICANT INFORMATION:

Applicant Name: Meadow Vista Holdings, LLC Phone No.: (760) 809-7473

Firm Name: (Dave Jacinto at Sierra Linda Dev.) Email: davejacinto@gmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/12/2018
Print Name and Title: DAVE JACINTO

Signature of Property Owner: _____ Date: _____
Print Name and Title: _____

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: _____ |



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

12/12/2018

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING

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

TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1– No New Environmental Document Required – EA41176 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley/Winchester Area Plan – Land Use Designation: Public Facilities (PF) – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, westerly of Leon Road, southerly of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP293, Area 19) – **REQUEST:** A modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and two (2) lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule “A” subdivision and is comprised of 10 gross acres.

| | |
|-------------------|---|
| TIME OF HEARING: | 9:00 a.m. or as soon as possible thereafter |
| DATE OF HEARING: | SEPTEMBER 2, 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 although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 30, 2020,

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

APN (s) or case numbers TR36288M01 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

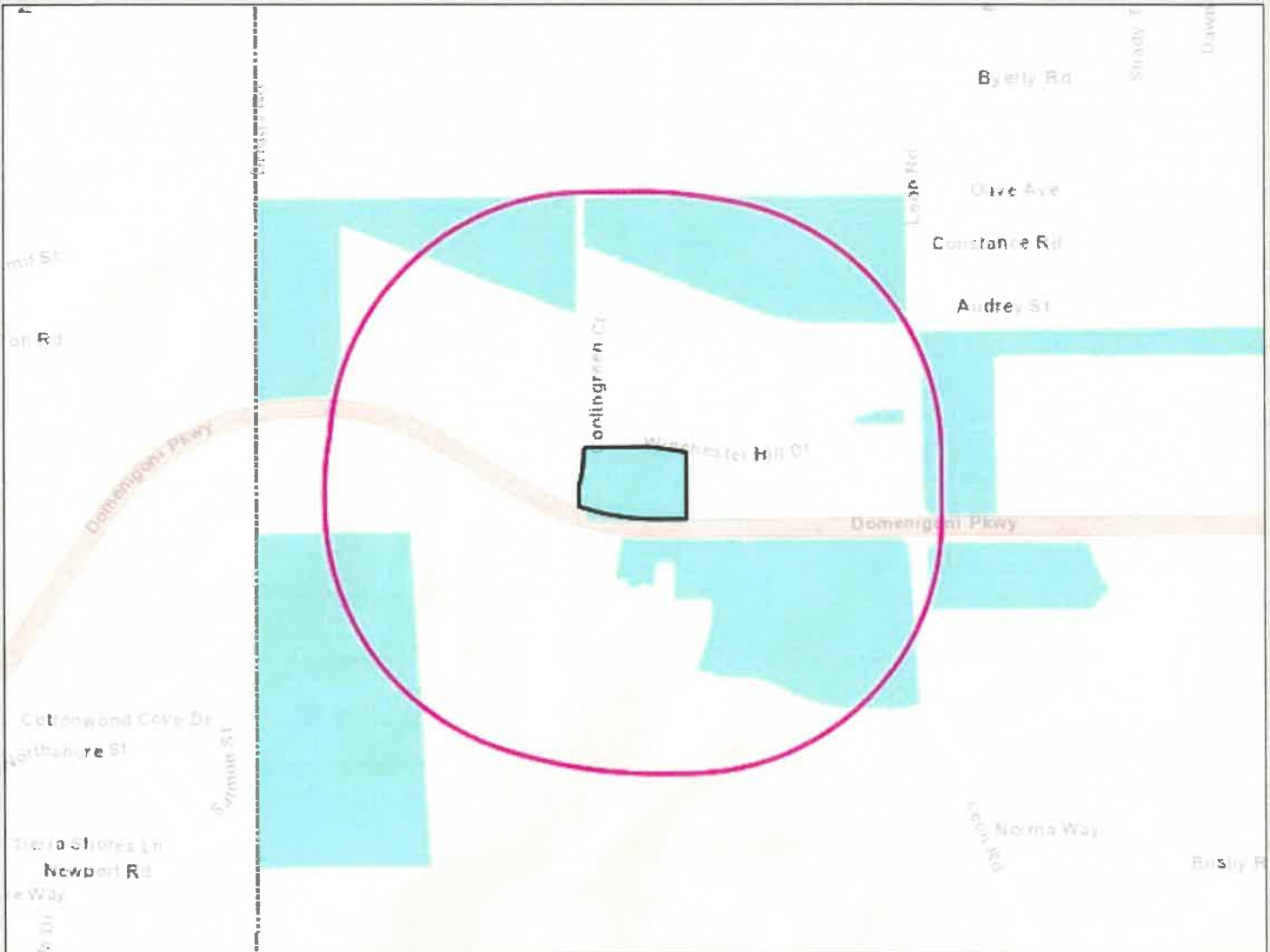
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TR36288M01 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/29/2020 4:42:39 PM

