

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



**ITEM: 1.3
(ID # 13967)**

MEETING DATE:

FROM: TLMA-PLANNING:

Tuesday, December 08, 2020

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION DECISION TO APPROVE TR32151R01 and PP19442R01 - NO FURTHER CEQA REVIEW REQUIRED pursuant to State CEQA Guidelines Section 15162 - Applicant: Lennar Homes of California, Inc., Jarne Gardner – Engineer/Representative: Rick Engineering Company, Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR), and Open Space: Conservation (OS: C) – Location: North of Abelia Street, south of Koon Street, east of Washington Street, and west of Winchester Road – 43.03 Gross Acres - Zoning: Specific Plan - REQUEST: Tentative Tract Map No. 32151 Revision No. 1 is a proposal for a Schedule A Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed overall residential development of 180 residential condominium units remain as originally approved. APN: 476-010-072, 476-010-073, 476-010-074, and 476-010-063. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE and FILE** the Planning Commission Decision for the above referenced case on November 4, 2020.

ACTION: Consent

Charissa Leach, Interim TLMA Director

11/17/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 8, 2020
xc: Planning

Kecia R. Harper

Clerk of the Board

By
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 32151 Revision No. 1 (TR32151R01) is a proposal for a Schedule A Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. The proposed revisions include limiting the impacts to the adjacent Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan.

Plot Plan No. 19442 Revision No.1 (PP19442R01) proposes changes to the site plan, architectural elevations, and landscape plan. The proposed overall residential development of 180 residential condominium units remain as originally approved.

The Project site is located north of Abelia Street, east of Winchester Road, south of Koon Street, and west of Washington Street.

Tentative Tract Map No. 32151 Revision No. 1 and Plot Plan No. 19442 Revision No. 1 were approved by the Planning Commission on November 4, 2020 by a vote of 5-0.

Board Action

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

Impact on Residents and Businesses

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

Additional Fiscal Information

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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ATTACHMENTS:

- A. Planning Commission Staff Report
- B. Planning Commission Minutes
- C. TR32151R01 and PP19442RO1 Exhibits
- D. Planning Commission Memo



Jason Farin, Principal Management Analyst 12/1/2020



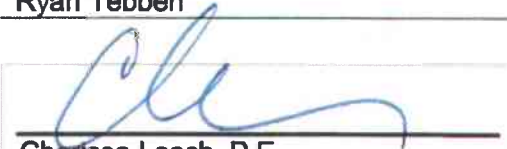
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: November 4, 2020

PROPOSED PROJECT

Case Number(s):	TR32151R01 and PP19442R01	Applicant(s): Lennar Homes of Calif.
Environmental:	No Further CEQA Review Required, Section 15162	Jim Wright
Area Plan:	Southwest	Representative(s): Rick Engineering,
Zoning Area/District:	Rancho California Area	Ryan Tebben
Supervisory District:	Third District	 Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Deborah Bradford	
Project APN(s):	476-010-072, 476-010-073, 476-010-074, and 476-010-063	

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 32151 Revision No. 1 (TR32151R01) is a proposal for a Schedule A Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan.

Plot Plan No. 19442 Revision No.1 (PP19442R01) proposes changes to the site plan, architectural elevations, and landscape plan. The proposed overall residential development of 180 residential condominium units remain as originally approved.

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

The Project site is located north of Abelia Street, east of Winchester Road, south of Koon Street, and west of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO FURTHER CEQA REVIEW IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Addendum to Environmental Impact Report No. 374 (EIR No. 374) based on the findings incorporated in the initial study (EA39577)

and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 19442 REVISION NO. 1, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Winchester 1800 - Specific Plan No.286
Specific Plan Land Use:	Medium High Density Residential (MHDR) PA 9, Open Space – Conservation Drainage (OS-CD) PA 2A, Commercial Retail (CR) PA 8, Medium Density Residential PA 7, and Open Space – Recreation (OS-R) PA 16A,
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential, Open Space – Conservation, Open Space – Recreation, Commercial Retail,
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Medium Density Residential (MDR)
South:	Medium High Density Residential (MHDR) and Open Space – Conservation (OS-C)
West:	Commercial Retail (CR).
Existing Zoning Classification:	Specific Plan No. 286 (SP No. 286A7) Planning Areas 2A, 7, 8, 9, and 16A.
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 286 (SP No. 286A7) – Planning Area 8.
East:	Specific Plan No. 286 (SP No. 286A7) – Planning Area 7.

South:	Specific Plan No. 286 (SP No. 286A7) – Planning Areas 9 and 16E.
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Agricultural Use
South:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	43.03 gross acres	
Proposed Building Area (SQFT):	205,074.50 SF 23.89 acres 5.0 – 8.0 dwelling units/acre	Min – 119.45 dwelling units Max. – 191.12 dwelling units Proposed 180 dwelling units (7.53 dwelling units/acre)
Building Height (FT):	31'	50'
Proposed Minimum Lot Size:	18,000	7,200
Total Proposed Number of Residential Units:	180	180
Map Schedule:	A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	205,074.50 SF	32 – 2 bedroom units – 2.25 spaces/unit = 72 spaces 148 – 3 bedroom units – 2.75 spaces/unit = 363 spaces	479	507
TOTAL:			479	507

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partial location in floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes, susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5275
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract Map No. 32151 (TR32151) was originally approved at Planning Commission on October 4, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7086 and Specific Plan No. 286 Amendment No. 5 where all applications were approved on March 13, 2007. The Tentative Tract Map as originally approved was a Schedule A subdivision of 42.81 acres into five (5) lots which included one (1) residential lot with 180 condominium units (18.47 acres), one (1) lot for future commercial development (4.66 acres), one (1) Open Space Conservation/MSHCP lot (16.50 acres), one (1) drainage lot (0.99 acres), and one (1) park lot, which is a portion of a larger park site to the south, (0.28 acres). Plot Plan No. 19442 (PP19442) was approved for the building location, siting, floor plans, and elevations for 180 condominium units.



Figure 2. TR32151



Figure 3 – 4-plex



Figure 4 – 5-plex



Figure 5 – Townhouse Elevations

The Specific Plan Amendment was a proposal to revise the land use designations within Planning Areas 7 and 9 from Community Development-Medium Density Residential to Community Development-Medium High Density Residential. The amendment accommodated an increase in dwelling units from 110 to 180 within Planning Area 9, and a decrease in dwelling units from 106 to 85 within Planning Area 7. The amendment accommodated a transfer of dwelling units within the Specific Plan and facilitated the implementation of the Riverside County Multiple Species Habitat Conservation Plan. The amendment was associated with Change of Zone Case No. 7086, which was considered concurrently at the public hearing before the Planning Commission and Board of Supervisors. Change of Zone Case No. 7086 proposed text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan to accommodate condominium development and to modify uses permitted within Planning Area 8 to include mini-warehouses and recreational vehicle and vehicle storage, and proposed to amend the implementing zoning ordinance text to reflect the revised land uses.

On November 27, 2019 the applicant submitted applications for Revision No. 1 to Tentative Tract Map No. 32151 (TR32151R01) and Revision No. 1 to Plot Plan No. 19442 (PP19442R01). The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots and allow for the development of 180 condominium units. The revised map will have 6 lots instead of the 5 lots as originally approved with the Lot 6 being provided for “sewer” access. An agreement was made by the owner/developer to use the existing Brumfield Street right-of-way that has been abandoned as an additional lot for sewer purposes. This lot will be sold at a later date to the adjacent developer to the east for their connection to a public sewer line for their project. Below is a table of the Lots showing lots sizes, proposed use and planning areas:

Lot Nos.	Project Areas	Gross Acreage	Planning Area
Lot 1	Residential	22.38	PA 9
Lot 2	Open Space/MSHCP Conservation	13.39	PA2A and PA7
Lot 3	Drainage Slope Lining	0.99	PA2A
Lot 4	Future Commercial	4.82	PA8
Lot 5	Park	0.52	PA16A
Lot 6	Sewer	0.93	-----
TOTAL		43.03 Gross Acres	



Figure 6 – TR32151R01



Figure 7. Revised Architectural Elevations for 4 Plex



Figure 8: 5-Plex

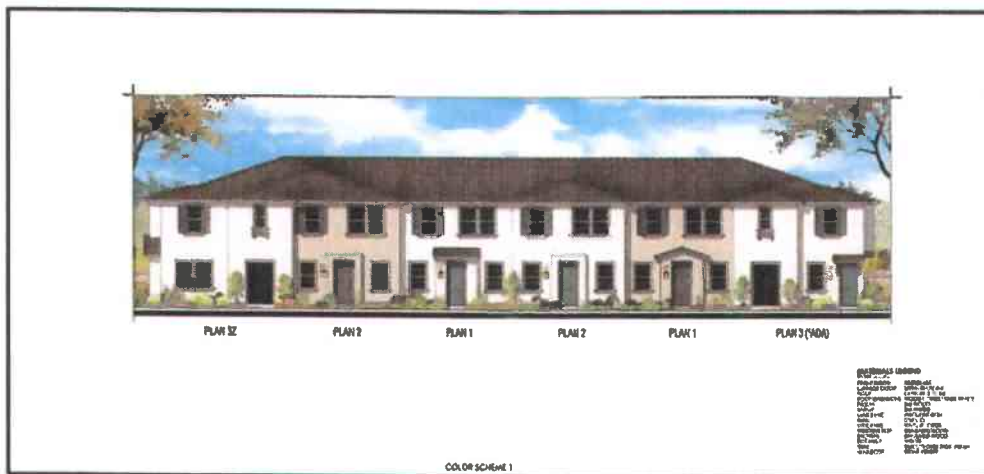


Figure 9: 6-Plex

Off-Site Improvements: The Project as conditioned will provide off-site improvements including but not limited to the following:

1. Winchester Road along the Project boundary shall be improved with fifty-five (55') foot half width AC pavement with curb and gutter and an 8" concrete raised median along the project side. In addition, an eight (8') foot meandering sidewalk shall be constructed in the thirty-seven (37') foot parkway, a fourteen (14') foot raised curb median along the project boundary, and a transition AC pavement tapering shall be improved along the northern boundary and approved by Caltrans. These improvements are detailed in Condition of Approval 50-Transportation. 11.
2. The intersections of State Highway 79 at Pourroy Road and Abelia Street shall be improved with left and right turn lanes and through lanes as detailed in Condition of Approval 50-Transportation. 18.
3. An off-site access road, paved and maintained, shall be the easterly extension of Koon Street to McColery Road and the northerly extension of McColery road to Keller Road and the westerly

extension of Keller Road to SH/79 (Winchester Road). The access road will be constructed in accordance with County Standard No. 108, Section B.

