

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

13. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

14. 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.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP- LEA CLEARANCE Not Satisfied

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

Fire

050 - Fire. 1 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-#47-SECONDARY ACCESS Not Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 3 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. 4 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 roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where 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. 5 0050-Fire-MAP-#6-ECS WATER CERTIFICATION Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 6 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Automatic 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

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50. Prior To Map Recordation

Fire

050 - Fire. 6 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES (cont.) Not Satisfied
emergency backup power. Gates activated by the rapid entry system shall remain open until closed
by the rapid entry system.

Planning

050 - Planning. 1 000050- Planning - ECS Map Shall Be Prepared Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section
2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the
FINAL MAP.

050 - Planning. 2 0050 - Trail Maintenance Not Satisfied
Prior to Recordation the project shall demonstrate that a maintenance entity shall maintain the
trail/service road.

050 - Planning. 3 0050- Maintenance Exhibit 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 - Planning. 4 0050- Planning - ECS Exhibit Not Satisfied
The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit,
and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of
the Planning Department.

050 - Planning. 5 0050- Planning- ECS Note-Mt. Palomar Lighting Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS: This property is subject to
lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 6 0050- Planning- Mitigation Monitoring Not Satisfied
The land divider, or the land divider's successor, shall prepare and submit a written report to the
Planning Department demonstrating compliance with those conditions of approval and mitigation
measures of this land division and EA No. 42821 and Addendum to MND No. 38981 and which must
be satisfied prior to the recordation of the final map. The Planning Director may require inspection or
other monitoring to ensure such compliance.

050 - Planning. 7 0050- Planning- Fee Balance Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit based fees for the
TENTATIVE MAP No. 37002 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.

Planning-EPD

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 Gen - Financial Assurance Not Satisfied

Prior to issuance of the first grading permit the applicant shall establish financial assurances to ensure the mitigation required by the Determination of Biologically Equivalent or Superior Preservation for TR 32984 is implemented as described in detail in the approved Mitigation Monitoring Plan submitted to the EPD. a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund, or other form of financial assurance as approved by the Office of County Counsel. b. The amount of the financial assurance required for this permit shall be consistent with the amount identified in the approved MMP. This amount shall be either established as a lump sum prior to grading activities or established in phased amounts in accordance with an approved phasing plan. The specific amount of financial assurance for disturbance shall be based upon actual calculations of restoration costs and shall be subject to review and approval of the EPD. c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, waste materials, completion of restoration and revegetation activities as described in the MMP approved by the EPD. d. The financial assurance shall remain in effect until all of the restoration and revegetation activities specified in the approved MMP are deemed complete to the satisfaction of the EPD and concurred with by the RCA and a Final Report is prepared and approved by the EPD and the RCA.

050 - Planning-EPD. 2 MSHCP CONSERVATION - EPD Not Satisfied

Prior to map recordation, the applicant must reach agreement with the Regional Conservation Authority (RCA) regarding the mechanism by which conservation will be achieved on the area described for MSHCP conservation. The area may be conveyed in fee title to the RCA, maintained as a conservation easement or a combination of both. The method of conservation is at the discretion of the RCA. These negotiations must also address liability with regards to the well which is located within the conservation area, and serves the adjacent property owner. If this can not be achieved then the RCA will determine how the well will be treated within the conservation area. Also the Riparian/Riverine mitigation is being conducted within the conservation area. The conservation mechanism chosen must allow for these activities and limit liability to the RCA. This condition will be cleared when an agreement has been made, and the land has been conveyed or easement recorded.

Survey

050 - Survey. 1 Maintenance Easement Not Satisfied

The project proponent shall reserve for the required existing/proposed County Flood Control Storm Drain Facilities a maintenance easement to the satisfaction of County Flood Control District.

050 - Survey. 2 RCTD - FINAL MAP REQMTS Not Satisfied

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

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated

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50. Prior To Map Recordation

Survey

050 - Survey. 2 RCTD - FINAL MAP REQMTS (cont.) Not Satisfied

prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. Lot access shall be restricted on Horsethief Canyon Road and De Palma Road and so noted on the final map.

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

4. The applicant, by his/her design, is requesting a vacation/abandonment of the existing excess rights of way along Horsethief Canyon Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights of way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights of way, and the Board of Supervisors shall have approved the vacation request. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

050 - Survey. 3 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

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

Transportation

050 - Transportation. 1 Maintenance Easement Not Satisfied

The project proponent shall reserve for the required existing/proposed County Flood Control Storm Drain Facilities a maintenance easement to the satisfaction of County Flood Control District.

050 - Transportation. 2 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. 3 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. 4 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.

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Transportation

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

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

050 - Transportation. 6 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. 7 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. 8 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. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

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

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" 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

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050 - Transportation. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied
shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 10 RCTD - COORDINATION Not Satisfied
The street design and improvement concept of this project shall be coordinated with TR30760.

050 - Transportation. 11 RCTD - EXISTING MAINTAINED Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition.
The Project shall provide the following improvements:

De Palma Road along the project boundary is a paved County-maintained road designated as a MAJOR FRONTAGE ROAD, and shall be improved with 8-inch concrete curb and gutter, concrete sidewalks, and 70-76 feet AC pavement (38-44 feet on the south side of the centerline and 32 feet on the north side of the centerline), and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 102-108 foot full width dedicated right-of-way per Standard No. 109 and 405, Ordinance 461. (Modified for increased improvement from 70 feet to 70-76 feet full-width AC pavement and increased right-of-way from 97 feet to 102-108 feet full width.)

Note:

1. A 5 foot concrete sidewalk (project side) shall be constructed 6 feet from the curb-face within the 26 foot parkway.
2. A 10 foot Trail with PVC split fence shall be improved 3 feet from the property line within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and/or as directed by Director of Transportation and Planning Department.

Horsethief Canyon Road along the project boundary is a paved County-maintained road designated as a SECONDARY HIGHWAY, and shall be improved with 6-inch concrete curb and gutter, concrete sidewalks, and 32 foot half-width AC pavement, and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within a 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461.

Note:

1. A 5 foot concrete sidewalks (project side) shall be constructed at the curb-line within the 18 foot parkway.
2. An 8 feet wide Trail shall be improved at the property line within the 18 foot parkway as directed by Director of Transportation and Planning Department.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of

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Transportation

050 - Transportation. 12 RCTD - LIGHTING PLAN (cont.) Not Satisfied
Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 RCTD - LINE-OF-SIGHT Not Satisfied

In order to secure adequate sight distance Lots along 'H' and 'I' Streets: NO TREES, WALLS or any OTHER obstructions over 30-inches high shall be planted or constructed to secure sight distance per County Standard No. 821, Ordinance 461 and as directed by Director of Transportation.

Note: The developer/owner of TR37002 has the responsibility to educate and display this condition of approval to the prospective home buyers of said Lots.

050 - Transportation. 14 RCTD - PRIVATE STREETS ROAD IMPROVEMENTS Not Satisfied

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

All other interior Private Streets are reserved private streets and shall be improved with 36 foot full-width AC pavement, 6-inch concrete curb and gutter, and 5 foot sidewalks (both sides) within a 46 foot private road easement in accordance with County Standard No. 105, Section "A". (36 feet/46 feet) (Modified for reduced road easement width from 56 feet to 46 feet.) The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 5 foot concrete sidewalk shall be constructed adjacent to the curb line within the 5 foot parkway.
2. The cross-fall/crown on "B" Street to be approved at the time of final engineering plan check by Transportation Department.

Private Entry Streets 'A' at Horsethief Canyon Road and De Palma Road are reserved private streets, and designated as a LOCAL ENTRY ROADS and shall be improved with 54 foot full-width AC pavement, 6-inch concrete curb and gutter, and 5 foot concrete sidewalks (both sides) within 64 foot private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (54 feet/64 feet) (Modified for reduced easement width from 74 feet to 64 feet and increased improvement from 44 feet to 54 feet AC pavement, and sidewalks to be adjacent to the curb-line, on both sides.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 5' concrete sidewalk (both sides) shall be constructed adjacent to the curb line within the 5' parkway.
2. A 6' curbed raised median shall be constructed at the centerline.
3. The nose of the median shall be 35' from the flowline of the adjacent streets.

050 - Transportation. 15 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

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Transportation

050 - Transportation. 15 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. 16 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.

050 - Transportation. 17 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIREMENT 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://rctima.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.

The basin size appears to be smaller than the design criteria and therefore retaining walls or similar maybe needed during the plan check phase.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

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

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 Encroachment Permit Required Not Satisfied

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

060 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning- Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP No. 37002 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.

060 - Planning. 2 0060-Planning- Required Applications Not Satisfied

No grading permits shall be issued until Specific Plan No. 152 A5, General Plan Amendment No. 1155 and Change of Zone No. 7881 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 3 0060-Planning-MAP - NATIVE MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - NATIVE MONITOR (cont.) Not Satisfied
or mitigation measure.

060 - Planning. 4 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

County Paleontological Report (PDP) No. 1531, submitted for this project (TR37002), was prepared by John Minch & Associates, Inc., and is entitled: "Pre-construction Paleontological Assessment of a 48.3-Acre Parcel Located at the Southwest Corner of Horsethief Canyon Road and De Palma Road, Riverside County, California", dated April 2015.

PDP01531 concluded:

1.The surface exposures on the site represent part of an older Pleistocene alluvial fan, with locally undetermined potential to contain paleontological resources. However, paleontological resources have been found in other parts of southern California within older Pleistocene alluvial deposits.

PDP01531 recommended:

- 1.A qualified paleontologist be retained to develop and implement a Paleontological Resource Impact Mitigation Program (PRIMP) during construction.
- 2.Paleontological monitors should be equipped to salvage fossils, and be allowed to divert or re-direct grading in the area of exposure to facilitate evaluation, and to salvage potentially significant fossils.
- 3.The monitoring program shall be developed by a qualified paleontologist and shall include recovery, preparation (to a point of identification), identification, and curation of fossil materials. Also it shall include provisions for significant paleontological specimens recovered during mitigation to be deposited in an accredited and permanent scientific institution.
- 4.A report of findings shall be prepared with an appended itemized inventory of specimens and submitted to the Lead Agency.

PDP01531 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01531 is hereby accepted for TR37002. A PRIMP shall be required prior to issuance of any grading permit for this project.

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 standards and Society of Vertebrate Paleontology standards, are as follows:
 - 1.Description of the proposed site and planned grading operations.
 - 2.Description of the level of monitoring required for all earth-moving activities in the project area.
 - 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 - 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 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. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy 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. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 5 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PROJECT ARCHAEOLOGIST (cont.) Not Satisfied
inspections will be determined by the Project
Archaeologist.

060 - Planning. 6 Gen - MM -16 Not Satisfied

MM-16 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that all project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs). The County of Riverside Planning Director (or his designee) shall also ensure that areas where noise levels are routinely expected to exceed 80 dBA are clearly posted with signs requiring that hearing protection be worn.

060 - Planning. 7 Gen - MM-12 Not Satisfied

MM-12 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires all construction equipment to minimize noise from construction activities by maintaining equipment mufflers in proper operating order and operating all equipment in the quietest manner feasible.)

060 - Planning. 8 Gen - MM-13 Not Satisfied

MM-13 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that to the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.

060 - Planning. 9 Gen - MM-14 Not Satisfied

MM-14 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that the construction contractor locates equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site.

060 - Planning. 10 Gen - MM-15 Not Satisfied

MM-15 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that no music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties adjacent to the Project site.

060 - Planning. 11 Gen - MM-2 Not Satisfied

MM-2 Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that all grading and construction personnel have received copies of all adopted mitigation measures to reduce impacts to biological resources. Additionally, verbal instruction shall be provided during monitoring by qualified personnel to all site workers to insure clear understanding that biological resources are to be protected on-site to the maximum extent feasible.

060 - Planning. 12 Gen - MM-3 Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 Gen - MM-3 (cont.) Not Satisfied

MM-3 Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that qualified biologist or ecologist has been hired to conduct monitoring during grading activities. Monitoring shall be periodic, not constant, and shall be unannounced. Brief monitoring reports shall be submitted to Riverside County and kept on file. The monitor shall have the authority to temporarily halt grading or construction activities if an unauthorized activity is underway or if currently-undetected sensitive resources are determined to be present.

060 - Planning. 13 Gen - MM-5 Not Satisfied

MM-5 Prior to issuance of grading permits, the Project Applicant shall submit the street lighting plan to the County Biologist for review in order to reduce unnecessary impacts to natural areas to the west.

060 - Planning. 14 Gen - MM-8 Not Satisfied

MM-8 Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that impacts to coast live oak trees occurring within the area to be affected by the Project are mitigated by planting 19 coast live oak trees in the on-site Conservation Area within the potential mitigation areas. Refer to Exhibit 5, Mitigation Map, of the DBESP prepared by Glenn Lukos Associates (Technical Appendix B2).

060 - Planning. 15 Gen - MM-9 Not Satisfied

MM-9 Prior to issuance of a grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that impacts to 0.79 acre of MSHCP riparian habitat are mitigated through restoration in the on-site Conversation Area. The on-site Conservation Area shall be enhanced and replanted with a dominance of California sagebrush, California buckwheat, yerba santa, tarragon, lemonade berry, and a hydroseed mixture associated with sage scrub communities, within the potential mitigation areas. Refer to Exhibit 5, Mitigation Map, of the DBESP prepared by Glenn Lukos Associates (Technical Appendix B2).

060 - Planning. 16 Gen - MND 38981 MM-3 Not Satisfied

MND 38981 MM-3 Prior to the issuance of grading permits, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with notification.

060 - Planning. 17 Gen - MND 38981 MM-7 Not Satisfied

MND 38981 MM-7 Prior to the issuance of grading permits, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 18 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and EA No. 42821 and Addendum to MND No. 38981 and which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

Planning-EPD

060 - Planning-EPD. 1 FINANCIAL ASSURANCE - EPD Not Satisfied

Prior to issuance of the first grading permit the applicant shall establish financial assurances to ensure the mitigation required by the Determination of Biologically Equivalent or Superior Preservation for TR 32984 is implemented as described in detail in the approved Mitigation Monitoring Plan submitted to the EPD.

a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund, or other form of financial assurance as approved by the Office of County Counsel. b. The amount of the financial assurance required for this permit shall be consistent with the amount identified in the approved MMP. This amount shall be either established as a lump sum prior to grading activities or established in phased amounts in accordance with an approved phasing plan. The specific amount of financial assurance for disturbance shall be based upon actual calculations of restoration costs and shall be subject to review and approval of the EPD. c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, waste materials, completion of restoration and revegetation activities as described in the MMP approved by the EPD. d. The financial assurance shall remain in effect until all of the restoration and revegetation activities specified in the approved MMP are deemed complete to the satisfaction of the EPD and concurred with by the RCA and a Final Report is prepared and approved by the EPD and the RCA.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 3 MITIGATION PLAN - EPD Not Satisfied

A potential restoration area is identified in the Determination of Biologically Equivalent or Superior Preservation Analysis for TR 32984, dated August 26, 2005 (Revised May 17, 2006), by Glenn Lukos Associates, Inc. Prior to issuance of a grading permit, a Mitigation and Monitoring Plan (MMP) for the restoration area shall be submitted for review and approval by the Environmental Programs Department (EPD). All costs associated with the Restoration of this area shall be identified and described in detail in the MMP. Financial Assurances shall be identified and provided concurrently to ensure the approved Mitigation Monitoring Plan will be properly implemented.