© Riverside County RCIT

461170001
WALTON CALIFORNIA
4800 N SCOTTSDALE RD STE 4000
SCOTTSDALE AZ 85251

461170006
FORESTAR USA REAL ESTATE GROUP INC
14755 PRESTON RD STE 130
DALLAS TX 75254

461160049
COUNTY OF RIVERSIDE
3133 MISSION INN AVE
RIVERSIDE CA 92507

461160017
SALT CREEK II
P O BOX 13037
NEWPORT BEACH CA 92658

461160037
RANCHO DE LOS CAZADORES
1950 SKYCREST DR
FULLERTON CA 92831

461160019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461160029
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280022
ROBERT E. CLARK
P O BOX 213
WINCHESTER CA 92596

461190085
RANCON WINCHESTER VALLEY 85
41391 KALMIA ST STE 200
MURRIETA CA 92562

461280020
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461290001
NEWPORT ROAD 103
219 MEADOW VISTA WAY
ENCINITAS CA 92024

461160044
JACINTO FAMILY LTD PARTNERSHIP
3951 SIERRA LINDA DR
ESCONDIDO CA 92025

461280021
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

Meadow Vista Holdings, LLC.
Atten: Dave Jacinto
2834 La Mirada Drive, Suite E.
Vista, CA 92081

Meadow Vista Holdings, LLC.
Atten: Dave Jacinto
2834 La Mirada Drive, Suite E.
Vista, CA 92081

Pangaea Land Consultants Inc.
Atten: Rich Brasher
2834 La Mirada Drive, Suite H.
Vista, CA 92801

Pangaea Land Consultants Inc.
Atten: Rich Brasher
2834 La Mirada Drive, Suite H.
Vista, CA 92801

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Hemet Unified School District
Facilities Department
1791 W. Acacia Ave.
Hemet, CA 92545

Hemet Unified School District
Facilities Department
1791 W. Acacia Ave.
Hemet, CA 92545

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

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

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

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TR36288M01

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Meadow Vista Holdings, LLC., Dave Jacinto
Project Applicant

2834 La Mirada Drive, Suite E., Vista, CA 92081
Address

North of Domenigoni Parkway, South of Winchester Hills Drive, East of La Ventana Road and West of Leon Road
Project Location

Minor Change to TR36288 is a request for a minor change to approved Tentative Tract Map No. 36288. As proposed, the minor change is to revise the widths of the internal streets from private streets to public streets. This will result in an increase width of the right of ways from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and 2 lots for water quality basins. The proposed minor change to the approved TR36288 would result in the same conclusions as was evaluated in the previous Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41176. 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

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 2, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum to Mitigated Negative Declaration, for EA No. 41176 is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201300017

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY PLANNING _____ Date: 01/14/2013 _____

County Agency of Filing: Riverside _____ Document No: 201300017 _____

Project Title: EA 42327; TR 36288 (TR30266/EA 38611) _____

Project Applicant Name: SIERRA LINDA DEVELOPMENT _____ Phone Number: _____

Project Applicant Address: 2834 LA MIRADA DRIVE, STE E VISTA CA 92081 _____

Project Applicant: Private Entity _____

CHECK APPLICABLE FEES:

- | | |
|--|----------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input type="checkbox"/> Negative Declaration | _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input checked="" type="checkbox"/> County Administration Fee | \$50.00 |
| <input checked="" type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | \$50.00 |

Signature and title of person receiving payment: _____

Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code

FILED
RIVERSIDE COUNTY
JAN 14 2013

EA42327 / TR36288 (TR30266/EA38611)

Project Title/Case Numbers

H. P. Kang
County Contact Person

(951) 955-1888
Phone Number

LARRY W. WARD, CLERK
By: *[Signature]*
M. Meyer, Deputy

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Sierra Linda Development
Project Applicant

2834 La Mirada Drive, Suite E. Vista, CA 92081
Address

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.
Project Location

Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum lot size of 3,600 square feet and two (2) water quality basin lots.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 7, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier Initial Study was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]
Signature

Project Planner
Title

12/11/12
Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 12/19/2012
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

COUNTY CLERK
Neg Declaration/Nic Determination
Filed per P.R.C. 21152
POSTED

JAN 14 2013

Removed: 22713
By: *[Signature]*
County of Riverside, State of California
Dept.

Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY

[Empty rectangular box for County Clerk's use]



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36288 / EA42327 (TR30266/EA38611)

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: October 10, 2012

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: 6/03/10

ADOPTED BY: Planning Commission

Person Verifying Adoption: H. P. Kang Date: November 7, 2012

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact H. P. Kang at (951) 955-1888.

Y:\Planning Case Files-Riverside office\TR36288\DH-PC-BOS Hearings\DH-PC\MND.TR36288.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1006141

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$64.00
paid by: CK 1007
CFG FOR EA42327
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 03, 2010 12:41
SBROSTRO posting date Jun 03, 2010

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

EA 38611

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401208

Lead Agency: COUNTY PLANNING Date: 10/08/2004

County Agency of Filing: Riverside Document No: 200401208

Project Title: EA 38611; GPA 00617; SPA 293; CZ 6673; TTM 30266

Project Applicant Name: SIERRA LINDA DEVELOPMENT Phone Number:

Project Applicant Address: 3591 SIERRA LINDA DR. ESCONDIDIO CA 92025

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
 - Negative Declaration
 - Application Fee Water Diversion (State Water Resources Control Board Only)
 - Project Subject to Certified Regulatory Programs
 - County Administration Fee \$64.00
 - Project that is exempt from fees (DeMinimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$914.00

Signature and title of person receiving payment:

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
 Indio, CA 92201

Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P. O. Box 1090
 Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

E.A. Number: 38611 GENERAL PLAN AMENDMENT NO. 00617, SPECIFIC PLAN AMENDMENT NO. 293, AMENDMENT NO. 2, CHANGE OF ZONE NO. 6673, TENTATIVE TRACT MAP NO. 30266

Project Title: Case Numbers

91082004 Tracie Wheaton (909) 955-23137
State Clearinghouse Number Contact Person Area Code/No./Ext

FILED
 RIVERSIDE COUNTY

OCT 08 2004

Sierra Linda Development Applicant's Address: 3591 Sierra Linda Drive, Escondido, CA. 92025
Project Applicant/Property Owner and Address

By GARY L. ORSO C. Kohler
 Deputy

Located north of Patton Road, west of Leon Road, south of Olive Avenue, and east of Briggs Road.
Project Location

Project Description
 tentative Tract Map No. 30266 proposes to subdivide 126.75 acres into 244 residential lots with a minimum lot size of 7,200 square feet, 7 storm-pedestrian access and non vehicular easements, 2 multi-family lots, 10 commercial lots for a total of 23.34 acres, 1-5.0 acre park lot, and 1-10.0 acre school lot.

This is to advise that the Riverside County Planning Commission has approved the above-referenced project on August 20, 2003, and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 An Addendum to a Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$64 fee + evidence of prior EIR fee \$928)
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. 220 (Warm Springs) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for this project.
- A de minimis finding was, was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Tracie Wheaton Planner II August 20, 2003 Neg. Declaration/Mitg. Determination
 Signature Title Date Filed per P.R.C. 21152

| | |
|---|--|
|) BE COMPLETED BY OPR Date Received for Filing and Posting at OPR: | FOR COUNTY CLERK'S USE ONLY |
| | Please charge deposit fee case #: EA 38611 |

COUNTY CLERK
 POSTED
 OCT 08 2004
 NOV 08 2004
 Removed:
 County of Riverside, State of California
 9/28/04 3.48



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 2, 2020**

I. AGENDA ITEM 4.1

TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1 – No New Environmental Document Required – EA41176 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley/Winchester Area Plan – Land Use Designation: Public Facilities (PF) – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, westerly of Leon Road, southerly of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP293, Area 19).

II. PROJECT DESCRIPTION:

A modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and two (2) lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule “A” subdivision and is comprised of 10 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:

David Jacinto, Applicant, davejacinto@gmail.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 Thornhill, 2nd by Commissioner Sanchez

By a vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Tract Map No. 36288 Minor Change No. 1; and, subject to the conditions of approval.