Further discussion regarding improvements are provided in the entitlement findings of this staff report in reference to Schedule "A" subdivisions.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, TR32151R01 and PP19442R01, will not result in any new significant environmental impacts not identified in the approved Addendum to EIR No. 374 as provided for in Environmental Assessment No. 39577. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. The revision to the Plot Plan proposes changes to the site plan, architectural/building plans, and landscape plans. The residential development and number of units remain the same.

The overall design of the tract map and plot plan will remain as originally approved. and will not result in any new physical changes resulting in a substantial increase in the severity of previously identified significant effects of the Addendum to the EIR, does not propose any substantial changes which will require major revisions to the Addendum, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. TR32151R01 is a proposal to modify the secondary access and ensure the overall protection of the MSHCP conservation area, the removal of the commercial use in Lot 4 and the addition of Lot 6 for sewer access. PP19442R01 proposes changes to the site plan in terms of minor revisions to site design and to the architectural design of the proposed condominium units. Minor physical changes will occur in regards to the approved tentative tract map and plot plan; and,
- b. The subject site was included within the area analyzed in Addendum of EIR No 374; and,
- c. There are no changes to the mitigation measures included in Addendum to EIR No. 374; and
- d. TR32151R01 and PP19442R01 does not propose any changes to the approved Tentative Tract Map or the Plot Plan in any substantive way because all potentially significant effects on the environment have been adequately analyzed in the previously approved Addendum for Environmental Assessment No.39577 based on the findings incorporated in the initial study (EA39577) and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist

Solar Energy:

Riverside County Climate Action Plan, as updated in 2019, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Since the proposed Project is for the development of 180 condominium residential units, this measure is applicable to this Project and compliance with this Plan is provided for in the conditions of approval for the proposed Project.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C). As reflected in the Specific Plan Land Use Map the Project site is located within PAs 2A, 7, 8, 9, and 16A which has land use designations of Open Space – Conservation Drainage, Open Space – Recreation, Commercial Retail, and Medium High Density Residential, as reflected in SP 286 Land Use Plan. As proposed, the development of the 180 condominium units (Lot 1) will result in a density of 7.53 dwelling units/acre, which is consistent with the density of 5-8 dwelling units/per acre for Medium High Density Residential land use as reflected in the Specific Plan document for PA 9. PA 8 (Lot 4) has a land use designation of Commercial as reflected in the Specific Plan document. This area will not be development as a part of this development proposal but will remain as an area designated for commercial uses. PAs 2A and 7 are comprised of the MSHCP conservation area and drainage slope lining area (Lots 2 and 3). The Specific Plan document has designated these planning areas for open-space conservation, drainage areas and residential. PA 16A (Lot 5) is proposed for park land and has a land use designation reflected in the Specific Plan document as open-space. The General Plan land use designations for the Project site include, Medium Density Residential, Commercial Retail, Open Space – Conservation and Open Space – Recreation. The proposed Project is consistent with the allowable uses as reflected in the General Plan and Specific Plan No. 286. Therefore, the proposed Project is in compliance with this finding.
2. The project site is located within the Highway 79 Policy Area. The Project as originally approved was determined to be consistent with the criteria of Highway 79 Policy Area. Therefore, the proposed Project remains consistent with the Highway 79 Policy Area since no change to the number of residential units are proposed as a part of the proposed revisions.
3. The project site has a Zoning Classification of Specific Plan No. 286 (SP No. 286A7) Planning Areas 2A, 7, 8, 9, and 16A. The Project as originally proposed was for the subdivision of 43.03 gross acre site into 5 lots. The proposed subdivision would ultimately result in the development of 180 condominium units in Planning Area 9. Included in the subdivision is approximately 13 acres of MSHCP conservation area in Planning Areas 2A and 7. The Plot Plan included the site plan, architectural/building plans, and landscape plans for the proposed 180 condominium units. The uses proposed are consistent with the allowable uses and development standards as stated in the Specific Plan Zoning Ordinance for these Planning Areas. The proposed revision to TR32151 adds one additional lot for the purpose of providing sewer access and the removal of the proposed self-storage facility on Lot 4. Revisions to PP19442 changes the site design and also architectural style of the proposed condominiums but will not change to the number of proposed units. The overall design of the Project will remain consistent with the Specific Plan Zoning Ordinance.

Entitlement Findings:

Tentative Tract Map Findings:

Revised Tentative Tract Map No. 32151 is a proposal for a Schedule 'A' Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. The findings required to approve a Revised Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed revision is consistent with the General Plan, Specific Plan No. 286, applicable community plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The revision to the originally approved land division will ultimately result in a residential development that will remain consistent with the overall density, architectural design, and landscaping as previously approved and envisioned by the Specific Plan No, 286 as amended.
2. The proposed modification to the approved TR32151 includes limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. The Project site remains physically suitable for the type of development and density of the proposed residential development due its location on Winchester Road (SH-79) and Abelia Street and the accessibility to existing utilities and services. The Project site as originally approved has been designed around the MSHCP Conservation area to avoid impacts to that environmentally sensitive area. Therefore, the proposed Project remains consistent with this finding.
3. When TR32151 was originally submitted to the County it was determined through an Initial Study that an Addendum to EIR No. 374 was the appropriate documentation to be prepared and was approved at the March 13, 2007 Board of Supervisors hearing. It was determined that the approved design and improvements of TR32151 would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the

approved Addendum to the EIR. The proposed revision to the approved TR32151 would result in the same conclusions as was evaluated in the previous Addendum to EIR No. 374; therefore, the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. The proposed revision is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The revision will not change the design of approved land division and continues to remain consistent with this finding.
5. As indicated in the included project conditions of approval, the proposed modification includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
 - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. All interior streets within the Project boundary include forty (40') private roads, and interior drives without parking at 25' on width and will be improved with 33' wide interior drives with parking on one side. Improvements will be in compliance with Ordinance No. 461. Additional improvements will occur along the Winchester Road, Pourroy Road and Abelia Street. Improvements will include but not limited to curb and gutter, meandering sidewalks, medians and left, right and through lanes. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A), as it pertains to streets will be met.
 - b) Domestic Water - Domestic water service will be supplied by Eastern Municipal Water District (EMWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (B), as it pertains to domestic water, will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to, emergency vehicular access roads capable of sustaining an imposed load of 75,000 lbs., approved Fire Department access roads shall be in place during construction, temporary fire access roads shall be approved by the Fire Prevention Bureau, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and the location, minimum number, and spacing of hydrants shall comply with the California Fire Code (CFC) and NFPA 24. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
 - d) Sewage Disposal – Sewer service will be supplied by Eastern Municipal Water District. Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (D), as it pertains to sewage disposal, will be met.
 - e) Fences – At minimum the Project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. Water quality basins are

located along the southwestern and southeastern perimeters of the Project site and will be enclosed with a five (5') foot six (6") inch steel tubular fencing. The subdivision fencing around the perimeter will consist of a six (6') foot high split face tan painted wall. An eight (8') foot split face tan painted wall will be constructed along Winchester Road. The MSHCP conservation area shall be permanently fenced and shall be a minimum height of 6 feet at its shortest point. Details of the MSHCP fencing is provided in the project conditions of approval. Therefore, the requirements of Ordinance No. 460 10.5 (E) as they pertain to fencing have been met.

- f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
6. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
7. The lots as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan. The area proposed for the condominium development is located within Planning Area 9 of SP No. 286 and is subject to the development standards of the R-3 zoning classification of Ordinance No. 348. Minimum lot sizes allowed in this zone is 7,200 square feet. The area proposed for the condominium development (Lot 1) is comprised of 22.38 acres. Therefore, the proposed Project is consistent with this finding.
8. The Revised Tentative Map is a modification of the approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map. Proposed revisions are limited to the addition of Lot 6 for sewer access purposes, the location of the secondary access roadway and the removal of the proposed commercial component of Lot 4. The acreage, overall design concept and access ways remains as originally approved. Therefore, the proposed Project is consistent with this finding.

Plot Plan Findings

The following findings shall be made prior to making a recommendation to approve a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 Section 18.30.C:

1. The proposed Project is to allow for the subdivision of 180 condominium units within Planning Area 9 (Lot 1) which is consistent with Specific Plan No. 286 as amended Land Use Plan which allows for medium high density residential land uses at a density range of 5.0 – 8.0 dwelling units per acre. As proposed the density will be 7.53 dwelling units per acre. The zoning classification for Planning Area 9 follows the R-3 zoning classification which allows for the development of two-family dwellings, multi-family dwelling, bungalow courts, and apartment houses. The proposed Project is consistent with the Specific Plan's vision of providing numerous housing opportunities on a variety of lot sizes and densities ranging from 0.2 dwelling units/acre to 15 dwelling units/acre. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the Land Use findings and Tentative Tract Map findings.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Addendum for EIR No. 374 as prepared for the original project, the current Project would not have a significant impact to soils and agriculture, air quality, biological resources, cumulative noise, and growth inducement that is disclosed in the EIR. Other impacts to the environment related to public health, safety, and welfare would be less than significant. Additionally the proposed Project conforms to all applicable requirements of the Specific Plan's Land Use Plan and Specific Plan Text, the development standards of the Zoning Ordinance for Planning Area 9, and the requirements of State law and the ordinances of Riverside County.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property in that proposed Project is located within Planning Areas 2A, 7, 8, 9, and 16A of Specific Plan No. 286 as amended which has been designated respectively as Open Space-Conservation, Medium Density Residential, Commercial Retail, Medium High Density Residential, and Open Space-Recreation .
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. With the approval of the original Tentative Tract No. 32151 which includes of the area proposed for the 180 condominium units, conditions of approval were added to ensure that the dedication of necessary streets, sidewalks, curbs, gutters, drainage infrastructure and offsite drainage facilities were to be completed prior to recordation of the Map.
5. All use permits which permit the construction of more than one structure on a single legally divided lot shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the lot until the lot is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided lot. The proposed Project is to allow for the construction of 180 condominium units on approximately 23.89 gross acres (Lot 1) of the Project site. No additional residential units will be allowed. The selling of individual units will not require a further land division and will be permitted.