The MMP shall include but not be limited to the following requirements:

"The MMP shall identify the objectives that provide and sustain for the superior or equivalent riparian/riverine habitat and provide suitable habitat for wildlife within the Conservation Area. "Identify the areas to be disturbed and restored such as the removal of existing manmade dirt roads/culverts and berms located within the MSHCP Conservation Area and in the historical floodplain. "Include specific planting procedures, with criteria for successful monitoring and provisions for the protection, enhancement, maintenance, and management of natural resources located in the MSHCP Conservation Area. "Identify the types and extent of vegetation communities involved with the restoration and enhancement of habitat. "Specify how the restoration activities will maintain hydrologic functions needed to sustain the restored and revegetated areas.

060 - Planning-EPD. 4 MMP SCHEDULE - EPD Not Satisfied

Prior to Issuance of Grading Permits Prior to issuance of any grading permit, the biological consultant for the project shall provide a MMP schedule to EPD for review and approval. The schedule shall identify the milestones of the MMP and any associated phasing of work needed to achieve the riparian restoration and enhancement tasks. Any alteration to or deviation from the schedule shall be coordinated with EPD. Semi-annual progress reports shall be submitted to and reviewed by EPD.

Transportation

060 - Transportation. 1 RCTD - FEE CREDIT/REIMBURSEMENT Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - FEE CREDIT/REIMBURSEMENT (cont.) Not Satisfied

Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBD, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII 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.

The basin size appears to be smaller than the design criteria and therefore retaining walls or similar maybe needed during the plan check phase.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PHASE IV CULTURAL REQ. Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the

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80. Prior To Building Permit Issuance

BS-Grade

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

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 or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 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.

Flood

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

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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

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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

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

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

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

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

080 - Flood. 2 Encroachment Permit Not Satisfied

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

080 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 0080- Planning- Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 2 0080-Planning- 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. 3 Gen - MM-12 Not Satisfied

MM-12 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires all

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80. Prior To Building Permit Issuance

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080 - Planning. 3 Gen - MM-12 (cont.) Not Satisfied
construction equipment to minimize noise from construction activities by maintaining equipment mufflers in proper operating order and operating all equipment in the quietest manner feasible.)

080 - Planning. 4 Gen - MM-13 Not Satisfied
MM-13 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that to the extent feasible, the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged periods of annoyance.

080 - Planning. 5 Gen - MM-14 Not Satisfied
MM-14 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that the construction contractor locates equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site.

080 - Planning. 6 Gen - MM-15 Not Satisfied
MM-15 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that no music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties adjacent to the Project site.

080 - Planning. 7 Gen - MM-16 Not Satisfied
MM-16 Prior to the issuance of a grading or building permit, the County of Riverside Building Director (or his designee) shall ensure that grading and/or building plans include a note that requires that all project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs). The County of Riverside Planning Director (or his designee) shall also ensure that areas where noise levels are routinely expected to exceed 80 dBA are clearly posted with signs requiring that hearing protection be worn.

080 - Planning. 8 Gen - MM-6 Not Satisfied
MM-6 Prior to issuance of a building permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that the Project utilizes native trees and shrubs for slope plantings, front yard trees, and reverse frontage landscape plans. Tree species could include coast live oak and western sycamore, however, trees with invasive root systems should be avoided where feasible, such as alder or cottonwood. Native shrubs should be utilized where feasible, including toyon, Ceanothus, sugar bush, white sage, black sage, and other flora native to the area.

080 - Planning. 9 Gen - MM-7 Not Satisfied
MM-7 Prior to the issuance of building permits, the Project Applicant shall submit to the Riverside County Flood Control and Water Conservation District (RCFCWCD) a Best Management Water Quality Protection Plan consistent with the requirements of the Santa Ana Regional Water Quality Control Board.

080 - Planning. 10 Gen - MND 38987 MM-7 Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 Gen - MND 38987 MM-7 (cont.) Not Satisfied

MND 38987 MM-7 Prior to map recordation of any subdivision; or other residential development application, all portions of this implementing project no currently within the boundaries of the County Service Area 152-B, shall be annexed into the 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 the County Service Area No. 152-B is unwilling or unable to annex the property in question."

080 - Planning. 11 Gen - MND 38987 MM-8 Not Satisfied

MND 38987 MM-8 Prior to any project approval, the applicant shall submit a trails plan for review and approval to the Riverside County Regional Park and Open-Space District. This trail shall be a dual use with the flood control access road if possible. The trail shall be located east of the open space area (Planning Area 26), within Planning Area 25 and west of Planning Areas 22, 23, and 24. The trails will continue along Del Palma Road to the property line.

080 - Planning. 12 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and EA No. 42821 and Addendum to MND No. 38981 and which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 13 Map - Model Home Complex Not Satisfied

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approval.

080 - Planning. 14 Map - Park Plan Required Not Satisfied

Prior to Building Permit Issuance, detailed park plans shall be submitted to and approved by the Planning Department or other entity set forth in the Planning Department's conditions entitled "MAP - COMMON AREA MAINTENANCE" for the park site identified as Planning Area 24 in Specific Plan No. 152A5 (SP NAME). The detailed park plans shall conform with the design criteria described in the Specific Plan No. 152A5 document for Planning Area 24 and with the requirements of the Riverside County Transportation department or other entity set forth in the Planning Department condition entitled "MAP - COMMON AREA MAINTENANCE." The detailed 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.

080 - Planning. 15 Map - Roof Mounted Equipment Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 Map - Roof Mounted Equipment (cont.) Not Satisfied

080 - Planning. 16 Map - School Mitigation Not Satisfied

Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.

Planning-EPD

080 - Planning-EPD. 1 MMP FINAL REPORT - EPD Not Satisfied

Prior to issuance of any building permit, a final report shall be prepared and certified by the biological consultant for the project that states that all primary objectives and tasks in the approved Mitigation Monitoring Plan have been successfully completed and that any changes were reviewed and approved by Environmental Programs Department staff prior to implementation. The monitoring schedule will likely extend beyond building permit issuance.

Transportation

080 - Transportation. 1 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

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

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

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

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

dimensions shall be provided on the plan; and/or,

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 25% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an

Plan: TR37002

Parcel: 391090045

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 LSP - LANDSCAPING PROJECT SPECIFIC (cont.) Not Satisfied

approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

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

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

080 - Transportation. 5 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the

Plan: TR37002

Parcel: 391090045

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL (cont.)** **Not Satisfied**

precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

Flood

090 - Flood. 1 **Facility Completion - Map** **Not Satisfied**

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1 **0090- Planning - Concrete Driveways** **Not Satisfied**

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

090 - Planning. 2 **0090- Planning- Block Wall Antigraffiti** **Not Satisfied**

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 3 **Gen - MM-10** **Not Satisfied**

MM-10 Prior to issuance of occupancy permits, the Riverside County Planning Department shall approve a three-year maintenance and monitoring program. General maintenance requirements will encompass weed eradication, inspection for trash, vandalism, disease and pest infestation that may threaten the long-term health of the riparian community. Trash will be removed, vandalism will be repaired and the maintenance contractor will employ appropriate pest control techniques as necessary. In addition, any signs of distress or mortality will be noted and rectified. The routine monitoring shall include evaluation of site hydrology, plant establishment and vigor, indications of faunal utilization, development of soils, indications of biochemical processes, and collection of site photographs. The Project biologist or restoration specialist will conduct the monitoring and report any problems to the Project proponents and the maintenance contractor.

090 - Planning. 4 **Gen - MM-17** **Not Satisfied**

MM-17 Prior to the issuance of occupancy permits, the County of Riverside Building and Safety Department shall ensure that all De Palma/I-15 perimeter homes shall have central air conditioning as a standard feature to allow for window closure during warmer weather while maintaining interior comfort. Supplemental ventilation shall be required for any habitable rooms facing De Palma Road. Assuming a 3-person household, 45 cfm (5x15 cfm/person) of fresh make-up should be supplied to such rooms. The make-up air intake should be on the side of the house away from the adjacent arterial roadway.

Plan: TR37002

Parcel: 391090045

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - MM-17 (cont.) Not Satisfied

090 - Planning. 5 Gen - MM-18 Not Satisfied

MM-18 Prior to issuance of the first occupancy permit for the Project, the Project Applicant shall make a fair share monetary contribution to the County of Riverside at the Glen Eden Road and Future Mountain Road at De Palma Road intersection. The Project's fair share for intersection improvements is 11.7%.

090 - Planning. 6 Gen - MM-19 Not Satisfied

MM-19 Prior to issuance of the first occupancy permit for the Project, the Project Applicant shall make a fair share monetary contribution to the County of Riverside at the Horsethief Canyon Road at De Palma Road intersection. The Project's fair share for intersection improvements is 15.7%.

090 - Planning. 7 Gen - Use Final Inspection Not Satisfied

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection.

090 - Planning. 8 Map - Entry Monumentation Plot Plan Compliance Not Satisfied

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

090 - Planning. 9 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and EA No. 42821 and Addendum to MND No. 38981 and which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 10 Map - Renewable Energy R2-CE1 Installed Not Satisfied

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

Transportation

090 - Transportation. 1 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 2 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the

Plan: TR37002

Parcel: 391090045

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 LSP - LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied

Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3 RCTD - 80% COMPLETION Not Satisfied

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

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

Plan: TR37002

Parcel: 391090045

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - 80% COMPLETION (cont.) Not Satisfied
accordance with County Ordinance 461 and 859.

090 - Transportation. 4 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping/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 De Palma Road, Horsethief Canyon Road and Entry Streets 'A' at De Palma Road, Horsethief Canyon Road.

An 8 foot wide Trail within De Palma Road and a 10 foot trail within the Horsethief Canyon Road shall be improved.

090 - Transportation. 5 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. 6 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

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

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.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: December 16, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

Riv. Co. Geology Section
Archaeology
1st District Supervisor
1st District Planning Commissioner

SPECIFIC PLAN NO. 152 AMENDED NO. 5, TRACT MAP NO. 37002, and TRACT MAP NO. 32984M1, –
Applicant: Sam Horsethief LLC – Engineer/Representative: Joel Morse (T&B Planning) – First Supervisorial District – Alberhill Zoning Area- Elsinore Area Plan: Community Development: Medium High Density Residential (CD:MHDR); Open Space: Conservation Habitat (CH); Open Space: Rural; Community Development: Very High Density Residential – Location: Easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road and northerly of Broken Bit Circle – 45.27 Gross Acres - Zoning: Specific Plan - **REQUEST:** Amendment No. 5 to Specific Plan 152 reconfigures the boundaries of Planning Areas 22, 23, and 24, increases the dwelling units and removes the Community Center/park.

Tract Map No. 37002 proposes a subdivision of 14.2 acres into 143 proposed lots and associated improvements with a total of 131 residential (PA 22 = 9.2 DUs). Tract Map No. 32984M1 proposes a Schedule A subdivision of 34.8 acres into 125 proposed lots and associated improvements with a total of 108 residential (PA 23 = 5.7 DUs) – APN(s): 391-090-006, 391-090-007, 391-090-016, 391-090-026, 391-090-044, 391-090-045 and 391-090-046.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on January 7, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Judy Eguez, Contract Planner (951) 955-6892**, or e-mail at JEguez@rctlma.org/ MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 10, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SP00152A5)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

Project Number: SP00152A5

Description: CHANGE BOUNDARIES OF PLANNING AREA 22, 23, 24.

Status: APPLIED

Applied Date: 07/29/2015

Location: N/BROKEN NIT CIR S/DE PALMA RD E/HORSETHIEF CREEK RD

Applicant Information:

SAM-HORSETHIEF LLC
1200 QUAIL ST STE 220
NEWPORT BEACH CA 92660
ATTN: ERIK LUNDE

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Matt Straite, Contract Planner; mstraite@rctlma.org

Attachment: Project Vicinity Map

SP001B2A6



THIS DRAWING IS TO BE USED FOR INFORMATION ONLY. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE COUNTY OF RIVERSIDE MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.

REPORT NUMBER: 00-2018-2200 PM

© Riverside County TMAA 000

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Legend

- Display for only
- roadways
- highways
- HWY
- R-SPRINKLER
- R-EXTINGUISHER
- OTHER
- OTHER
- OTHER
- structures
- other
- hydrographical features
- water bodies
- lakes
- marsh

Notes



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 10, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SP00152A5)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

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Applicant Information:

SAM-HORSETHIEF LLC
1200 QUAIL ST STE 220
NEWPORT BEACH CA 92660
ATTN: ERIK LUNDE

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Matt Straite, Contract Planner; mstraite@rctlma.org

Attachment: Project Vicinity Map

SP00162A6





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



























REPORT PREPARED BY: GUYSON SPAUS RW

© Rhinco (cont.) TMAA 098

DISCLAIMER: Maps and data are to be used for reference purposes only. They indicate only general areas, and are not intended to constitute a site plan or site plan application. The County of Riverside makes no warranty or representation as to the accuracy or completeness of the information shown on this map. The County of Riverside makes no warranty or representation as to the accuracy or completeness of the information shown on this map. The County of Riverside makes no warranty or representation as to the accuracy or completeness of the information shown on this map. The County of Riverside makes no warranty or representation as to the accuracy or completeness of the information shown on this map.



- Legend**
-  Designated Farms
 -  road/highway
 -  highway
 -  water
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Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 10, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SP00152A5)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

Project Number: SP00152A5

Description: CHANGE BOUNDARIES OF PLANNING AREA 22, 23, 24.