Development Standards Findings:

1. The Specific Plan No. 286 Zoning Ordinance as amended states that the development standards of Planning Area 9 shall be subject to the R-3 zoning classification as provided for in Section 8.2 of Ordinance No. 348 and are as follows:
 - A. *The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.* The proposed Plot Plan is for the development of 180 condominium units and will be developed on a 23.89 gross acre site. The proposed plot plan exhibit is consistent with this development standard. The minimum lot size for a Schedule 'A' map is 18,000 square feet. The minimum lot size proposed for TR32151R01 is 22,651 square feet for Lot 5. The map

exhibit is consistent with the minimum lot size for Schedule 'A' maps as stated in Ordinance No. 460.

- B. *The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. The maximum height of the proposed 180 condominium units is thirty-one (31') feet. The setbacks along the front, rear, and side yards exceed the minimum setbacks of ten (10'). The proposed plot plan exhibit is consistent with this development standard.*
- C. *The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance. The maximum height of the proposed condominium units is 31 feet. The side yard setback located adjacent to Lot 4 are approximately 12 feet from the property line. The side yard setback exceeds the five foot minimum for buildings that do not exceed 35 feet in height. The proposed plot plan exhibit is in compliance with this development standard.*
- D. *No lot shall have more than 50 percent of its net area covered with buildings or structures. The square footage of the footprint of all structures proposed on Lot 1 is 205,074.50. The net square footage of Lot 1 is 793,663.20, which results in a lot coverage of 25.8%. The proposed plot plan exhibit is in compliance with this development standard.*
- E. *The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area. The project area is comprised of 43.03 acres (approximately 1,874,386 square feet) the total square footage of buildings proposed is approximately 205,074 square feet which is approximately 10% of the total lot area which is not greater than two to one. Therefore, the proposed plot plan exhibit is in compliance with this development standard.*
- F. *All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of this ordinance. The proposed condominiums will be thirty-one (31') feet in height. Therefore, the proposed plot plan exhibit is in compliance with this development standard.*
- G. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The proposed project is for the ultimate development of 180 condominium units. Of those units 32 two bedroom units are proposed which requires a parking ratio of 2.25 spaces/unit and 148 three bedroom units are proposed which requires a parking ration of 2.75 spaces/unit. Total parking required is 479 spaces. However, 507 parking spaces are provided. Of those spaces, the applicant shall also provide 12 electrical vehicle parking spaces with charging stations.*

The location of these spaces shall be provided on the site plan exhibit. The proposed plot plan exhibit is in compliance with this development standard.

Other Findings:

1. The project site is located within Criteria Cell 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that approximately 13.39 acres of the 43.03 gross acre site be protected and conserved as described for the project site through HANS00429.
2. The project site is located within the City of Temecula's Sphere of Influence. This project was provided to the City of Temecula for review and comment on January 24, 2020. No comments were received either in favor or opposition of the project.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project site is not located within any Airport Influence Area (AIA) boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

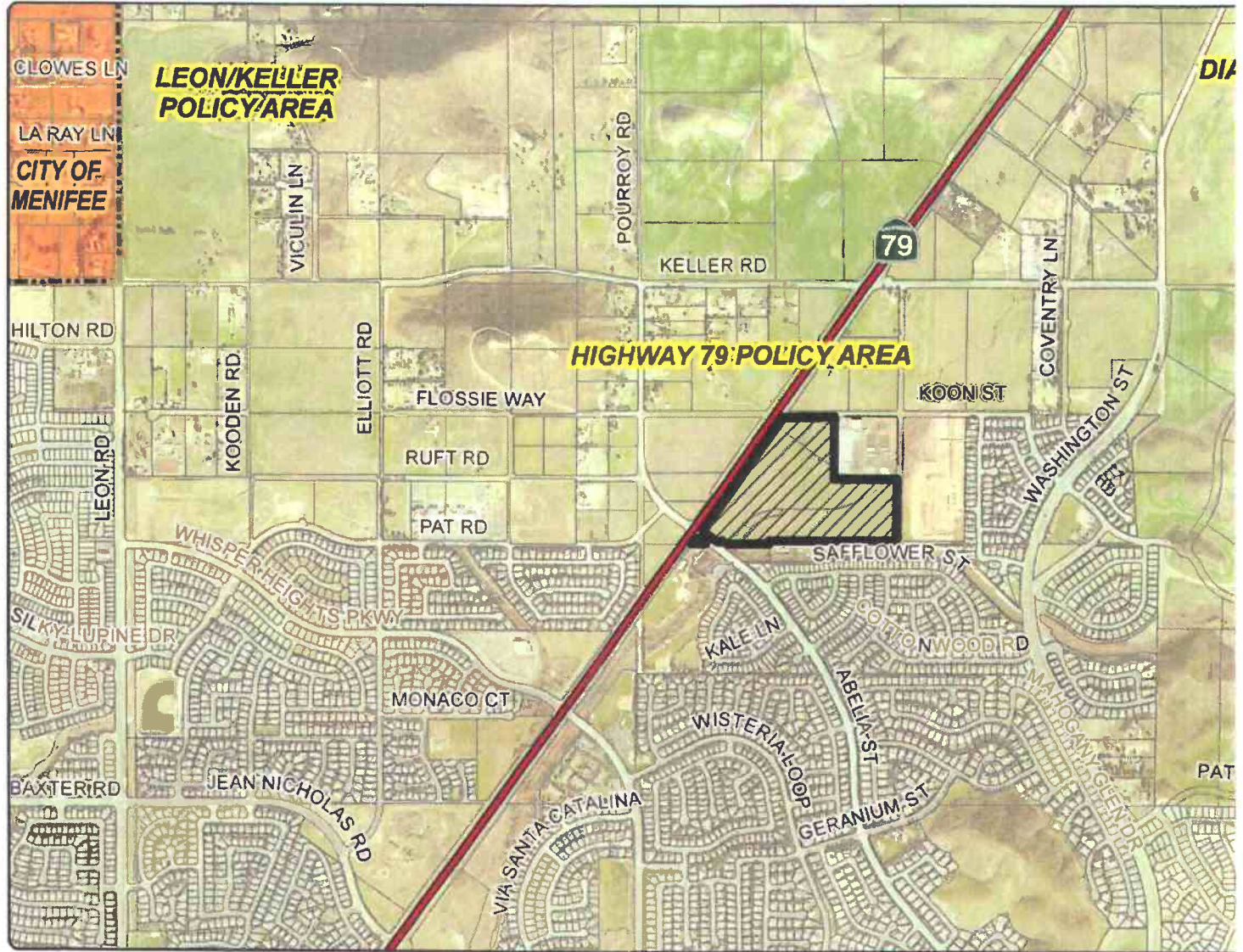
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The decision of the Planning Commission shall be final unless the decision is appealed to the Board. Any appeal must be filed with the Clerk of the Board of Supervisors accompanied by the fee set forth in Ordinance No. 671 within 10 days of the date the notice of decision appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR32151R01 PP19442R01
VICINITY/POLICY AREAS

Supervisor: Washington
District 3



Zoning Area: Rancho California



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)956-3200 (Western County) or in Palm Desert at (760)463-8277 (Eastern County) or Website: www.riversidecounty.net

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32151R01 PP19442R01

Supervisor: Washington
District 3

Date Drawn: 09/17/2020

Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-2200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.co.riverside.ca.gov>

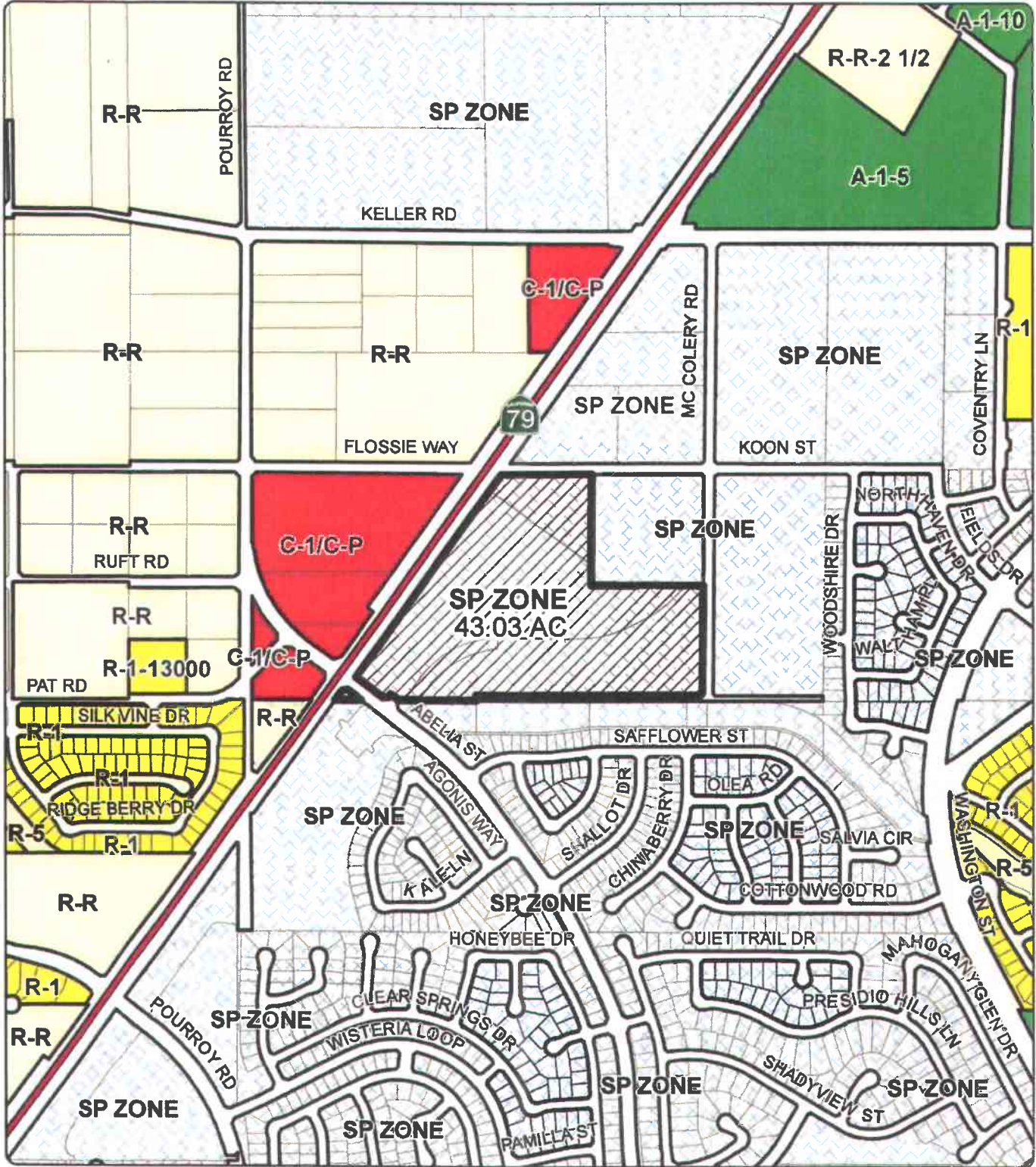
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32151R01 PP19442R01