Status: APPLIED

Applied Date: 07/29/2015

Location: N/BROKEN NIT CIR S/DE PALMA RD E/HORSETHIEF CREEK RD

Applicant Information:

SAM-HORSETHIEF LLC
1200 QUAIL ST STE 220
NEWPORT BEACH CA 92660
ATTN: ERIK LUNDE

Sincerely,

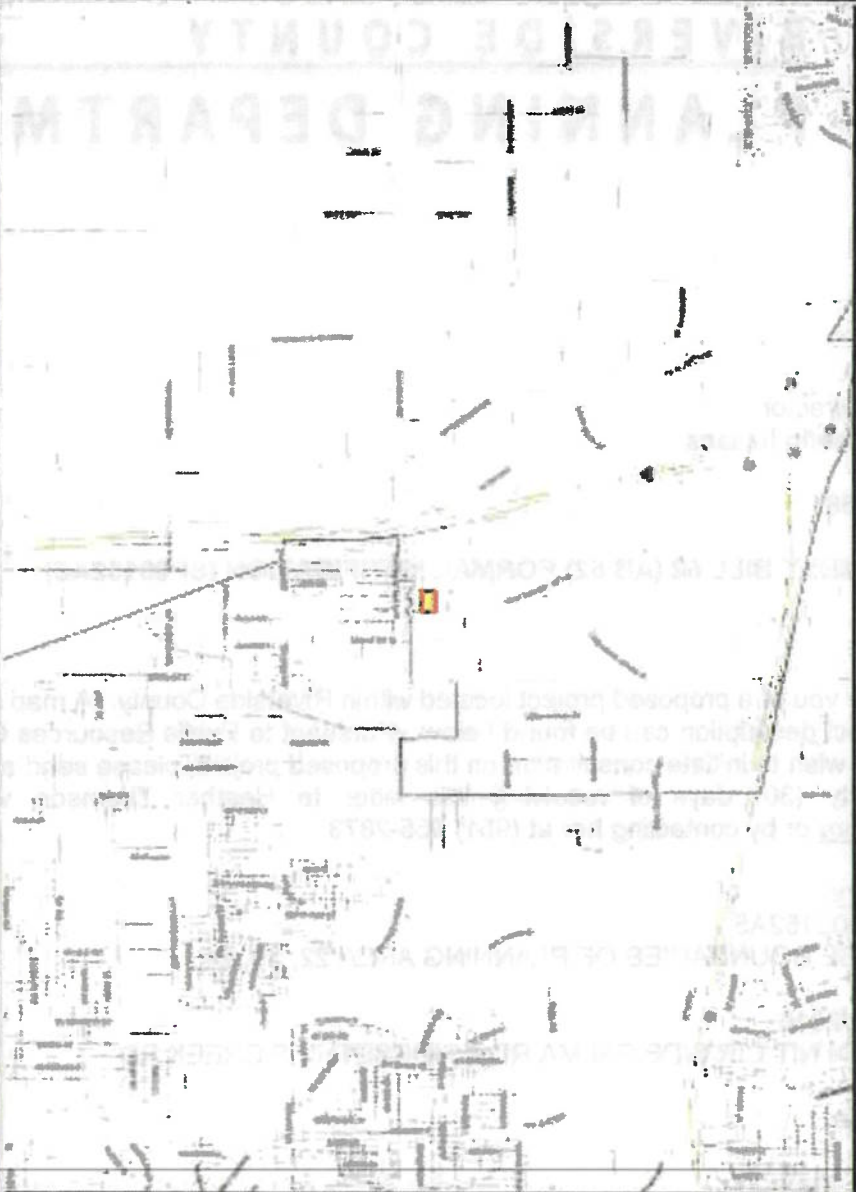
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Matt Straite, Contract Planner; mstraite@rctlma.org

Attachment: Project Vicinity Map

SP00152A5



















0 2000 4000 Feet

MUNICIPALITY OF TULSA
PLANNING DEPARTMENT
2000 WEST 10TH AVENUE, SUITE 1000
TULSA, OKLAHOMA 74103
PHONE: (918) 596-5227 FAX: (918) 596-5228
WWW.TULSAOKLA.GOV



Legend

-  Display Permits
-  residential
-  highway
-  railway
-  watercourse
-  stream
-  canal
-  utility
-  boundary
-  city
-  hydrography
-  water bodies
-  lakes
-  rivers
-  other

Notes



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

August 26, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County Planning Department
P.O. Box 1409
Riverside, CA. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the GPA01155, SP00152A5, CZ07881

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated August 10, 2015 and received in our office August 20, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE GPA 01155, SP00152A5, CZ07881
August 26, 2015
Page 2

to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at a Hoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 37002 DATE SUBMITTED: 10/7/2015

APPLICATION INFORMATION

Applicant's Name: Erik W. Lunde E-Mail: erikwlunde@gmail.com

Mailing Address: c/o SAM Horsethief, LLC, 1200 Quail Street, Suite 220

	<i>Street</i>	
<u>Newport Beach</u>	<u>CA</u>	<u>92660</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 318-3500 Fax No: ()

Engineer/Representative's Name: Dru Mayers E-Mail: dmayers@mayerscivil.com

Mailing Address: Mayers & Associates Civil Engineering, Inc., 19 Spectrum Pointe Drive, Suite 609

	<i>Street</i>	
<u>Lake Forest</u>	<u>CA</u>	<u>92630</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (949) 599-0875 Fax No: (949) 599-0880

Property Owner's Name: SAM Horsethief, LLC E-Mail: erikwlunde@gmail.com

Mailing Address: 1200 Quail Street, Suite 220

	<i>Street</i>	
<u>Newport Beach</u>	<u>CA</u>	<u>92660</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 318-3500 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

ERIK LUNDE [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

ERIK LUNDE [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Portions: 391-090-44, 45, & 46

Section: 17 Township: 5S Range: 5W

Approximate Gross Acreage: 14.2

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____, South of De Palma Road, East of Horsetheif Canyon Creek, West of Horsetheif Canyon Road.

Thomas Brothers map, edition year, page number, and coordinates: 2003, Page 835, B-2 & B-3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Single - Family Development with a total of 143 proposed lots and associated improvements with a total of 131 residential (PA 22= 9.2 DUs)

Related cases filed in conjunction with this request:

Change of Zone: CZ07881

General Plan Amendment: GPA 01155

Specific Plan Amendment: SP00152A5

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). CZ07881;GPA0115;SP00152A5 (Parcel Map, Zone Change, etc.)

EA No. (if known) 39885 EIR No. (if applicable): N/A

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 a copy: Geotechnical Investigation

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 72,000 c.y.

Estimated amount of fill = cubic yards 72,000 c.y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? Balance within Site _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 2,387 _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclics/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 10/7/2015

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Proposed Project Consists of, or includes:	YES NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/> <input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/> <input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/> <input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/> <input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/> <input type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/> <input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/> <input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/> <input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/> <input type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/> <input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/> <input type="checkbox"/>
¹ Land area is based on acreage disturbed	
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	
DETERMINATION: Circle appropriate determination.	
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.



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



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim 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 Erik Lunde hereafter "Applicant" and SAM Horsethief, LLC "Property Owner".

Description of application/permit use:

TTM 32984 Minor Change No. 1

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): 391-090-006, 007, 026, 044, 045, 046

Property Location or Address:

South of De Palma Road and west of Horsethief Canyon Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Erik W. Lunde, Member Phone No.: 714-318-3500

Firm Name: SAM Horsethief, LLC Email: Erikwlunde@gmail.com

Address: 1200 Quail Street, Suite 220
Newport Beach, CA 92660

3. APPLICANT INFORMATION:

Applicant Name: Dru J. Mayers Phone No.: 949-599-0875

Firm Name: Mayers & Associates Civil Engineering, Inc. Email: Dmayers@mayerscivil.com

Address (if different from property owner)
19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630

4. SIGNATURES:

Signature of Applicant:  Date: _____

Print Name and Title: Dru J. Mayers, President

Signature of Property Owner:  Date: 5/11/2016

Print Name and Title: Erik W. Lunde, Member

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: _____

LDC PROJECT REVIEW COMMENTS

Your application was scheduled for a Land Development Committee (LDC) meeting on January 7, 2016. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and recommended Conditions of Approval. Please provide your resubmittal with your responses in the corrections matrix below.

Concerns:

1. Proposed lots on TR37002 are minimum 43 fit wide front entry garage lots. Garages are proposed to be setback from the property line 2-3 +/- feet, therefore eliminating driveway parking. While the proposed meets the minimum for parking spaces, explain how on street parking will operate with a 20-foot wide driveway width for every lot. Homes are up to 4-bedrooms so it is likely there will be more than 2 drivers per household. Provide a site plan showing driveways, fire hydrants and proposed mail box locations in addition to proposed on-street parking. Site plan should also demonstrate how basic public services such as trash pick-up and mail delivery will operate.
2. First District office has requested that the applicant contact the Horse Thief Canyon HOA and provide a presentation to the Temescal Valley Municipal Advisory Council. Provide any meeting information to project planner.
3. First District Planning Commissioner, Charissa Leach, has requested a meeting with the applicant. Please contact Ms. Leach at (951) 688-0241 or cleach@adkan.com

Corrections for Specific Plan Amendment No. 5

Item #	COMMENTS	Satisfied	Not Satisfied	Applicant Response
		√	X	
1.1	Change all reference to Amendment No. 4 to Amendment No.5 in SP document and on Trace Map exhibits. Amendment No.4 was submitted and withdrawn. You should add this to your project history.			Global changes made to document to update SPA numbering references. Project history updated to discuss the withdrawn SPA 4 document.
1.2	Provide access from PA22 to the recreation/community center to the east. A 20'to 30' pedestrian path can be constructed out to Horsethief Canyon Road			20' ped. access included in PA 22 (Section III, page 57)
1.3	Provide an exhibit showing the location of the proposed trail superimposed on the approved County Multipurpose Recreational Trail exhibit from the General Plan.			Included in TTM resubmittal package.

Corrections for Tentative Tract Map No. 32984 Minor Change No. 1



MAYERS & ASSOCIATES
CIVIL ENGINEERING, INC.
PLANNING • ENGINEERING • SURVEYING

February 18, 2016

Ms. Judy Egüez
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

Reference: TR32984M1, Horsethief Canyon Subdivision

Dear Judy:

Effective February 17, 2016, we are formally requesting withdrawal of TR32984M1 "Minor Change" from review by the County of Riverside. This map was submitted to the County for review on October 7, 2015. It was determined by the County Planning Department with reference to their letter dated February 17, 2016, that this project needs to be a "REVISED" map due to the increase in the number of lots from the originally approved TT32984.

Upon receipt of this letter, we request any and all refunds for TR 32984M1 be returned as expeditiously as possible to:

Mr. Erik W. Lunde
c/o SAM Horsethief, LLC
1200 Quail Street, Suite 220
Newport Beach, CA 92660

Should you have any questions on the above, please feel free to contact me at:
cshoemaker@mayerscivil.com

Sincerely,

Mayers & Associates Civil Engineering, Inc.

Carolyn A. Shoemaker
Storm Water Manager/Governmental Coordinator

cc: Erik Lunde, SAM Horsethief, LLC
Shannon Mayers, Mayers & Associates Civil Engineering, Inc.

J.N. 14-0280-03

19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630
(949) 599-0870



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: SAM-Horsethief, LLC an Oregon Limited-Liability Company E-Mail: Contact Erik Lunde: eriklunde@msn.com

Mailing Address: 1200 Quail Street, Suite 220

Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (714) 318-3500 Fax No: (949) 631-2273

Engineer/Representative's Name: T&B Planning, Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 3200 El Camino Real, Suite 100

Irvine CA 92602
City State ZIP

Daytime Phone No: (714) 505-6360 Fax No: (714) 505-6361

Property Owner's Name: SAM-Horsethief, LLC an Oregon E-Mail: Contact Erik Lunde: eriklunde@msn.com

Mailing Address: 1200 Quail Street, Suite 220

Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (714) 318-3500 Fax No: (949) 631-2273

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

SAM-Horsethief, LLC (Contact: Erik Lunde)
PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

SAM-Horsethief, LLC (Contact: Erik Lunde)
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 391-110-010, 391-110-011, 393-110-012 through 393-110-016

Section: 17 Township: 5S Range: 5W

Approximate Gross Acreage: 46.7 acres



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of N/A, South of De Palma Road, East of N/A, West of Horsethief Canyon Road.

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 835 GRID: B2, B3

Existing Zoning Classification(s): Right of Way (R/W), Specific Plan (SP Zone)

Existing Land Use Designation(s): Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Medium Density Residential (MDR), Very High Density Residential (VHDR), and Commercial Retail (CR)

Proposal (describe the details of the proposed general plan amendment):

GPA 1155 proposes to incorporate 1.3 acres of vacated right of way located at the intersection of De Palma Road and Horsethief Canyon Road into the Specific Plan boundary and modify the land use designations within the Specific Plan, as proposed by SP152-A5.

Related cases filed in conjunction with this request:

Specific Plan 152 Amendment No. 5 (SP152-A5); Change of Zone (CZ07881); Tentative Tract Map (TTM 37002)

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	Southern California Edison
Gas Company	Southern California Gas Company	Yes	
Telephone Company	General Telephones	Yes	
Water Company/District	Elsinore Valley Municipal WD	Yes	
Sewer District	Elsinore Valley Municipal WD	Yes	

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature] Date 1/24/2020

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Elsinore Area Plan (ELAP)

EXISTING DESIGNATION(S): CR, VHDR, MDR, OS-R, OS-CH

PROPOSED DESIGNATION(S): MHDR, OS-R, and OS-CH

1

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

See attached GPA Justification.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: N/A Area Plan: N/A

B. EXISTING POLICY (if none, write "none." (Attach more pages if needed): None

C. PROPOSED POLICY (Attach more pages if needed): N/A

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

N/A

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: N/A
(Please name)

Proposed Boundary Adjustment (Please describe clearly): None

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

Road Segment(s) N/A

Existing Designation: N/A

Proposed Designation: N/A



APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

N/A

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

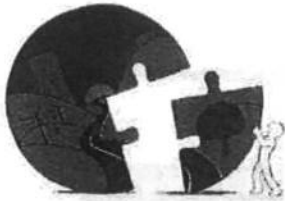
Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The 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. The 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.

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. 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.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the 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 Applicant or Property Owner information changes.

SAM-Horsethief LLC
Printed Name of Applicant

[Handwritten Signature]
Signature of Applicant

6/27/20
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

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, County personnel, or its agents, may enter the subject property 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.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application 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. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

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 Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; 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.

Applicant-Property Owner Signature Form

SAM-Horsethief LLC

Printed Name of Property Owner

[Handwritten Signature]
Signature of Property Owner

6/30/20
Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

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 additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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.
- 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.