Supervisor: Washington
District 3

Date Drawn: 09/17/2020
Exhibit 2

EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

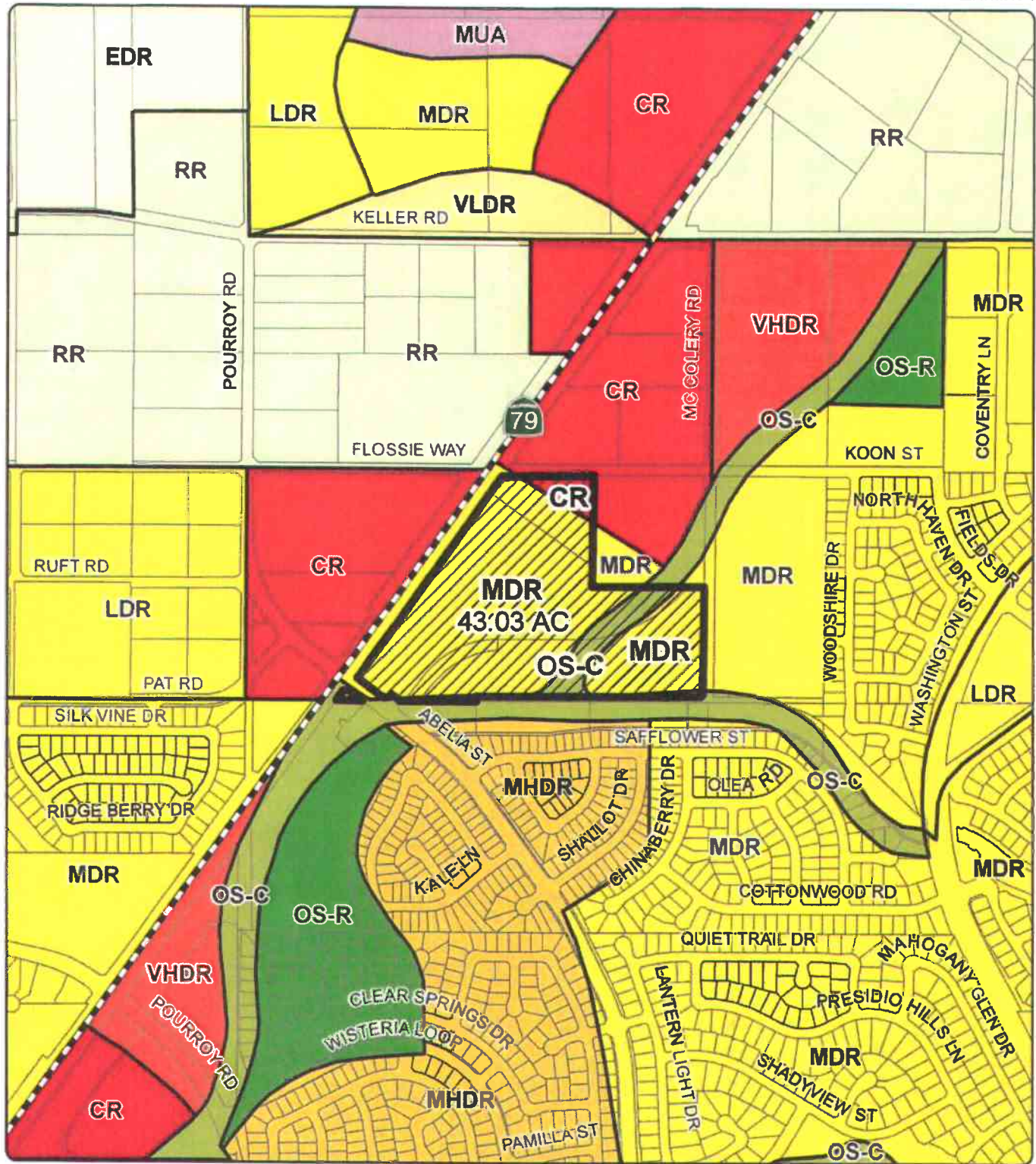
TR32151R01 PP19442R01

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 09/17/2020

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF INDIANO, CALIFORNIA
PLOT PLAN NO. 19442R01

10/22/2020

GENERAL INFORMATION
 1. TRACT NO. TTM32151R01, EXIST.
 2. COUNTY MAP NO. 19442R01, NEW.
 3. COUNTY MAP NO. 19442R01, NEW.
 4. COUNTY MAP NO. 19442R01, NEW.
 5. COUNTY MAP NO. 19442R01, NEW.
 6. COUNTY MAP NO. 19442R01, NEW.
 7. COUNTY MAP NO. 19442R01, NEW.
 8. COUNTY MAP NO. 19442R01, NEW.
 9. COUNTY MAP NO. 19442R01, NEW.
 10. COUNTY MAP NO. 19442R01, NEW.

LEGAL DESCRIPTION
 A certain portion of Parcel 1 of Parcel No. 19442R01, as shown on the plat filed for Record with the County Clerk of the County of Inyo, California, on October 2, 2019, and as shown on the plat filed for Record with the County Clerk of the County of Inyo, California, on October 2, 2019, and as shown on the plat filed for Record with the County Clerk of the County of Inyo, California, on October 2, 2019.

DESIGNER'S CERTIFICATE
 I, the undersigned, a duly licensed Professional Engineer, do hereby certify that the above description is a true and correct copy of the original record as filed with the County Clerk of the County of Inyo, California, and that the same conforms to the original record as filed with the County Clerk of the County of Inyo, California.

DATE PREPARED: 10/22/2020
DATE OF RECORD: 10/22/2020

PREPARED BY: [Name of Engineer]
DATE OF RECORD: 10/22/2020

REVISIONS: [List of revisions]

LAND USE & ZONING SUMMARY			
PARCEL NO.	PIN	EXISTING ZONING	DESIGNATED ZONING
1	09-09-09-001	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL
2	09-09-09-002	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL
3	09-09-09-003	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL
4	09-09-09-004	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL
5	09-09-09-005	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL
6	09-09-09-006	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL

SUBDIVISION SUMMARY		
NUMBER OF UNITS	TYPE OF UNITS	PERCENTAGE OF TOTAL
1	SINGLE-FAMILY	100.0%
2	TWO-FAMILY	200.0%
3	THREE-FAMILY	300.0%
4	FOUR-FAMILY	400.0%
5	FIVE-FAMILY	500.0%
6	SIX-FAMILY	600.0%
7	SEVEN-FAMILY	700.0%
8	EIGHT-FAMILY	800.0%
9	NINE-FAMILY	900.0%
10	TEN-FAMILY	1000.0%

GROSS AREA CALCULATION		
DESCRIPTION	AREA (SQ FT)	PERCENTAGE
TOTAL GROSS AREA	1,234,567	100.0%
MINUS: EXISTING IMPROVEMENTS	(10,000)	(0.8%)
MINUS: STREETS	(50,000)	(4.0%)
MINUS: PARKING LOTS	(100,000)	(8.1%)
MINUS: UTILITIES	(20,000)	(1.6%)
MINUS: GREENBELT	(500,000)	(40.5%)
MINUS: OTHER	(50,000)	(4.0%)
NET AREA AVAILABLE FOR DEVELOPMENT	404,567	32.8%

OTHER: [Additional notes]

CONTRACTOR: [Contractor Name]

ENGINEER: [Engineer Name]

DATE: 10/22/2020

SCALE: AS SHOWN

PROJ. NO.: [Project Number]

TRACT NO.: TTM32151R01

PLAT NO.: 19442R01

DATE OF RECORD: 10/22/2020

DESIGNER'S CERTIFICATE: [Signature]

DATE: 10/22/2020

PROJECT NO.: [Project Number]

TRACT NO.: TTM32151R01

PLAT NO.: 19442R01

DATE OF RECORD: 10/22/2020

DESIGNER'S CERTIFICATE: [Signature]