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 facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 393-110-010-0; 393-110-011-1; 393-110-012-2;
393-110-013-3; 393-110-014-4; 393-110-015-5; 393-110-016-6

Approximate Gross Acreage: 45.27

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

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:

GENERAL PLAN AMENDMENT NO. 01155, SPECIFIC PLAN NO. 152 AMENDED NO. 5, CHANGE OF ZONE NO. 07881, and TRACT MAP NO. 37002 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA42821 – Applicant: Sam Horsethief, LLC – Engineer/Representative: Joel Morse (T&B Planning) – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation Habitat (CH) – Open Space: Rural (OS-R) – Community Development: Very High Density Residential (CD-VHDR) – Location: Easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle – 49 Gross Acres – Zoning: Specific Plan – **REQUEST: The project has submitted a Specific Plan Amendment (SPA), a General Plan Amendment, Change of Zone, and a Tract Map application. The requested entitlements below are considered the “Project”. The General Plan Amendment would amend the General Plan Land Use Map to incorporate 1.3 acres of vacated right-of-way into Specific Plan 152 as Medium High Density Residential, change the General Plan Designations of two (2) Areas and revise the designation boundaries of Areas 22-26. The Amendment will change the designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR). Planning Area 23 will change from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR), Areas 24, 25 and 26 will retain the existing General Plan Designations; however, their boundaries will be revised per Specific Plan No. 152A5. Change of Zone No. 7881 applies to Planning Areas 22-25 of Specific Plan No. 152. The Change of Zone proposes to amend the approved Specific Plan Zoning Ordinance text for SPA 3 (Ordinance No. 348.4291) to provide amended land use and development standards for the site and formalize planning area boundaries that reflect the refinements proposed as part of SPA 5. This Change of Zone also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way located at the northeastern portion of the project sit from right of way (RW) Specific Plan (SP). The Tract Map No. 37002 proposes a Schedule “A” subdivision of 49 gross acres into 229 proposed lots and one (1) recreation site with a park on 1.6 acres and one (1) recreation site with service road/trail on 3.8 acres, and one (1) open space lot dedicated to the Multiple Species Habitat Conservation Plan (MSHCP) open space on 6.2 acres to implement HCRSP Planning Areas 22, 23 and 24 and added Planning Area 25, and renumbered Planning Area 26. The Specific Plan Amendment No. 5 to Specific Plan 152 proposes to modify the northern portion of the property which is summarized as follows: Eliminates the 210 townhomes and replaces them with 126 detached single family homes, resulting in a project wide decrease in 96 dwelling units. Reconfiguration of the boundaries of Planning Areas 22 through 25. Modifies the minimum lot sizes of Planning Areas 22 and 23. Incorporates 0.7 acres of right of way resulting in an increase of 2.3 acres to the boundaries of the specific plan, from 46.7 acres to 49 acres. This increase of the Project site (and the overall Specific Plan No. 152) by 2.3 acres, which would reflect more precise surveying measurements in Planning Areas 22 through 26 and would incorporate new 1.6-acre parcel that comprises vacated right-of-way located at the corner of De Palma Road and Horsethief Canyon Road into Planning Area 22. Re-designation of Planning Area 22 from “Townhomes” to “Medium High Density Residential” with a maximum allowable density of 6.5 du/ac, which would accommodate the development of 126 single-family detached dwelling units. Re-designation of Planning Area 23 from “Medium Density Residential”, which allows 5,000 sq. ft. lots to Medium High Density Residential, with a maximum allowable density of 6.6 du/ac accommodating the development of 103 single-family detached dwelling units. Re-designation of Planning Area 24 from “Recreation Center” to “Open Space – Recreation”. The recreation center identified in Planning Area 24 would be replaced with a private park and the size of this planning area would be increased by 0.1 acre, resulting in a 1.6-acre recreation area. Addition of a new Planning Area 25 consisting of 3.8 acres designated “Open Space-Recreation” to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a service road/trail. Re-numbering of Planning Area 25 to Planning Area 26 and re-designation from “MSHCP Open Space” to “Open Space – Conservation Habitat.” Removal of the previously identified operating gated entries on private roadways that would access the Project site from De Palma Road and Horsethief Canyon Road in order to allow ungated vehicular access. The Faux Gates at each entry have been retained. Overall, the modifications to the Horsethief Canyon Ranch Specific Plan (HCRSP) proposed under SPA 5 would reduce the maximum number of residential units throughout the Specific Plan area (Planning Areas 1 through 25) from 2,307**

units to 2,211 units, increase the residential acreage within the Specific Plan area from 849.5 acres to 851.8 acres, and reduce the overall Specific Plan target density from 2.7 du/ac to 2.6 du/ac. Additionally, SPA 5 would increase the amount of "Open Space-Recreation" acreage throughout the Specific Plan from 74 acres to 77.9 acres, while maintaining the amount of MSHCP Open Space at 6.2 acres.

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

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, shown above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. 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 Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 11, 2020,

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

APN (s) or case numbers CZ07881/GPA01155/SP00152A5/TR37002 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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





Riverside County GIS Mailing Labels

CZ07881 / GPA01155 / SP00152A5 / TR37002

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



A horizontal scale bar with markings at 0, 752, and 1,505 feet.

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

REPORT PRINTED ON... 6/11/2020 1:03:41 PM

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393090007
TEMESCAL VALLEY LAND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

393100022
MARGARET ANN DARNELL
696 N 8TH ST
BRAWLEY CA 92227

393110002
FRED ABDI
28297 CORTE OCASO
TEMECULA CA 92592

393110005
NICHOLAS GOLDMANN
PO BOX 845
TEMECULA CA 92593

393110008
ANN NUGENT
13005 DE PALMA RD
CORONA CA 92883

393110010
SAM HORSETHIEF
PO BOX 10638
EUGENE OR 97440

393120006
NICHOLAS L. GOLDMANN
PO BOX 845
TEMECULA CA 92593

393120009
WILLIAM L. BROWN
26320 HORSETHIEF CANYON RD
CORONA CA 92883

393120010
WILLIAM L. BROWN
26320 HORSETHIEF CYN RD
CORONA CA 92883

393120012
GEORGE OWEN BROWN
26460 HORSETHIEF CANYON DR
CORONA CA 92883

393150001
RICH HAVEN VISSER
3161 MICHELSON DR STE 425
IRVINE CA 92612

393160001
WILLI P. WILKENS
13142 BROKEN BIT CIR
CORONA CA 92883

393160002
SOLIS FIEDL JR
13132 BROKEN BIT CIR
CORONA CA 92883

393160003
RICHARD W. DEWITT
13120 BROKEN BIT CIR
CORONA CA 92883

393160004
JAMAL MUHAMMAD QURESHI
1674 CAMINO DE SALMAN
CORONA CA 92881

393160005
BUCKNER JOYCE V
13098 BROKEN BIT CIR
CORONA CA 92883

393160006
KARINE ARUTYUNYAN
13088 BROKEN BIT CIR
CORONA CA 92883

393160007
LUIS PATRICIO J QUILLUPANGUI
13076 BROKEN BIT CIR
CORONA CA 92883

393160008
LANCE A. FAUGHT
13066 BROKEN BIT CIR
CORONA CA 92883

393160009
RAFAEL ACEVES
13054 BROKEN BIT CIR
CORONA CA 92883

393160010
LASZLO SZUCS
13044 BROKEN BIT CIR
CORONA CA 92883

393160011
JOSE LUIS HEREDIA
13032 BROKEN BIT CIR
CORONA CA 92883

393160012
LORETTA JOHNSON
13022 BROKEN BIT CIR
CORONA CA 92883

393160013
MARIA GALLARDO
13010 BROKEN BIT CIR
CORONA CA 92883

393160014
HINES MICHAEL L
4242 WAKEBRIDGE DR
RIVERSIDE CA 92505

393160015
GABRIEL MORENO
13021 BROKEN BIT CIR
CORONA CA 92883

393160016
DAVID A. GONZALEZ
13031 BROKEN BIT CIR
CORONA CA 92883

393160017
BRANDON W. WOOTEN
13043 BROKEN BIT CIR
CORONA CA 92883

393160018
CARLOS RIVAS VASQUEZ
13055 BROKEN BIT CIR
CORONA CA 92883

393160019
KEEGAN VINCENT C
13065 BROKEN BIT CIR
CORONA CA 92883

393160020
CLAUDE A. ALHANATI
27116 HOSTETTLER RD
CORONA CA 92883

393160021
ROBERT SIMMONS
14051 HOPE ST APT 217
GARDEN GROVE CA 92843

393160022
FREDDIE L. HOWELL
13099 BROKEN BIT CIR
CORONA CA 92883

393160023
FIDEL NUNEZ
13109 BROKEN BIT CIR
CORONA CA 92883

393160024
PAUL PIERCY
13121 BROKEN BIT CIR
CORONA CA 92883

393160025
ANTHONY CHAVEZ
13133 BROKEN BIT CIR
CORONA CA 92883

393160026
EDWIN VALENZUELA
13118 WATERWHEEL DR
CORONA CA 92883

393160027
NANCY GARCELLANO
13106 WATERWHEEL DR
CORONA CA 92883

393160028
BARTOLO H GALAVIZ SANCHEZ
13096 WATERWHEEL DR
CORONA CA 92883

393160029
MARC A. WILLOUGHBY
13084 WATERWHEEL DR
CORONA CA 92883

393160030
JAMES DILLER
13074 WATERWHEEL DR
CORONA CA 92883

393160031
CARMEN C. HAINES
13062 WATERWHEEL DR
CORONA CA 92883

393160032
BEVERLY A. BLOOM
13052 WATERWHEEL DR
CORONA CA 92883

393160033
PLANTE BRIAN
13036 RED CORRAL DR
CORONA CA 92883

393160034
THOMAS M. VILICICH
13030 WATERWHEEL DR
CORONA CA 92883

393160035
LOREN A. ASAELI
13018 WATERWHEEL DR
CORONA CA 92883

393160036
FRANK HANCOCK
13008 WATERWHEEL DR
CORONA CA 92883

393171024
ELIZABETH REEVES
26614 RAPID FALLS CT
CORONA CA 92883

393171025
CHRISTOPHER R. JONES
26602 RAPID FALLS CT
CORONA CA 92883

393171026
CHRISTOPHER VALENTINE
26592 RAPID FALLS CT
CORONA CA 92883

393171027
VANESSA SHUPE
26591 RAPID FALLS CT
CORONA CA 92883

393171028
STEVEN L. PEREZ
26601 RAPID FALLS CT
CORONA CA 92883

393171029
2017 1 IH BORROWER
1717 MAIN ST STE 2000
DALLAS TX 75201

393171034
HORSETHIEF CANYON RANCH MAINTENANCE
19 CORPORATE PLAZA
NEWPORT BEACH CA 92660

393172001
MIREYA ALVAREZ
13250 BROKEN BIT CIR
CORONA CA 92883

393172002
MARILYN J. CZACH BONO
13240 BROKEN BIT CIR
CORONA CA 92883

393172003
SLOBOJAN LAURA ELIZABETH
13230 BROKEN BIT CIR
CORONA CA 92883

393172004
SANDRA LABEEB
11524 WILLINS ST
SANTA FE SPRINGS CA 90670

393172005
SCOTT SHIREY
13208 BROKEN BIT CIR
CORONA CA 92883

393172006
MICHAEL DIAZ
16974 CANYON CREEK CIR
RIVERSIDE CA 92503

393172007
JOHN F. O CALLAGHAN
13188 BROKEN BIT CIR
CORONA CA 92883

393172008
MARTINE R. CARRIERE
13176 BROKEN BIT CIR
CORONA CA 92883

393172009
LI JING
34259 COPPOLA ST
TEMECULA CA 92592

393172010
NOE RICARDO NORIEGA
13154 BROKEN BIT CIR
CORONA CA 92883

393172011
HORSETHIEF CANYON RANCH MAINTENANCE
17991 S MITCHELL
IRVINE CA 92714

393173014
GAMST MICHAEL JOSEPH
26570 BLACK HORSE CIR
CORONA CA 92883

393173015
GARY A. TEMPLE
26560 BLACK HORSE CIR
CORONA CA 92883

393173016
SCHEER MATTHEW
26550 BLACK HORSE CIR
CORONA CA 92883

393173017
JO ANN KENDALL
26540 BLACK HORSE CIR
CORONA CA 92883

393173018
ALBERT ALCARAZ
13165 BROKEN BIT CIR
CORONA CA 92883

393173019
KEITH G. CRAWFORD
13175 BROKEN BIT CIR
CORONA CA 92883

393173020
ROBERT SHERRICK
13187 BROKEN BIT CIR
CORONA CA 92883

393173021
VERONICA MARQUEZ
13197 BROKEN BIT CIR
CORONA CA 92883

393173022
ROBERT C. MOORE
13230 BROKEN BIT CIR
CORONA CA 92883

393173023
ROBERT B. BOURNE
26555 COLT DR
CORONA CA 92883

393173024
CARROLL C. MCGOWAN
26565 COLT DR
CORONA CA 92883

393173025
CHAD OBRIEN
26577 COLT DR
CORONA CA 92883

393173026
VIDAL JUAREZ
26587 COLT DR
CORONA CA 92883

393180001
HORSETHIEF CANYON RANCH MAINTENANCE
19 CORPORATE PLZ
NEWPORT BEACH CA 92660

Erik Lunde
1200 Quail Street, Suite 220
Newport beach CA 92660

Kirkland West
Habitat Defense Council
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410 12th Street Suite 250
Oakland, CA 94607

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

**South Coast Air Quality
Management District**
21865 Copley Drive
Diamond Bar 91765-4178



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach

Assistant Director of

TLMA- Community Development

NOTICE OF DETERMINATION

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.

GPA01155, CZ7881, TR37002, SP00152A5

Project Title/Case Numbers

Brett Dawson

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

T&B Planning, Joel Morse

Project Applicant

3200 El Camino Real, Irvine, CA 92602

Address

The project site is generally located easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road and northerly of Broken Bit Circle.

Project Location

The proposed project comprises the development of seven parcels. The Specific Plan Amendment No. 5 to Specific Plan 152 proposes to modify the northern portion of the property consisting of Planning Areas 22, 23, 24 and 25 by increasing the project acreage by 2.3 acres, eliminating the town home neighborhood, renumbering Planning Area 25 to Planning Area 26, relocating Planning Area 24, changing the density of Planning Areas 22 and 23, and reducing the number of homes within the Specific Plan by 92 dwelling units, totaling 2,215 dwelling units.

The General Plan Amendment would amend the General Plan Land Use Map to incorporate 1.3 acres of vacated right-of-way into Specific Plan 152 as Medium High Density Residential. The vacated portion of the right-of-way is located at the intersection of De Palma Road and Horsethief Canyon Road. The 1.3 acre site is currently designated as Community Development: Commercial Retail. The General Plan Amendment would change the General Plan Designations of two Areas and revise the designation boundaries of Areas 22-26. The Amendment will change the designation of Planning Area 22 from Very High Density Residential (CD-VHDR) to Medium High Density Residential (CD-MHDR). Planning Area 23 will change from Medium Density Residential (CD-MDR) to Medium High Density Residential (CD-MHDR). Areas 24, 25 and 26 will retain the existing General Plan Designations, while their boundaries will be revised per Specific Plan No. 152A5.

The Change of Zone No. 7881 applies to Planning Areas 22-25 of Specific Plan No. 152. This Change of Zone adds 2.3 acres to the Specific Plan No. 152, relocates the boundaries of Planning Areas 22-25, changes the land use of Planning Area 22 from Very High Density Residential to Medium High Density Residential, reduces the overall unit count by 86 dwelling units, and increases the Open Space Recreation acreage for the site by 3.6 acres. This Change of Zone also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way located at the northeastern portion of the project site from right of way Specific Plan.

The Tract Map No. 37002 proposes a Schedule A subdivision of 49 gross acres into 230 proposed lots and one recreation site with a park on 1.3 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres to implement HCRSP Planning Areas 22, 23 and 24 and added Planning Area 25, and renumbered Planning Area 26.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 4, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration Addendum was prepared and certified 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 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.
6. Findings were made pursuant to the provisions of CEQA.

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

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: N/A



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

To: Board of Supervisors

From: Brett Dawson, Project Planner, Planning Department

RE: Late Comments Provided to the Planning Commission

Attached are late received comment letters that were provided to the Planning Commission.

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

Dawson, Brett

From: Sarabia, Elizabeth
Sent: Tuesday, July 14, 2020 1:10 PM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Dawson, Brett; Hildebrand, John
Subject: 07/15/20 PC 4.3 Comments
Attachments: 4.3 comments.pdf

Good afternoon Commissioners,

Attached for your review are comment letters regarding GPA1155 (Horsethief Canyon), agenda item 4.3.

Thank you,
Elizabeth

From: Kelli Noss <kellinoss@live.com>
Sent: Tuesday, July 14, 2020 5:16 AM
To: Dawson, Brett
Subject: 4.3 Planning Commission Horsethief Village Proposed Plan

Good Morning Brett,

I wanted to take the opportunity to provide some feedback about the proposed project, Horsethief Villages. In May 2018 I hosted a Town Hall for the developer to provide project details to the residents of Horsethief Canyon Ranch after working with him for several months following our first meeting at the Temescal Valley Development Committee in January 2018. I was also present at the Temescal Valley MAC meeting where he presented project details. During this timeframe there were many rounds of discussions between the developer and residents which were cut off shortly after the May 2018 townhall meeting.

To date, the developer has not clarified:

- The walking trail that runs on the northern edge of Horsethief Canyon Ranch's existing homes that he displays in his maps are private property – he has not clarified whether there will be a gate or something preventing trail walkers from going behind existing homes (which are owned by the homeowners with an easement granted to the Horsethief Canyon Ranch HOA).
- The developer stated that once he was looking to make this property into its own HOA and ended negotiations with Horsethief Canyon Ranch's HOA that he would be changing the name of the project so that it did not infer a relationship or shared HOA property with our 20+ year old HOA. To date, he still has not made those changes. This developer created the community above Horsethief Canyon Ranch (known as Lemon Grove) and we are looking to bypass the same issues we had with that development and the inferred relationship this time around.

Overall, I'm happy to see that there have been changes made to the project. While I still believe there are too many homes being placed into the space, I can understand and appreciate the reduction in overall density and daily trips with the removal of townhomes and the conversion to single-family residences.

Kelli Noss
Temescal Valley/Horsethief Canyon Ranch Resident

From: Marilyn <beachym3@aol.com>
Sent: Friday, July 10, 2020 12:50 PM
To: Dawson, Brett
Subject: IMPORTANT ???

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

Please pass this on to whichever company or planner who sent the letter to residents of Horsethief Canyon Ranch. The proposed building between Broken Bit/Horsethief rd. & DePalma Must Be Stopped!

In my July 9th mail I received a letter detailing the proposed building of single family homes - over 2,000! - and a hearing in Riverside July 15th. My daughter has been in the hospital for 6 months, finally got home June 10th but is on a ventilator the rest of her life. She's been disabled since 2008, been a constant struggle for most of our family & now I have to worry that she will not get to go outside if & when construction starts. I cannot attend the hearing as I am now her full-time caregiver.

I'm pretty sure I've read the last 6 HTC monthly newsletters and do not recall any mention of this construction. Many of us have lived in Horsethief Canyon Ranch since the beginning - over 20 years - and cannot afford to move elsewhere. Each time a proposal was made to build there our board members & neighbors & county planners fought to shut it down. It's worked for many years and I cannot understand how this building is being allowed this time.

Haven't any of you noticed the lessening of wildlife, increase of pollution drifting our way, more criminal activity and obvious traffic increase since Sycamore Creek was constructed? That's 2 miles away - this proposal is at the entrance of our neighborhood & those of us on Broken Bit Circle...it's our backyard! Since Terramor was built there's even more traffic congestion & pollution. This proposal to build an entire new housing community will be disastrous for the entire area! There are numerous open spaces along the 15 freeway within Riverside county where this project can be done & it will not cause any of the problems listed above.

FORGET ABOUT THE ADDENDUM TO BUILD LESS — DON'T BUILD AT ALL — SHUT IT DOWN NOW!

Comments on Horsethief Village:

This redesign makes it cheaper for them since they take away a recreation center and the gated community. They also just leave things as 1.6 acre park (no description of the park) and open spaces between us (HTCR and Glen Eden.). My biggest problem is we came up with an idea with them a couple years ago and ask how we could work to incorporate into Horsethief Canyon Ranch. We offered an idea that we thought was fair and would minimize our concerns that we have seen from past of other developments around us. What is the main concern is encroachment on our community properties. We are 1962 home community with over 100 acres of community property. We have clubhouse, two pools, tennis courts, 4 tot parks, 3 baseball fields, two dog parks, basket ball courts botanical garden, and volley ball courts. Nice amenities. What we have seen from a recent development is that community of 89 homes didn't have a park and just open spaces. So guess where they come walking down to. When realtors sell the property guess what we have seen them tell clients where the amenities are "You passed them on the way in". They go to our clubhouse to try and get access and then get upset with us when told they are not part of the community.

What I want them to come back with is a plan in which we can agree with that allow them to incorporate without putting undo stress on us having to use security to keep people out of community properties that they are not contributing to. We would be happy for them to come back and talk with us to come to some form agreement with the community and the board. I know of three other large projects around us and this same conversation will be going on as those business start to develop. All we are asking is figure a way they either create amenities that gives their members no need to go elsewhere or figure a way we can work create a community for both the new residence and the existing residence.

Final Specific Plan
Specific Plan Amendment No. 1
Specific Plan Amendment No. 2
Specific Plan Amendment No. 3
Specific Plan Amendment No. 4

Adopted: 11/23/1982
Adopted: 10/6/1988
Adopted: 7/14/1992
Adopted: 10/19/2004
Abandoned

HORSETHIEF CANYON RANCH

Specific Plan No. 152

Amendment No. 5

Changed Pages ONLY

Prepared for:

SAM-HORSETHIEF, LLC
1200 Quail Street, Suite 220
Newport Beach, CA 92660

Contact:

Erik Lunde
(714) 318-3500

Prepared by:

T & B PLANNING, INC.
3200 El Camino Real, Suite 100
Irvine, CA 92602

Contact:

Joel Morse, *Principal*
(714) 505-6360 x105
JN: 942-003

In Association with:

Mayers & Associates Civil Engineering, Inc. and Kevin L. Crook Architect, Inc.

Lead Agency:

COUNTY OF RIVERSIDE

PUBLIC HEARING DRAFT SCREENCHECK
JUNE 2020

HORSETHIEF CANYON RANCH
Specific Plan No. 152, Amendment No. 5

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* indicates the entire Specific Plan area will be provided as a base map

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i. Project History

This Amendment No. 5 to Specific Plan No. 152 (Horsethief Canyon Ranch Specific Plan) reflects the changes to the approved Specific Plan No. 152 Amendment No. 3 (Amendment No. 4 was withdrawn prior to approval). A summary of the original Specific Plan, previous amendments, and the current amendment is provided below and shown within Table I-I, *Project History*.

On November 23, 1982, the County of Riverside Board of Supervisors approved Specific Plan No. 152 (Horsethief Canyon Ranch Specific Plan), which provided for the development of an 801-acre site with 1,984 dwelling units.

On October 6, 1988, the County of Riverside Board of Supervisors approved Horsethief Canyon Ranch Specific Plan Amendment No. 1, which updated the Specific Plan format and provided for 132 townhomes within the total unit count.

On July 14, 1992, the County of Riverside Board of Supervisors approved Horsethief Canyon Ranch Specific Plan Amendment No. 2, which expanded the project boundary by 21.5 acres and increased the number of townhomes and single-family homes to provide for an additional 148 homes.

On October 19, 2004, the County of Riverside Board of Supervisors approved Horsethief Canyon Ranch Specific Plan Amendment No. 3, which expanded the project boundary by 27 acres, provided for an additional 175 dwelling units within Planning Areas 22 and 23, and created two new Planning Areas (24 and 25) within the northern portion of the property.

Subsequent to the approval of the Horsethief Canyon Ranch Specific Plan Amendment No. 3, an application for Amendment No. 4 to the Horsethief Canyon Ranch Specific Plan was submitted, though the application was withdrawn prior to approval.

This Amendment No. 5 to the Horsethief Canyon Ranch Specific Plan modifies the northern portion of the property consisting of Planning Areas 22, 23, 24, 25, and 26 (known as Horsethief Village) by increasing the project acreage by 2.3 acres, eliminating the town home neighborhood, relocating and reconfiguring Planning Area 24, adding Planning Area 25 linear park and renumbering Planning Area 25 to Planning Area 26, modifying the lot sizes, acreages and density of Planning Areas 22 and 23, and reducing the number of homes within the Specific Plan by 87 dwelling units, totaling 2211 dwelling units. Refer to Section I, *Summary of Changes*, for a detailed summary of changes provided by Amendment No. 5.

TABLE i-1, PROJECT HISTORY

Actions	Acres	Dwelling Units	Affected PAs	Changes to Previous Plan
Original Specific Plan Adopted 11/23/1982	801	1,984	All	N/A
Amendment No. 1 Adopted 10/6/1988	801	1,984	All	Updated Specific Plan format to include comprehensive listing of permitted land uses, development standards, and design guidelines. Provided for 132 townhomes in the overall unit count.
Amendment No. 2 Adopted 7/14/1992	822.5	2,132	16, 17	Provided for an additional 18 townhome units and an additional 130 single-family residences. Expand land uses permitted in Planning Areas 16 and 17 to include public utility uses. Relocated commercial and multi-family residential uses from central location to two new Planning Areas, 22 and 23, located to the north of original Specific Plan area.
Amendment No. 3 Adopted 10/19/2004	849.5	2,307	22, 23, 24, 25	Expanded the Specific Plan area by 27 acres; changed the uses in two Planning Areas; established two new Planning Areas (24 & 25), consisting of Recreational and Open Space land use designations; increased the number of townhome units to 210 (PA 22); created a detached single family residential neighborhood of 115 units on 5,000 square foot lots (PA 23); expand the acreage of Planning Areas 22 & 23 through boundary realignment; and provided gated access to all four planning areas from Horsethief Canyon Road and De Palma Road.
Amendment No. 4	Amendment No. 4 was withdrawn prior to approval.			
Amendment No. 5 (Pending)	851.8	2211	22, 23, 24, 25, 26	See Section 1, <i>Summary of Changes</i> , for description.

I. SUMMARY OF CHANGES

The following pages are those of the Specific Plan document that would be changed by Amendment No. 5. Text changes, which appear in a strikeout/underline format, represent a comparison between Amendment No. 3 and Amendment No. 5. The portion of the Specific Plan being amended (Area of Change) consists of 49.0 acres, comprised of Planning Areas 22, 23, 24, 25 and 26. The exhibit pages have either been modified or replaced with new pages to reflect the modifications proposed by Amendment No. 5.

Amendment No. 5 has been prepared to accommodate the design of Tract Map No. 32984R1 located at the north end of the Horsethief Canyon Ranch Specific Plan (SP 152). TM 32984R1 affects Planning Areas 22, 23, 24, 25, and 26. Amendment No. 5 eliminates the 210 townhomes and replaces them with 126 detached single-family homes, which results in a project-wide decrease of 95 dwelling units. Amendment No. 5 also reconfigures the boundaries of these Planning Areas, modifies the minimum lot sizes of Planning Areas 22 and 23, and amends the land use designations to be consistent with the current nomenclature used in the Riverside County General Plan. Additionally, the use of more precise surveying measurements and the incorporation of 0.7 acres of right of way result in an increase of 2.3 acres to the boundaries of the Specific Plan, from 46.7 acres to 49 acres. Amendment No. 5 also relocates and reconfigures PA 24 as a 1.6 -acre private park, creates Planning Area 25 as a 3.8-acre linear open space buffer between Horsethief Canyon Creek and residential Planning Areas 22 and 23, re-numbers Planning Area 25 to Planning Area 26, and replaces the gated entries with entry monumentation for the community.

Modifications to each Planning Area are as follows:

Planning Area 22

- Residential product type is changed from townhomes to single-family detached homes on minimum 3,619 sf lots;
- Number of units is decreased from 210 to 126 units (84-unit reduction);
- Acreage is increased from 15.5 to 19.4 acres (3.9-acre change);
- Land Use Designation is amended from "Townhome" residential (High Density Residential (8-14 du/ac)) to Medium-High Density Residential (5-8 du/ac); and
- Target density is decreased from 13.5 to 6.5 du/ac.

Planning Area 23

- Number of units is decreased from 115 to 103 units (13 -unit reduction) on minimum 4,000 sf lots;
- Acreage is decreased from 23.8 to 15.4 acres (8.4 -acre change);
- Land Use Designation is amended from "5,000 square foot lots" (Medium Density Residential (2-5 du/ac)) to Medium-High Density Residential (5-8 du/ac); and
- Target density is increased from 4.8 to 6.6 du/ac.

Planning Area 24

- Planning Area 24 is relocated to the south and adjacent to the linear open space buffer in Planning Area 25;
- Acreage is increased from 1.2 to 1.6 acres; and

- Land Use Designation is amended from Recreation Center to Open Space-Recreation, to accommodate the private park consistent with current nomenclature used in the Riverside County General Plan.

Planning Area 25

- A new Planning Area is added consisting of 3.8 acres; and
- Land Use Designation is Open Space-Recreation to accommodate a linear open space buffer between the Conservation Open Space in Planning Area 26 and residential development in Planning Areas 22 and 23 as well as a maintenance road/trail.

Planning Area 26

- Planning Area 25 is renumbered to Planning Area 26;
- Acreage of the Planning Area is maintained at 6.2 acres; and
- Land Use Designation is amended from MSHCP Open Space to Open Space-Conservation Habitat to be consistent with Habitat Acquisition and Negotiating Strategy (HANS) No. 238 and the current nomenclature used in the Riverside County General Plan. No change in use is proposed.