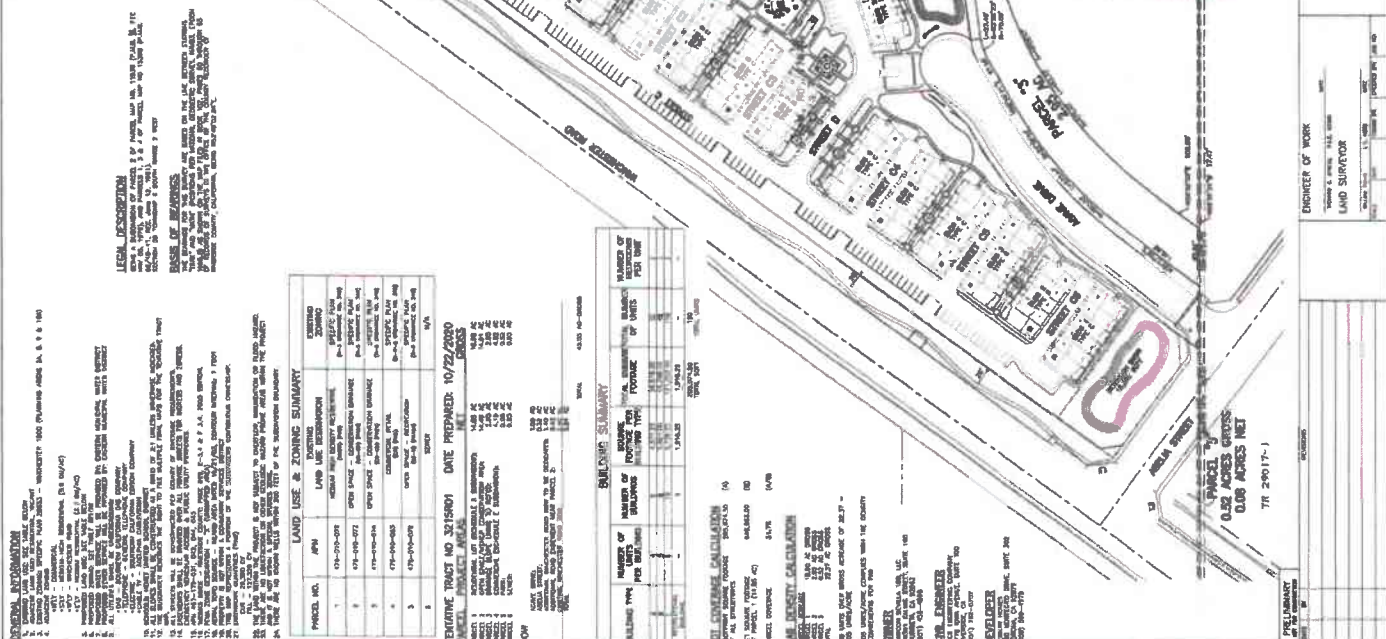
DATE: 10/22/2020

PROJECT NO.: [Project Number]

TRACT NO.: TTM32151R01

PLAT NO.: 19442R01

DATE OF RECORD: 10/22/2020



LEGEND

- SOLID LINE: PROPERTY BOUNDARY
- DASHED LINE: EASEMENT
- DOTTED LINE: STREET CENTERLINE
- THICK DASHED LINE: UTILITY LINE
- THIN DASHED LINE: EXISTING STREET CENTERLINE
- SOLID LINE WITH DOTS: EXISTING STREET CENTERLINE
- THIN SOLID LINE: EXISTING STREET CENTERLINE
- THICK SOLID LINE: EXISTING STREET CENTERLINE
- THIN SOLID LINE WITH DOTS: EXISTING STREET CENTERLINE
- THICK SOLID LINE WITH DOTS: EXISTING STREET CENTERLINE
- THIN SOLID LINE WITH DOTS AND DASHES: EXISTING STREET CENTERLINE
- THICK SOLID LINE WITH DOTS AND DASHES: EXISTING STREET CENTERLINE
- THIN SOLID LINE WITH DOTS AND DASHES AND DOTTED: EXISTING STREET CENTERLINE
- THICK SOLID LINE WITH DOTS AND DASHES AND DOTTED: EXISTING STREET CENTERLINE

GRADED SCALE
 1 inch = 40 ft.

NEUTRAL SCALE
 1 inch = 40 ft.

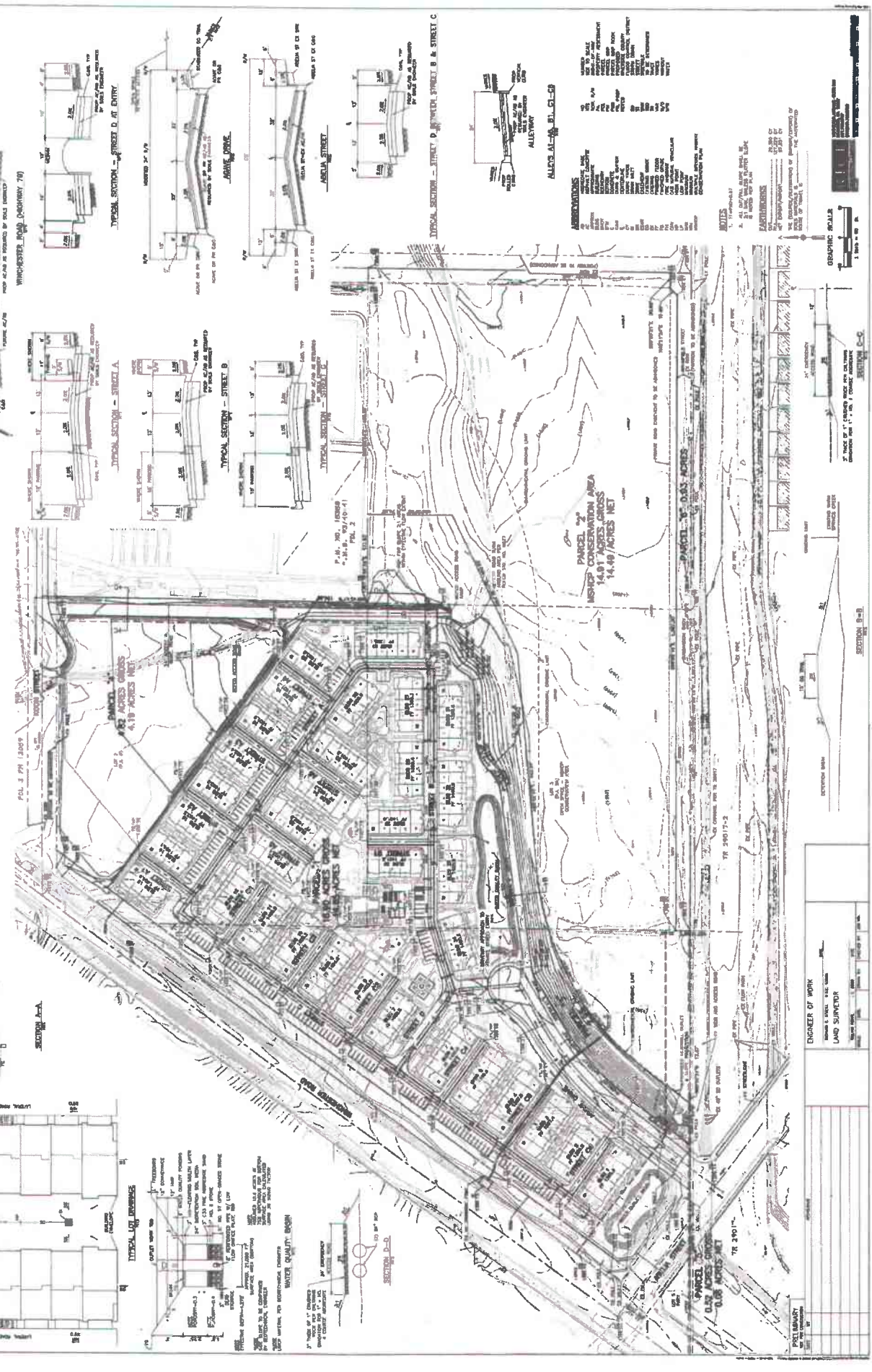
GRAPHIC SCALE
 1 inch = 40 ft.



UNIT	PARKING COUNT / FACTOR	BACKSLOTTED REQUISITE	PARKING PROVIDED	PERCENTAGE
1	2.00	1	2	100%
2	2.00	2	4	200%
3	3.00	3	9	300%
4	4.00	4	16	400%
5	5.00	5	25	500%

ENGINEER'S WORK
 DESIGNER'S CERTIFICATE: [Signature]
 DATE: 10/22/2020
 PROJECT NO.: [Project Number]
 TRACT NO.: TTM32151R01
 PLAT NO.: 19442R01
 DATE OF RECORD: 10/22/2020

TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF INYARDIE, CALIFORNIA
PLOT PLAN NO. 19442R01



- ABBREVIATIONS**
- ALL - ALL
 - AS - AS SHOWN
 - AV - AVOID
 - BL - BLOCK
 - BR - BRIDGE
 - CA - CALIFORNIA
 - CD - CENTERLINE
 - CH - CHANNEL
 - CL - CENTERLINE
 - CO - COUNTY
 - CR - CROWN
 - CS - CENTERLINE
 - CT - CENTERLINE
 - CU - CENTERLINE
 - CV - CENTERLINE
 - DC - DRAINAGE CENTERLINE
 - DE - DEPARTMENT
 - DI - DRAINAGE
 - DM - DRAINAGE
 - DN - DRAINAGE
 - DO - DRAINAGE
 - DP - DRAINAGE
 - DR - DRAINAGE
 - DS - DRAINAGE
 - DT - DRAINAGE
 - DU - DRAINAGE
 - DV - DRAINAGE
 - DW - DRAINAGE
 - DX - DRAINAGE
 - DY - DRAINAGE
 - DZ - DRAINAGE
 - EA - EAST
 - EB - EAST
 - EC - EAST
 - ED - EAST
 - EE - EAST
 - EF - EAST
 - EG - EAST
 - EH - EAST
 - EI - EAST
 - EJ - EAST
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 - IJ - INTERSECTION
 - IK - INTERSECTION
 - IL - INTERSECTION
 - IM - INTERSECTION
 - IN - INTERSECTION
 - IO - INTERSECTION
 - IP - INTERSECTION
 - IQ - INTERSECTION
 - IR - INTERSECTION
 - IS - INTERSECTION
 - IT - INTERSECTION
 - IU - INTERSECTION
 - IV - INTERSECTION
 - IW - INTERSECTION
 - IX - INTERSECTION
 - IY - INTERSECTION
 - IZ - INTERSECTION
 - JA - JUNCTION
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 - JC - JUNCTION
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 - SJ - SIDEWALK
 - SK - SIDEWALK
 - SL - SIDEWALK
 - SM - SIDEWALK
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 - SO - SIDEWALK
 - SP - SIDEWALK
 - SQ - SIDEWALK
 - SR - SIDEWALK
 - SS - SIDEWALK
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 - SU - SIDEWALK
 - SV - SIDEWALK
 - SW - SIDEWALK
 - SX - SIDEWALK
 - SY - SIDEWALK
 - SZ - SIDEWALK
 - TA - TRAIL
 - TB - TRAIL
 - TC - TRAIL
 - TD - TRAIL
 - TE - TRAIL
 - TF - TRAIL
 - TG - TRAIL
 - TH - TRAIL
 - TI - TRAIL
 - TJ - TRAIL
 - TK - TRAIL
 - TL - TRAIL
 - TM - TRAIL
 - TN - TRAIL
 - TO - TRAIL
 - TP - TRAIL
 - TQ - TRAIL
 - TR - TRAIL
 - TS - TRAIL
 - TT - TRAIL
 - TU - TRAIL
 - TV - TRAIL
 - TW - TRAIL
 - TX - TRAIL
 - TY - TRAIL
 - TZ - TRAIL
 - UA - UTILITY
 - UB - UTILITY
 - UC - UTILITY
 - UD - UTILITY
 - UE - UTILITY
 - UF - UTILITY
 - UG - UTILITY
 - UH - UTILITY
 - UI - UTILITY
 - UJ - UTILITY
 - UK - UTILITY
 - UL - UTILITY
 - UM - UTILITY
 - UN - UTILITY
 - UO - UTILITY
 - UP - UTILITY
 - UQ - UTILITY
 - UR - UTILITY
 - US - UTILITY
 - UT - UTILITY
 - UU - UTILITY
 - UV - UTILITY
 - UW - UTILITY
 - UX - UTILITY
 - UY - UTILITY
 - UZ - UTILITY
 - VA - VALLEY
 - VB - VALLEY
 - VC - VALLEY
 - VD - VALLEY
 - VE - VALLEY
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 - VS - VALLEY
 - VT - VALLEY
 - VU - VALLEY
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 - VX - VALLEY
 - VY - VALLEY
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 - WY - WALL
 - WZ - WALL
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 - XZ - XING
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 - YB - YARD
 - YC - YARD
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 - YE - YARD
 - YF - YARD
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 - YI - YARD
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 - YS - YARD
 - YT - YARD
 - YU - YARD
 - YV - YARD
 - YW - YARD
 - YX - YARD
 - YY - YARD
 - YZ - YARD
 - ZA - ZONE
 - ZB - ZONE
 - ZC - ZONE
 - ZD - ZONE
 - ZE - ZONE
 - ZF - ZONE
 - ZG - ZONE
 - ZH - ZONE
 - ZI - ZONE
 - ZJ - ZONE
 - ZK - ZONE
 - ZL - ZONE
 - ZM - ZONE
 - ZN - ZONE
 - ZO - ZONE
 - ZP - ZONE
 - ZQ - ZONE
 - ZR - ZONE
 - ZS - ZONE
 - ZT - ZONE
 - ZU - ZONE
 - ZV - ZONE
 - ZW - ZONE
 - ZX - ZONE
 - ZY - ZONE
 - ZZ - ZONE

NOTES

1. THE TRACT IS TO BE DEVELOPED AS SHOWN ON THIS PLAN.
2. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 4 FEET BELOW FINISHED GRADE.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPING UNLESS OTHERWISE SHOWN ON THIS PLAN.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES UNLESS OTHERWISE SHOWN ON THIS PLAN.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING NATURAL RESOURCES UNLESS OTHERWISE SHOWN ON THIS PLAN.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING OPEN SPACE UNLESS OTHERWISE SHOWN ON THIS PLAN.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PUBLIC UTILITIES UNLESS OTHERWISE SHOWN ON THIS PLAN.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PRIVATE UTILITIES UNLESS OTHERWISE SHOWN ON THIS PLAN.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EGRESS ROUTES UNLESS OTHERWISE SHOWN ON THIS PLAN.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FIRE EXITS UNLESS OTHERWISE SHOWN ON THIS PLAN.
16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SAFETY FEATURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SECURITY FEATURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ACCESSIBILITY FEATURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SUSTAINABILITY FEATURES UNLESS OTHERWISE SHOWN ON THIS PLAN.
20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING QUALITY OF LIFE FEATURES UNLESS OTHERWISE SHOWN ON THIS PLAN.

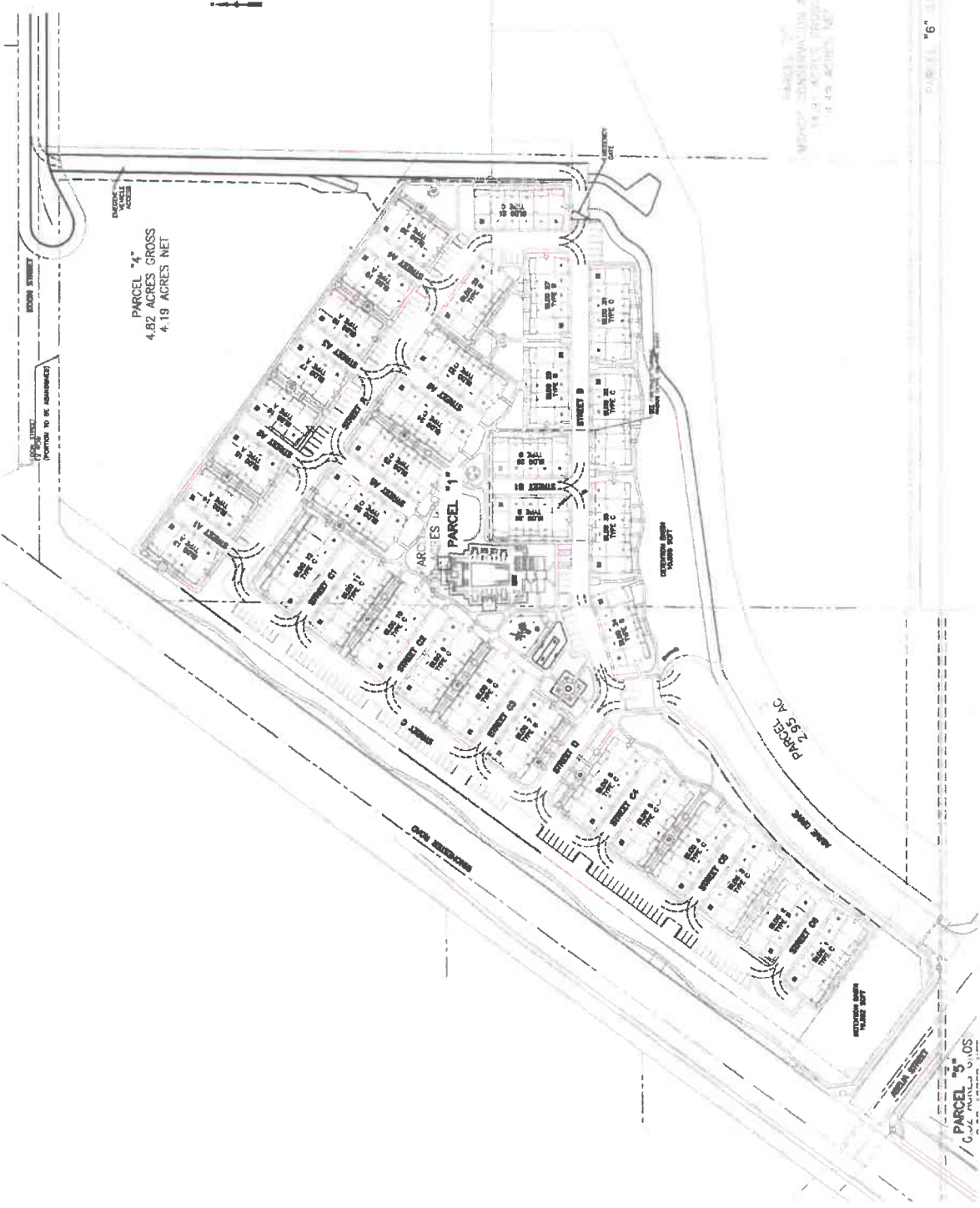
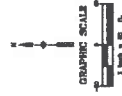
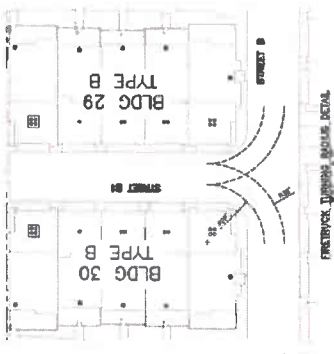
ENGINEER OF WORK
 LAND SURVEYOR
 LICENSE NO. 12345
 EXPIRES 12/31/2024

DATE
 10/15/2024

SCALE
 1" = 40'

SECTION
 SECTION A-A
 SECTION B-B
 SECTION C-C
 SECTION D-D

TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF INDIANO, CALIFORNIA
PLOT PLAN NO. 19442R01