Refer to Table I-1, *Summary of Changes*, for a summary of the proposed development plan changes.

Table I-1 - Summary of Changes

Horsethief Canyon Ranch SP # 152, Amendment No. 3				Horsethief Canyon Ranch SP # 152, Amendment No. 5			
PA	Land Use	Acres	Dwelling Units	PA	Land Use	Acres	Dwelling Units
22	Townhomes	15.5	210	22	<i>MHDR</i>	<i>19.4</i>	<i>126</i>
23	5,000 s.f. lots	23.8	115	23	<i>MHDR</i>	<i>15.4</i>	<i>103</i>
Residential Subtotal		39.3	325	Residential Subtotal		<i>34.8</i>	<i>229</i>
24	Recreation Center (Active)	1.2	--	24	<i>Open Space-Recreation</i>	<i>1.6</i>	--
25	MSHCP Open Space	6.2	--	25	<i>Open Space-Recreation</i>	<i>3.8</i>	--
				26	<i>Open Space-Conservation Habitat</i>	<i>6.2</i>	--
				--	<i>Roadways</i>	<i>2.6</i>	--
Non-Residential Subtotal		7.4	--	Non-Residential Subtotal		<i>14.2</i>	--
Project Total		46.7	325	Project Total		<i>49.0</i>	<i>229</i>

Note: Values in the above table shown in italics represent the changes to the land uses proposed by Amendment No. 5 to the Horsethief Canyon Ranch Specific Plan.

As shown in Table I-2, *Development Plan Summary*, Amendment No. 5 results in a planned community containing 2,210 dwelling units, as well as one school site, wastewater treatment plant, parks and open space, and conservation habitat. The residential component consists of detached, single-family homes on lots ranging from 3,619 square feet up to 5.0 acres

Table I-2 - Development Plan Summary

Horsethief Canyon Ranch SP # 152, Amendment No. 3				Horsethief Canyon Ranch SP # 152, Amendment No. 5			
PA	Land Use	DUs	Acres	PA	Land Use	DUs	Acres
1	7,200 s.f. lots	149	49.7	1	7,200 s.f. lots	149	49.7
2	5,000 s.f. lots	265	62.6	2	5,000 s.f. lots	265	62.6
3	4,500 s.f. lots	246	* 62.3	3	4,500 s.f. lots	246	* 62.3
4	5,000 s.f. lots	91	24.1	4	5,000 s.f. lots	91	24.1
5	6,000 s.f. lots	80	20.0	5	6,000 s.f. lots	80	20.0
6	5,000 s.f. lots	135	35.3	6	5,000 s.f. lots	135	35.3
7	6,000 s.f. lots	161	50.7	7	6,000 s.f. lots	161	50.7
8	5,000 s.f. lots	144	41.3	8	5,000 s.f. lots	144	41.3
9	5,000 s.f. lots	231	57.2	9	5,000 s.f. lots	231	57.2
10	6,000 s.f. lots	55	25.0	10	6,000 s.f. lots	55	25.0
11	5,000 s.f. lots	155	42.2	11	5,000 s.f. lots	155	42.2
12	5,000 s.f. lots	69	20.3	12	5,000 s.f. lots	69	20.3
13	6,000 s.f. lots	178	58.2	13	6,000 s.f. lots	178	58.2
14	Park (Passive)		30.1	14	Park (Passive)		30.1
15	Park (Passive)		21.7	15	Park (Passive)		21.7
16	0.5-acre estates	10	30.9	16	0.5-acre estates	10	30.9
17	5.0-acre estates	13	128.9	17	5.0-acre estates	13	128.9
18	Park (Active)		7.3	18	Park (Active)		7.3
19	Wastewater Treatment		9.8	19	Wastewater Treatment		9.8
20	Park/Rec. Center		13.7	20	Park/Rec.Center		13.7
21	School		10.0	21	School		10.0
22	Townhomes	210	15.5	22	MHDR (3,619 s.f. lots)	126	19.4
23	5,000 s.f. lots	115	23.8	23	MHDR (4,000 s.f. lots)	103	15.4
24	Recreation Center		1.2	24	Open Space-Recreation		1.6
25	MSHCP Open Space		6.2	25	Open Space-Recreation		3.8
				26	Open Space- Conservation Habitat		6.2
	Roads		1.5		Roads		4.1
Project Total		2,307	849.5	Project Total		2211	851.8

*Includes 7.7 acres of active parkland within Planning Area 3.

II. PROJECT-WIDE DEVELOPMENT STANDARDS

SEC 2.1 SITE PLANNING: INTRODUCTION

The Horsethief Canyon Ranch Specific Land Use Plan divides the approximately 851.8 acres of the project area into five residential neighborhoods containing a total of twenty-six logical Planning Areas (see Exhibits 1, 2, 2A, and 2B). As shown in Exhibit i, *Regional Map*, and Exhibit ii, *Vicinity Map*, SP 152 is located west of the City of Lake Elsinore and south of Interstate 15 in unincorporated Riverside County. Exhibit iii, *Aerial Photograph-Area of Change*, shows Horsethief Canyon Ranch surrounded by a mountainous region occupied by Cleveland National Forest. Currently, a majority of the Specific Plan area has been built out; however, the northernmost area remains vacant.

The architecture and landscaping within each neighborhood shall complement the chosen design theme, thereby creating a strong sense of community identity and character. The Specific Plan also assigns land uses to the 851.8-acre project area comprised of several residential neighborhoods, numerous parks, open space, and a school site. See Exhibits 1, 2, 2A, and 2B.

An extensive open space system will weave through each subarea linking them into the community of Horsethief Canyon Ranch. This open space system will consist of parks, pedestrian walkways, off-street bicycle paths, and equestrian trails. All open space areas shall be fully integrated into the community and surrounding residential neighborhoods.

SEC 2.2 SITING RESIDENTIAL STRUCTURES

Horsethief Canyon Ranch has been carefully planned in order to maximize open space areas and preserve on-site natural features. When possible, structures should be sited to take full advantage of natural and man-made amenities, breezes, sun and wind orientation, and views.

Variable building setbacks and the utilization of a variety of building floor plans creates streetscapes and Open Space areas which create an interesting and diverse street scene. Residential building facades that face on streets and/or major open space areas shall be highly articulated units having staggered setbacks.

SEC 2.3 PLANNING STREET SYSTEMS

The Roadway Circulation Plans for Horsethief Canyon Ranch (Exhibit 3) and the portion within Planning Areas 22 through 26 (Exhibit 3A) show an easily recognizable hierarchy of streets (see Exhibits 4A through 4C for cross-sections of Modified Major Highway, Modified Secondary Highway, Secondary Highway, Collector Street, Entry Street and Local Street). The proposed street system will ensure easy motorist comprehension of the street system layout, thereby facilitating vehicular flow in Horsethief Canyon Ranch. The following design concepts will be utilized:

- a. Avoid ninety (90) degree bends in Collector Roads whenever possible. Streets should be fluid and flowing; utilize curvilinear streets to provide visual interest.

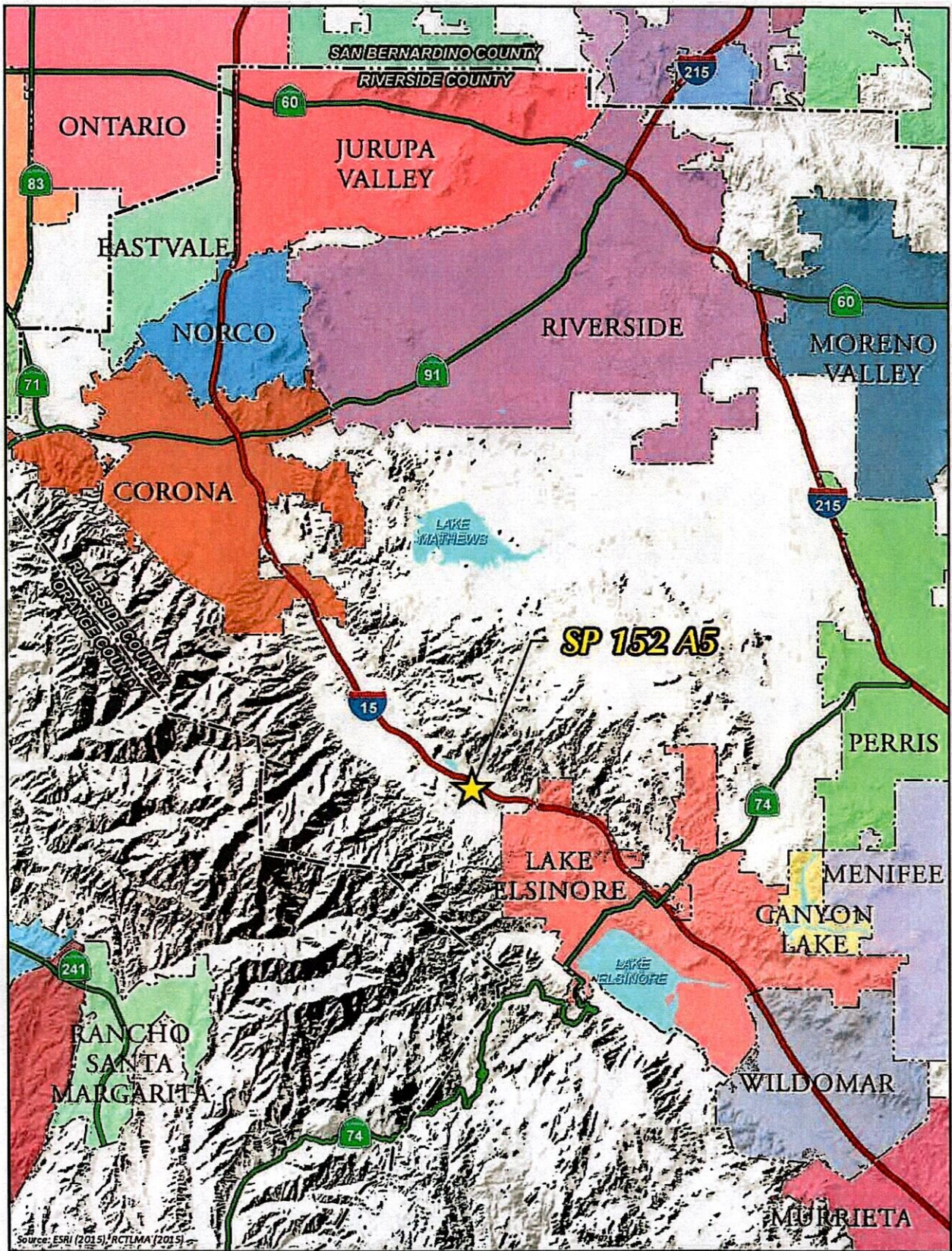
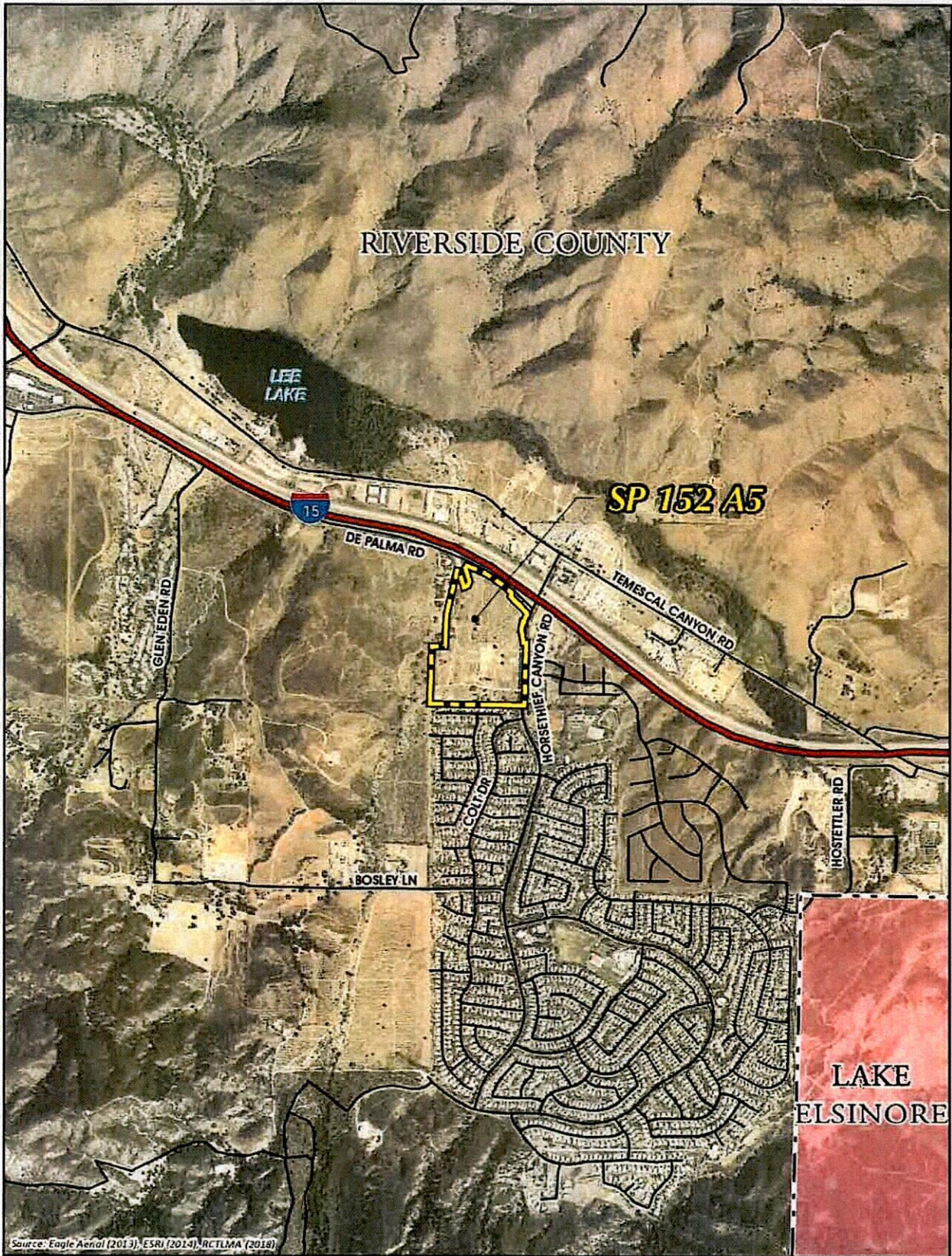