PARCEL 6

PARCEL 5

PARCEL 3

PRELIMINARY
 NOT FOR CONSTRUCTION

ENGINEER OF WORK	DATE
LAND SURVEYOR	
PROJECT NO.	
DATE	
SCALE	
BY	
CHECKED BY	
APPROVED BY	

NO.	REVISION



TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF KNESSSE, CALIFORNIA
SCHEDULE A CONDOMINIUM MAP

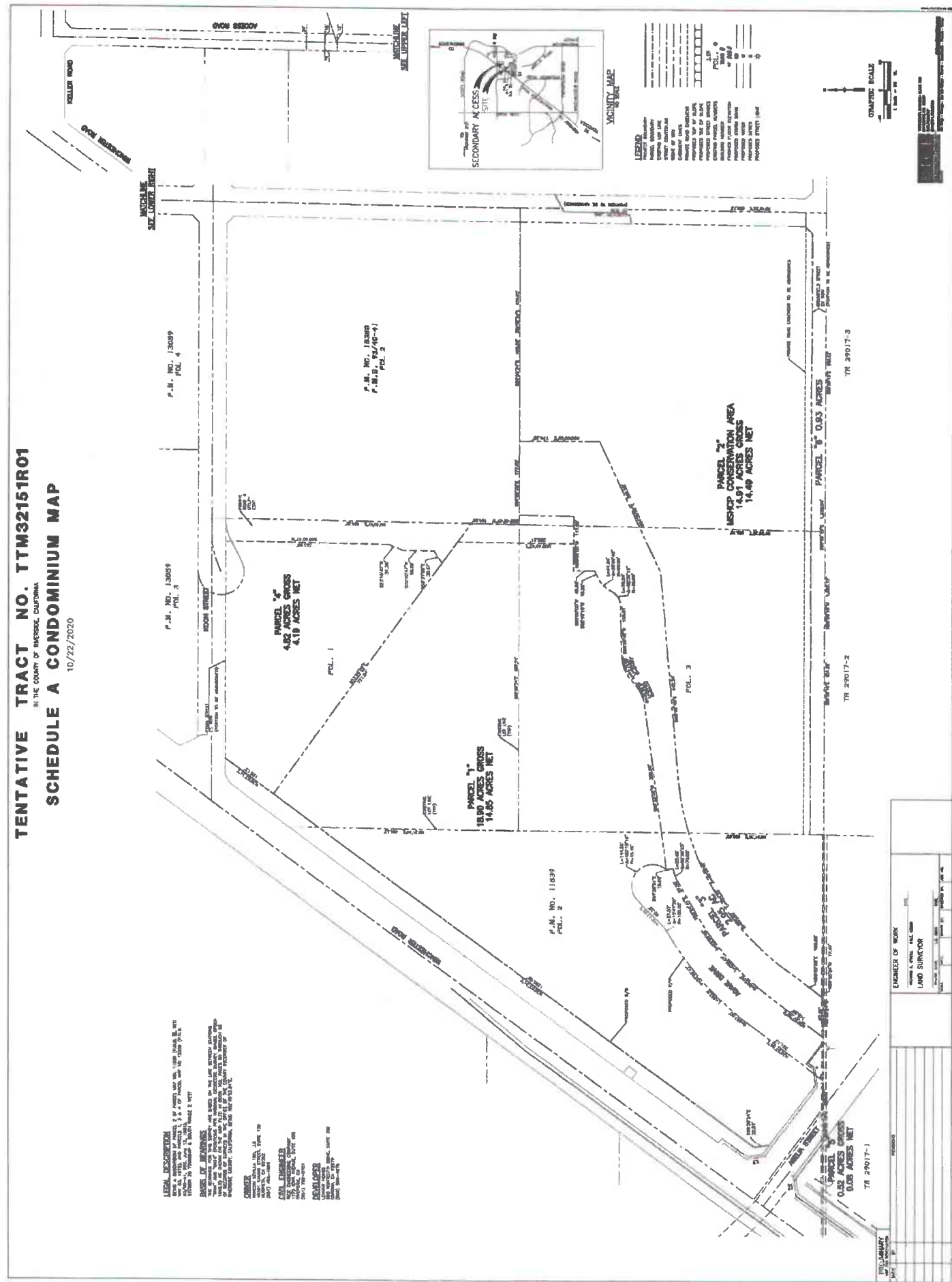
10/22/2020

LEGAL DESCRIPTION
 THIS SCHEDULE A CONDOMINIUM MAP IS THE RESULT OF A REVISION OF A MAP FILED WITH THE COUNTY CLERK ON 11/11/1988 UNDER MAP NO. 12879. THIS SCHEDULE A CONDOMINIUM MAP IS BEING FILED FOR RECORD AND TO CORRECT THE LEGAL DESCRIPTION OF THE UNITS DESCRIBED THEREIN TO REFLECT THE ACTUAL LAYOUT OF THE UNITS AS SHOWN ON THIS SCHEDULE A CONDOMINIUM MAP. THIS SCHEDULE A CONDOMINIUM MAP IS BEING FILED FOR RECORD AND TO CORRECT THE LEGAL DESCRIPTION OF THE UNITS DESCRIBED THEREIN TO REFLECT THE ACTUAL LAYOUT OF THE UNITS AS SHOWN ON THIS SCHEDULE A CONDOMINIUM MAP.

OWNER:
 LADY OF THE LAKE COMMUNITY ASSOCIATION, INC.
 10000 DUBLIN AVENUE, SUITE 100
 DUBLIN, CALIFORNIA 94568

PREPARED BY:
 CARL ENGINEERS
 1450 COLLETON AVENUE, SUITE 100
 DUBLIN, CALIFORNIA 94568
 PHONE 925-835-9977

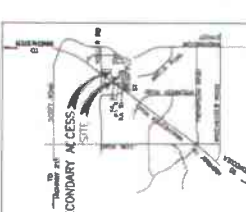
DATE:
 10/22/2020



NO.	REVISIONS	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

ENGINEER OF WORK CARL ENGINEERS 1450 COLLETON AVENUE, SUITE 100 DUBLIN, CALIFORNIA 94568 PHONE 925-835-9977	LAND SURVEYOR NAME NO.
--	-------------------------------------

GRAPHIC SCALE
 1" = 200'



LEGEND

- Parcel Boundary
- Water Boundary
- Street Boundary
- Utility Boundary
- Proposed Road Right-of-Way
- Proposed Road
- Proposed Easement
- Proposed Easement Extension
- Proposed Easement
- Proposed Project Area

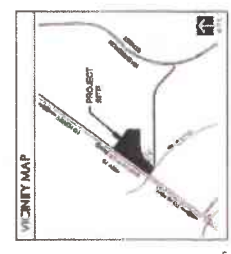
NOTES:

1. THE LANDSCAPE CONCEPT FOR THIS PROJECT IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED BELOW. ANY CHANGES TO THESE ASSUMPTIONS OR CONDITIONS WILL BE THE RESPONSIBILITY OF THE CLIENT.
2. THE LANDSCAPE CONCEPT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE CLIENT.
3. THE LANDSCAPE CONCEPT IS SUBJECT TO THE APPROVAL OF THE CLIENT.
4. THE LANDSCAPE CONCEPT IS SUBJECT TO THE APPROVAL OF THE CLIENT.
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9. THE LANDSCAPE CONCEPT IS SUBJECT TO THE APPROVAL OF THE CLIENT.
10. THE LANDSCAPE CONCEPT IS SUBJECT TO THE APPROVAL OF THE CLIENT.



OVERALL LANDSCAPE MASTER PLAN

NOTE:
 SEE SHEET L-3 FOR BUILDINGS
 SEE SHEET L-2 FOR TYPICAL PLANTING
 SEE SHEET L-3 FOR WALL AND FENCE PLAN
 SEE SHEET L-4 FOR SHADING PLAN
 SEE SHEET L-5 FOR MAINTENANCE EXHIBIT



CONCEPTUAL PLANT LEGEND (CALTRANS)	CONCEPTUAL NAME	PLANTING	PLANTING	PLANTING
PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS
PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS
PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS
PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS
PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS
PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS

CONCEPTUAL PLANT LEGEND (M.O.A.)

CONCEPTUAL NAME	PLANTING	PLANTING	PLANTING
PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS
PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS
PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS
PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS
PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS
PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS

CONCEPTUAL PLANT LEGEND (M.O.A.)

CONCEPTUAL NAME	PLANTING	PLANTING	PLANTING
PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS	PLANTING IN WOODS
PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS	PLANTING IN OPEN AREAS
PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS	PLANTING IN DRIVEWAYS
PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS	PLANTING IN PATIO AREAS
PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS	PLANTING IN SWIMMING POOL AREAS
PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS	PLANTING IN OTHER AREAS

OVERALL PLAN

SCALE: 1" = 50'

COUNTY OF RIVERSIDE, CA

PROJECT NO. 2014-001-001-001

DATE: 11/11/14

1000-00

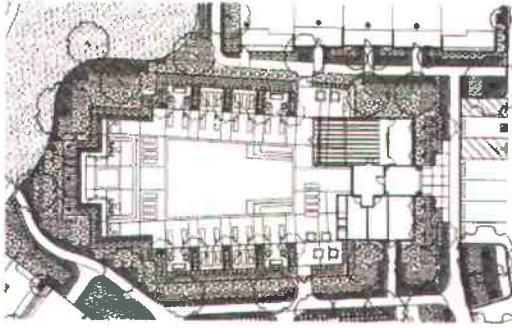


ENLARGEMENT AT RECREATION AREAS

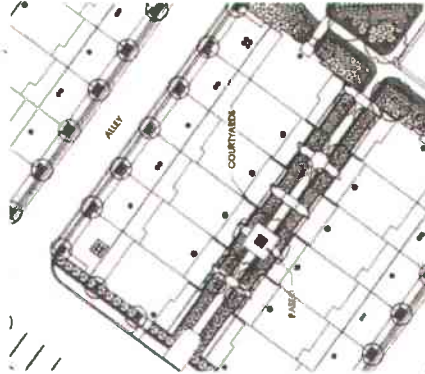
RECALCULATED PLANTING SCHEDULE FOR RECREATION AREAS

1. PLANTING SCHEDULE FOR RECREATION AREAS

PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
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TYPICAL PLANTING AT REC. AREA



TYPICAL PLANTING AT PASEOS AND ALLEYS

TYPICAL PLANTING SCHEDULE

PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS	1. PLANTING SCHEDULE FOR RECREATION AREAS

- NOTE:
1. PLANTING SCHEDULE SHALL BE SHOWN THAT PLANTS ARE GROUPED TOGETHER BASED ON PLANTING SCHEDULE.
 2. PLANTING SCHEDULE SHALL BE SHOWN THAT PLANTS ARE GROUPED TOGETHER BASED ON PLANTING SCHEDULE.
 3. ALL PLANTS SHALL BE SHOWN THAT PLANTS ARE GROUPED TOGETHER BASED ON PLANTING SCHEDULE.