Exhibit i



REGIONAL MAP

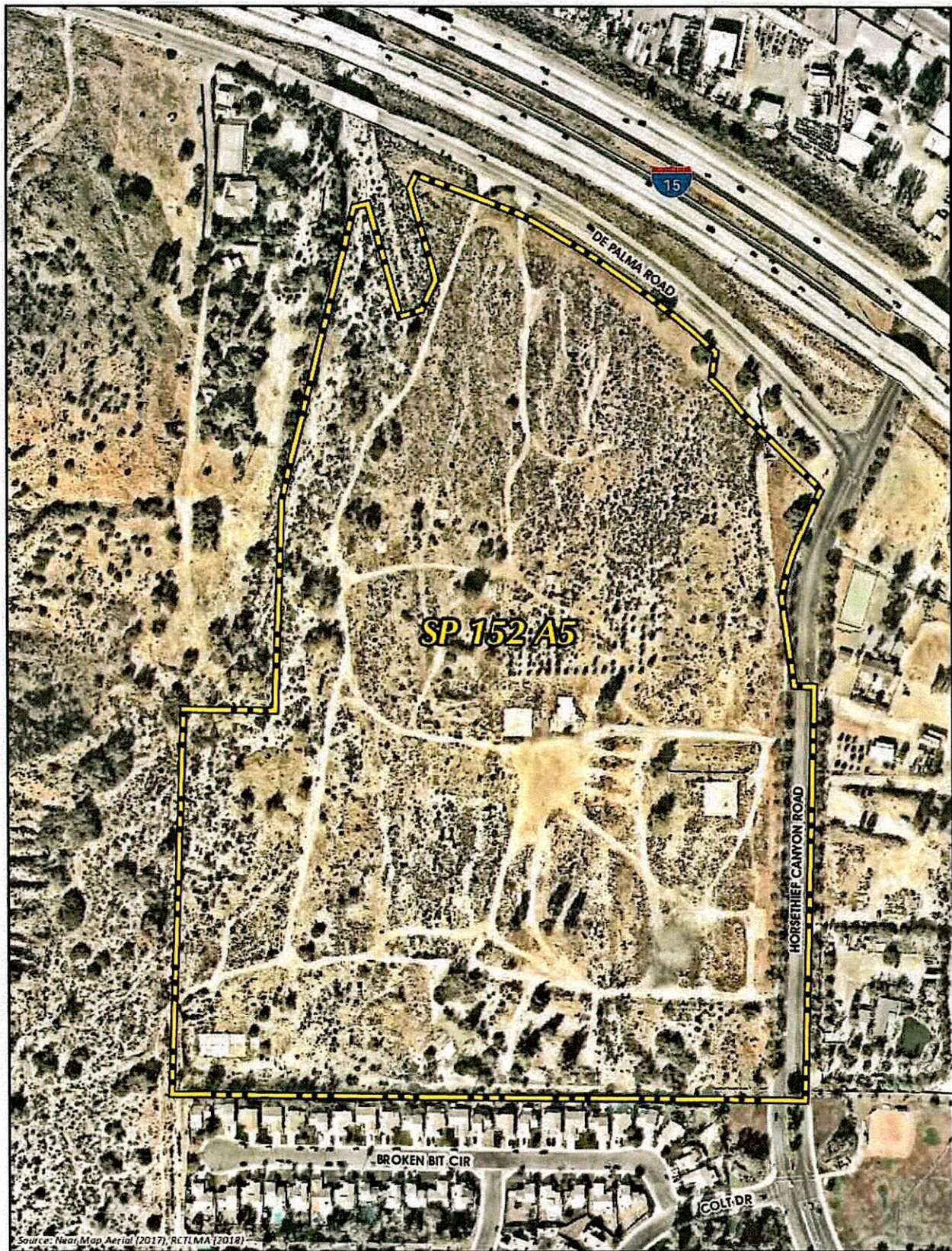


Source: Eagle Aerial (2013), ESRI (2014), RCTLMA (2018)



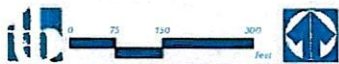
Exhibit ii

VICINITY MAP



Source: NearMap Aerial (2017), RCLMA (2012)

Exhibit iii



AERIAL PHOTOGRAPH - AREA OF CHANGE

Specific Plan No. 152, Amendment No. 5

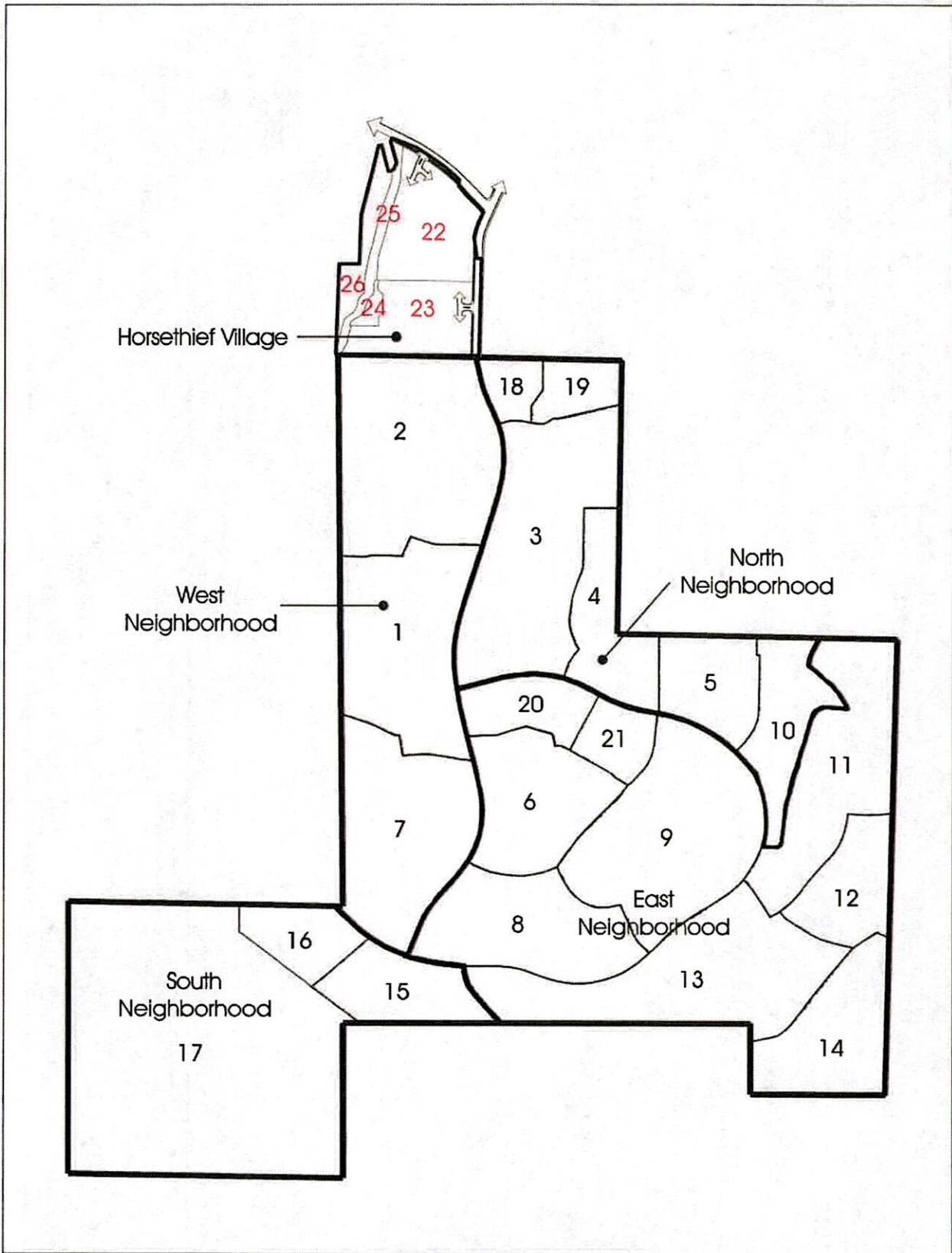


Exhibit I

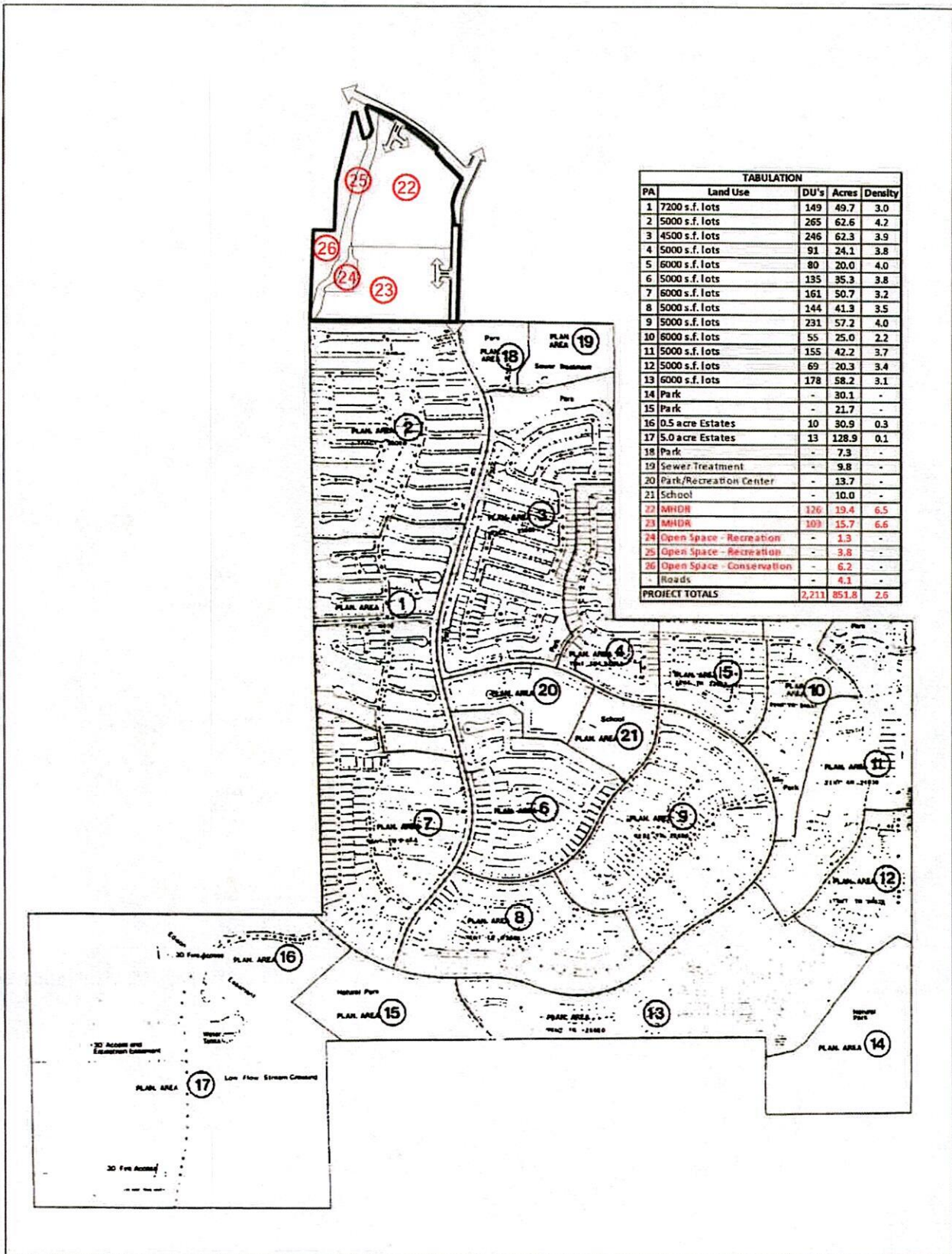
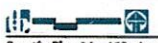
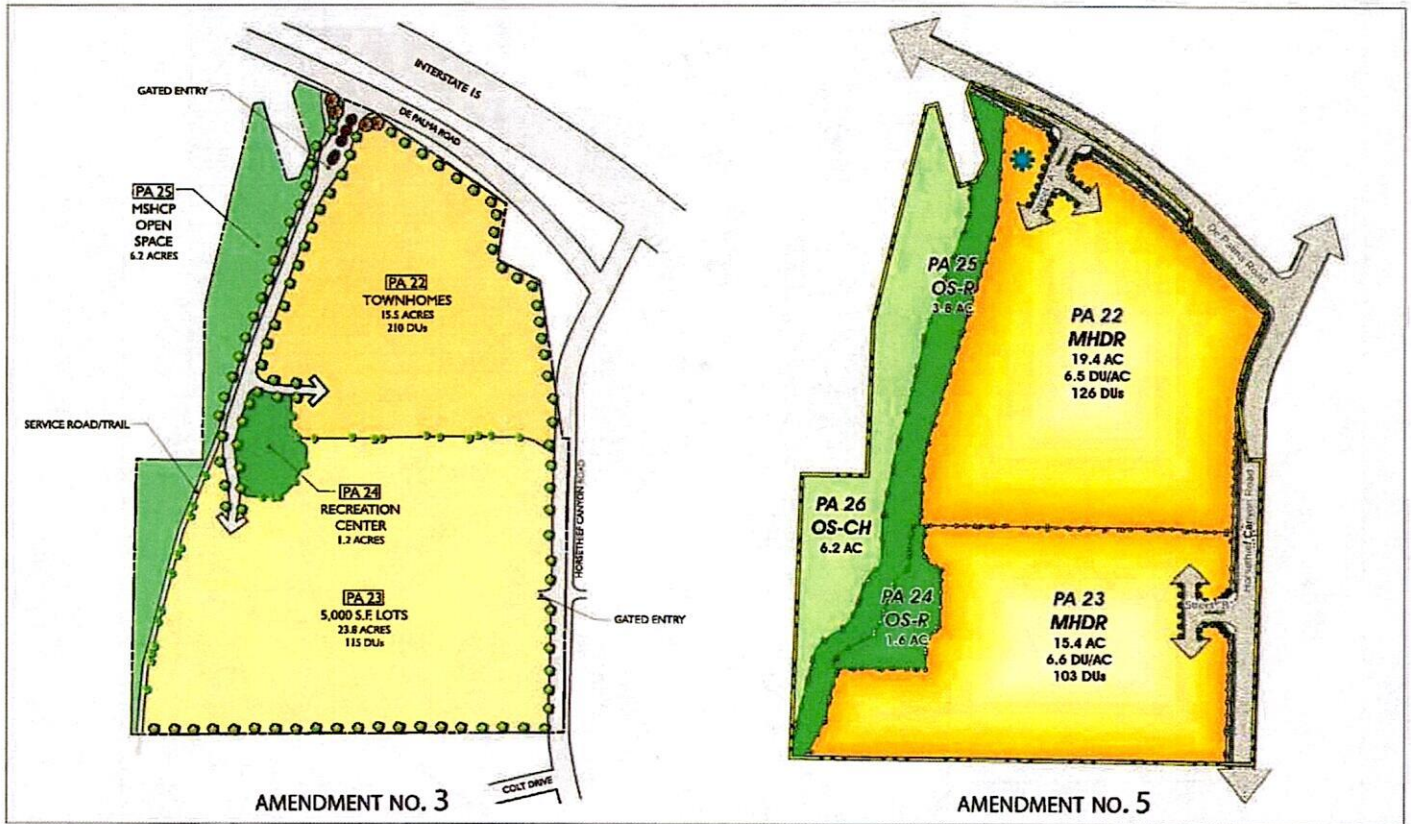


Exhibit 2



DEVELOPMENT PLAN - PARCEL SUBAREAS



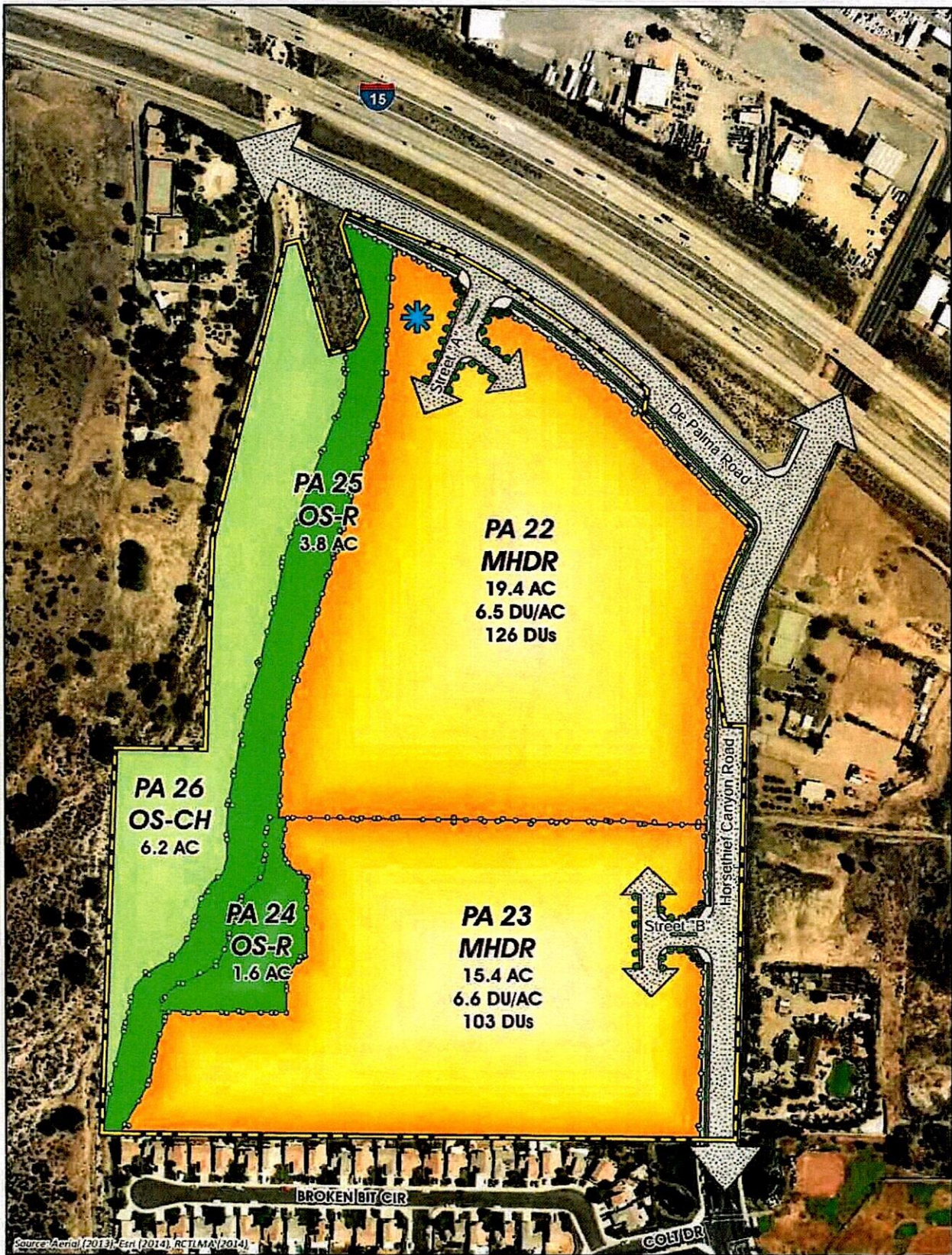
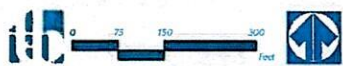


Figure 2B

LAND USE PLAN - AREA OF CHANGE



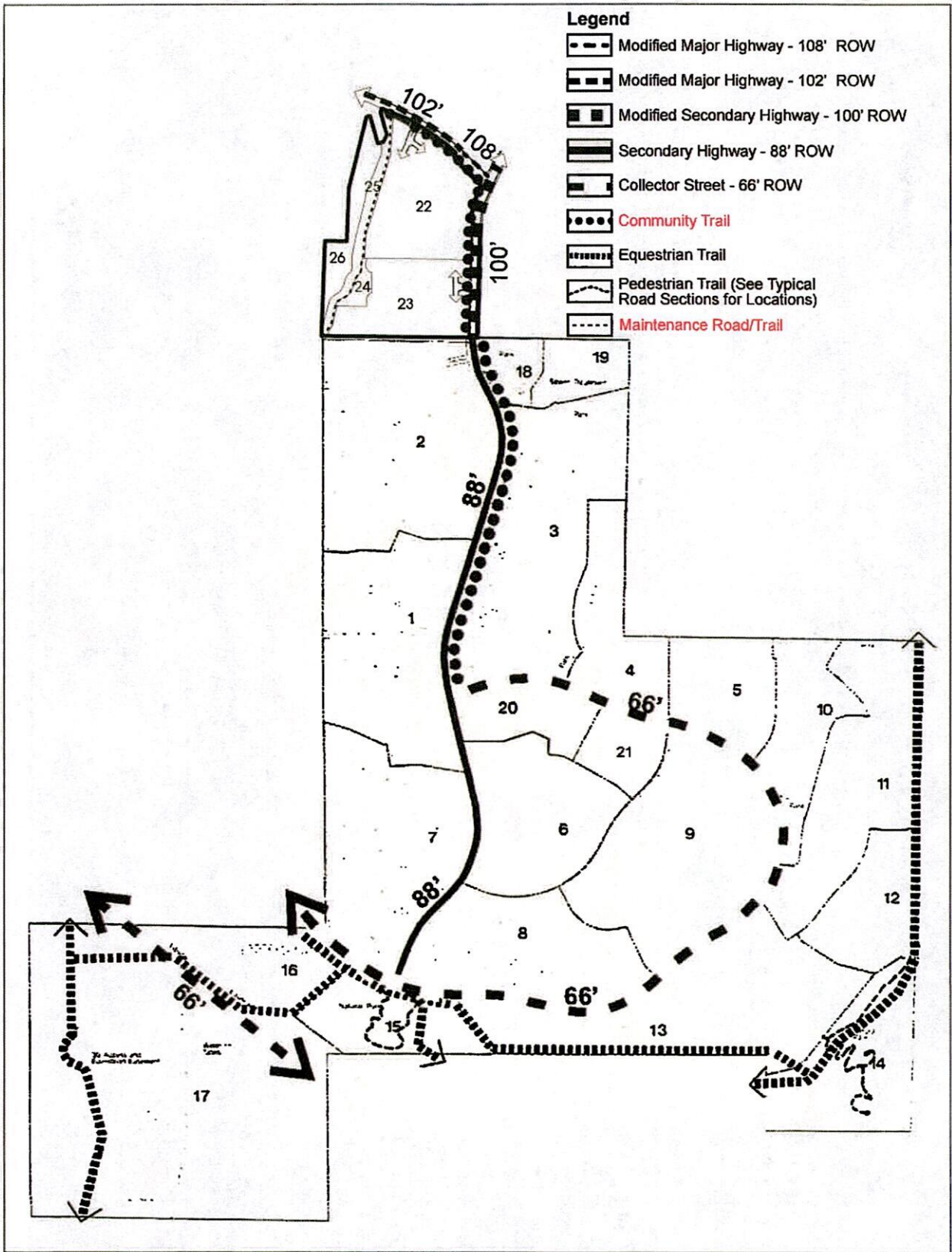


Exhibit 3



ROADWAY CIRCULATION PLAN

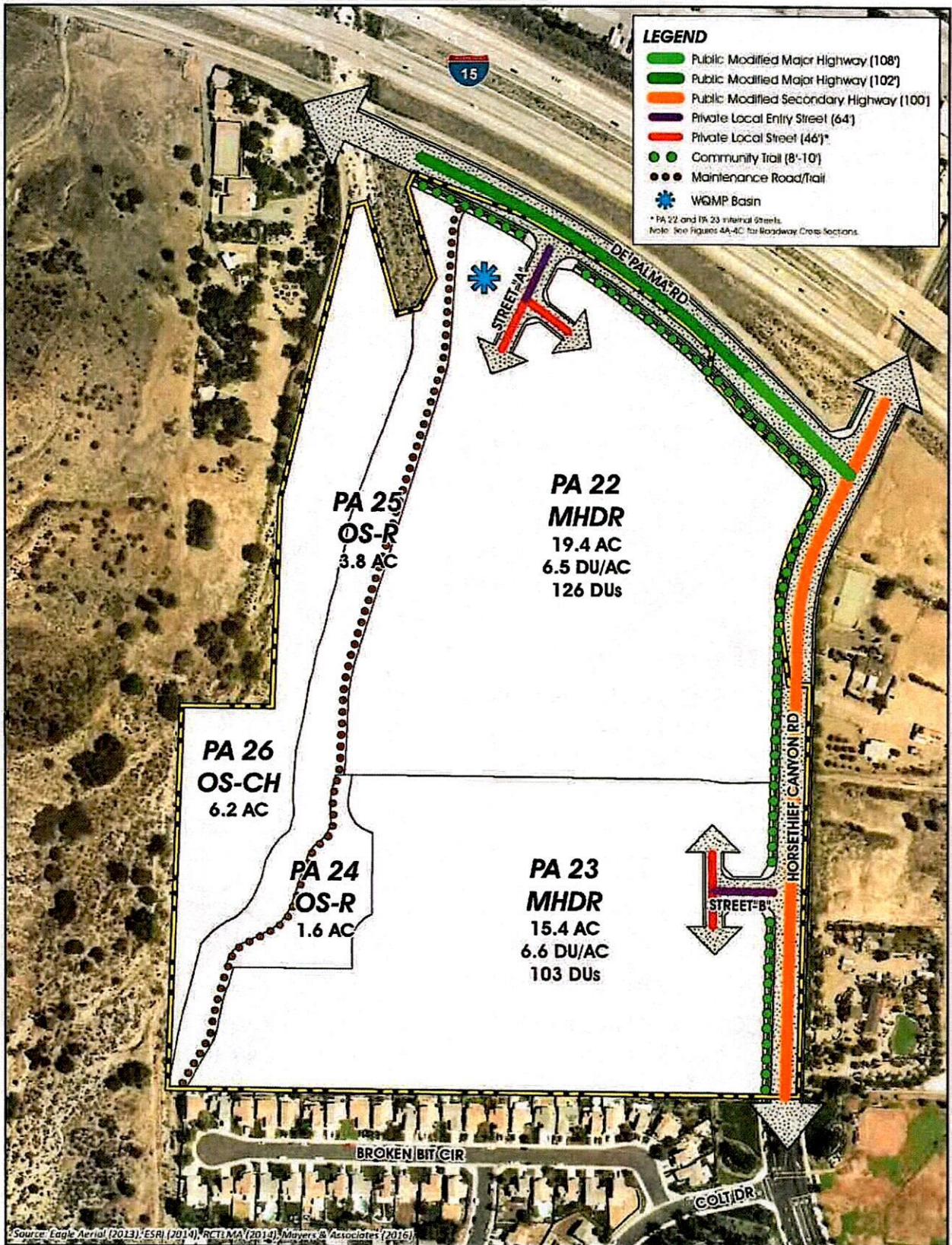
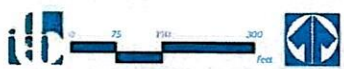


Exhibit 3A



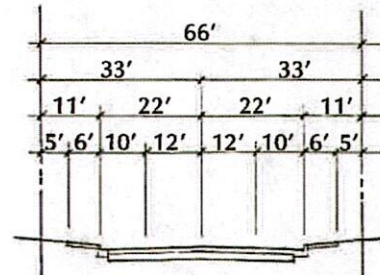
ROADWAY CIRCULATION PLAN - AREA OF CHANGE

Specific Plan No. 152, Amendment No. 5

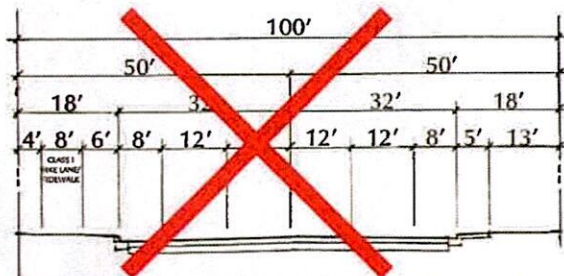


MODIFIED MAJOR HIGHWAY
118' R.O.W.
(De Palma Road)

Note: See Exhibit 4B for Revised Cross Section



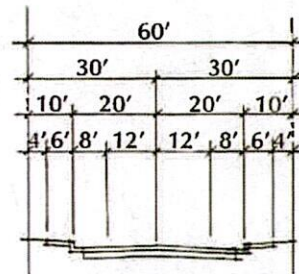
COLLECTOR STREET
66' R.O.W.
(Mountain Road)



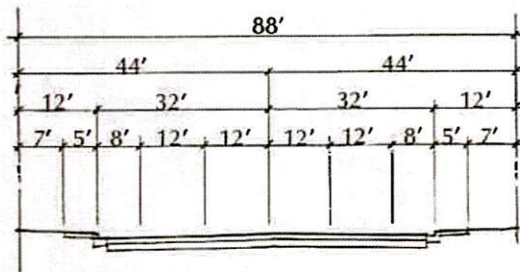
MODIFIED SECONDARY HIGHWAY
100' R.O.W.

(Horsethief Canyon Road - North of Colt Drive)

Note: See Exhibit 4B for Revised Cross Section



LOCAL STREET
60' R.O.W.



SECONDARY HIGHWAY
88' R.O.W.

(Horsethief Canyon Road - South of Colt Drive)



PRIVATE DRIVE
60' R.O.W.
(Street "A")

Note: See Exhibit 4C for Revised Cross Section

Source: Mayers & Associates (08-04-2014)