SHEET L-2
ENLARGEMENTS /
TYPICAL PLANTING



COUNTY OF RIVERSIDE, CA

LANDSCAPE CONCEPT FOR:
SEVILLA - TR. 32151-1
WINCHESTER ROAD (HWY 79) / ABELIA STREET
LENNAR HOMES



(F) MAJOR ENTRY MONUMENT

WALL AND FENCE LEGEND

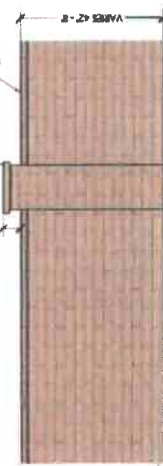
SYMBOL	DESCRIPTION	DETAIL
[Red line]	5'-6" HIGH TUBE STEEL FENCE AND GATE - BLACK	A
[Blue line]	SLUMP BLOCK WALL - TAN	B
[Green line]	6" HIGH PERIMETER WALL	C
[Yellow line]	6" HIGH ALONG WINCHESTER RD. PER SOUND ATTENUATION	D
[Orange line]	SLUMP BLOCK PLASTER - TAN	E
[Blue square]	PROJECT ENTRY MONUMENT	F
[Blue square]	MAJOR ENTRY MONUMENT TO MATCH MONUMENTS AT WINCHESTER AND POURROY	G
[Green line]	4" HIGH VINYL COURTYARD FENCE W/ 5" WIDE GATE	H
[Blue line]	42" HIGH SLUMP BLOCK WALL	I
[Yellow line]	36" HIGH 3-RAIL VINYL FENCE	J

- ① HEIGHT VARIES - SEE LEGEND
- ② CHALK SLUMP STONE PLASTER
- ③ FINISH GRADE
- ④ 12" WIDE GRANITE CURB
- ⑤ 12" WIDE GRANITE CURB
- ⑥ 12" WIDE GRANITE CURB
- ⑦ 12" WIDE GRANITE CURB
- ⑧ 12" WIDE GRANITE CURB
- ⑨ 12" WIDE GRANITE CURB
- ⑩ 12" WIDE GRANITE CURB

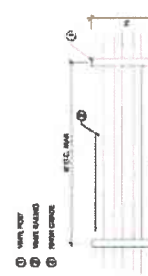


(A) 5'-6" HIGH TUBULAR STEEL FENCE - 1/2"=1'-0"

- ① HEIGHT VARIES - SEE LEGEND
- ② CHALK SLUMP STONE PLASTER
- ③ FINISH GRADE



(B) SLUMP BLOCK WALL / PERIMETER WALL - 1/2"=1'-0"



(C) 5" HIGH VINYL COURTYARD FENCE - 1/2"=1'-0"



(D) 3" HIGH 3-RAIL VINYL FENCE - 1/2"=1'-0"



(E) OPTIONAL PROJECT ENTRY MONUMENT



WALL AND FENCE PLAN

**SHEET L-3
WALL AND FENCE PLAN**



Scale: 1"=50'
COUNTY OF RIVERSIDE, CA



LANDSCAPE CONCEPT FOR:
SEVILLA - TR. 32151-1
WINCHESTER ROAD (HWY 79) / ABELIA STREET
LENNAR HOMES

MAINTENANCE LEGEND

VALLEY WEED MAINTAINED: 39,264 SF
(CALTRANS ROW AREA)

H.O.A. MAINTAINED: 227,922 SF



PLANTING ALONG ABELIA ST



PROJECT SITE



PLANTING ALONG WINCHESTER ROAD

PROJECT THREATS

THE PROJECT IS PLANNED AREA 9 WITHIN THE SPECIFIC PLANNING ZONE, INCLUDING THE PORTION OF WINCHESTER ROAD THAT IS WITHIN THE SAME SPECIFIC PLANNING ZONE. THE PROJECT IS PLANNED AREA 9 WITHIN THE SAME SPECIFIC PLANNING ZONE AS THE PORTION OF WINCHESTER ROAD THAT IS WITHIN THE SAME SPECIFIC PLANNING ZONE. THE PROJECT IS PLANNED AREA 9 WITHIN THE SAME SPECIFIC PLANNING ZONE AS THE PORTION OF WINCHESTER ROAD THAT IS WITHIN THE SAME SPECIFIC PLANNING ZONE.

SHEET L-5
MAINTENANCE EXHIBIT



LANDSCAPE CONCEPT FOR:
SEVILLA - TR. 32151-1
WINCHESTER ROAD (HWY 79) / ABELIA STREET
LENNAR HOMES

SHADE PLAN LEGEND

SYMBOL DESCRIPTION



TREE @ 15 YEAR MATURITY



PARKING STALL (CITY): 144



TOTAL S.F. OF PARKING: 24,565 SF



TOTAL SHADED AREA: 16,087 SF

PERCENT SHADED: 65%

NOTE:
REQUIREMENTS ARE BASED ON ORDINANCE 940 SECTION 14.12
PARKING = 50% MIN. SHADING

**SHEET L-4
SHADING PLAN**



Scale: 1" = 50'



NORTH

COUNTY OF RIVERSIDE, CA



LANDSCAPE CONCEPT FOR:
SEVILLA - TR. 32151-1
WINCHESTER ROAD (HWY 79) / ABELIA STREET
LENNAR HOMES



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: January 24, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County
Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Chuck
Washington

Temecula Sphere of Influence
Hemet Unified School District
Eastern Municipal Water District (EMWD)
CALTRANS District # 8

TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1 (TR32151R03) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – CEQ190172 – Applicant: Lennar Homes of California, Inc., Jarne Gardner – Engineer/Representative: Rick Engineering Company, Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR), and Open Space: Conservation (OS: C) – Location: North of Abelia Street, south of Koon Street, east of Washington Street, and west of Winchester Road – 37.57 Gross Acres - Zoning: Specific Plan - **REQUEST: Tentative Tract Map No. 32151 Revision No. 1 a Schedule A and E Condominium Subdivision, proposes to limit the impacts to the adjacent MSHCP Conservation Area and to pull back Agave Drive to a cul-de-sac due to no longer needing the road for ingress and egress purposes. The unit count of 180 condominiums will remain as originally approved, acreage will be maintained, including the general site layout. **Plot Plan No. 19442 Revision No.** proposes changes to the site plan, architectural/building plans, and landscape plans. The type of development and number of units remain the same. – APN: 476-010-072, 476-010-073, 476-010-074, and 476-010-063 **BBID: 174-015-571****

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 6, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



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

Juan C. Perez
Agency Director



10/27/20, 11:33 am

TR32151R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR32151R01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR32151R01.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 32151 Revision No. 1 (TR32151R01) is a proposal for a Schedule A Condominium Subdivision totaling 180 residential units. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan (SP. No.286A7) Design Guidelines.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

- Tentative Map No. 32151 R01, dated September 23, 2020
Plot Plan No. 19442 R01, date, _____, 2020
Exhibit L - Conceptual Landscape Plan, dated, July 16, 2020
Exhibit D - Design Manual, dated, July 16, 2020

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TR32151R01 or its

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 **AND - HOLD HARMLESS (cont.)**

associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TR32151R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 **DEH ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 **Water and Sewer**

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 Water and Sewer (cont.)

The proposed project shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD).

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

Fire

Fire. 1 Fire - Advisory

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

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

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

Flood

Flood. 1 Flood Haz. Report

10-20-2020

Tentative Tract Map 32151 Revision No. 1 (TTM 32151 R01) is a proposal for a Schedule A and E condominium subdivision of 43 acres in the French Valley area. The project proposes 180 condominiums over 23 acres within the project site. The project is bounded by Winchester Road, Abelia St, Brumfield Street, Mc Colery Road and Koon Street. This project is being processed concurrently with Plot Plan (PP) 19442R01, which proposes changes to the site plan. The project is within the Winchester Specific Plan 286.

The topography of the site is in an area with a general northeast-to-southwesterly slope. A big portion of the project is in Department of Water Resources (DWR) floodplain and Warm Springs Special Study floodplain, which are documented in other parcel maps (PM 15358, PM15090, and PM 9508).

TR32151R01 is subject to runoff from at least three sources and all flow are tributary to the southwest corner of Tract 32151R01. 1) A 315-acre watershed reaches the property from the north with approximately 400cfs flow per SP 286. 2) A large watercourse that is included in DWR and Warm Springs Special Study flood hazard traverses the property from the east to the southwest corner of the property. Per the current study, the 100-yr flow of this watercourse at the southwest corner of the site is approximately 2500cfs. The flow may be changed when the latest Warm Springs Special Study has been adopted. 3) Offsite runoff of 278cfs from a 253-acre watershed to the southwest corner of the property. Per SP286, the runoff from this watershed reaches the site by crossing Winchester Road through a 42" culvert.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Haz. Report (cont.)

In this area there are two District maintained existing facilities, Warm Springs Valley – Coventry Lane Storm Drain (Proj. No. 7-0-00216, Dwg. No. 7-0216) to the northeast of the site and Warm Springs Valley-French Valley Channel (Proj. No. 7-0-00205, Dwg. No. 7-0352) along southern property line of the project. Currently, the existing facilities do not alleviate the flood hazard in this area.

This District has reviewed the drainage study dated June 5, 2020, Tentative Condominium Map, Plot Plan and Site Plan dated October 14, 2020, HEC-HMS model dated July 22, 2020 and HEC-RAS model submitted on October 21, 2020.

The project proposes to divide the entire 43-acre site to six parcels. The Schedule A and E subdivisions are located in Parcel 1 and Parcel 4 as residential lot and commercial lot, respectively. This project only analyzed Parcel 1 (19-acre) this time. No development is proposed for Parcel 4 for TR32151R01 this time.

To protect the development within Parcel 1 from the offsite flow, a proposed dual 54" storm drains in Street S (24' emergency access) along the eastern boundary of Parcel 1 capture and convey the offsite flow from north to a natural channel. The natural channel is part of DWR and Warm Springs Special Study floodplain, and it is along the southern edge of the Parcel 1. The offsite flow from the Winchester Road will be conveyed to the natural channel via a proposed 42" storm drain in Street C5. Due to erosive velocities in the natural channel, the northern channel bank slope is proposed to be 4:1 or flatter to protect the site from the 100-year discharge. The areas with slopes steeper than 4:1 are proposed slope revetments. During plan check, detailed adequate erosion protection shall be submitted for review and approval.

A submitted preliminary HEC-RAS study determined the 100-year (2500cfs) floodplain boundaries, water surface elevations and flow velocities in the natural channel by running the models with subcritical (for the maximum depth) and supercritical flow regimes (for the maximum velocity). The downstream limit of the hydraulic analysis was just north of Abelia Street where the proposed water quality Basin 100 discharges and ended at northeast corner of Parcel 2. Currently, the submitted HEC-RAS exhibit shows the floodplain overtopping Street S. Per the discussion with the project engineer (Rick Engineering) on 10/21/2020, Street S will be elevated to prevent the floodplain from overtopping the road. The project will also shift Street S slightly west to allow the street to be graded in a slope. The proposed retaining wall along Street S, as shown on Site Plan, will be removed. During final engineering, the HEC-RAS model needs to be finalized to reflect the changes of the design and submitted to the District for review and approval.

The project proposed 1) dual 54" storm drains in Street S and the street slope revetment, 2) 42" storm drain in Street C5, 3) channel slope revetments are to be maintained by the District. Proper maintenance access easements shall be provided to District to access the facilities. The proposed trail on the 15' maintenance access road along the channel revetment shall be maintained by a public entity other than the District. The easement and District maintained facilities shall be noted on the plans and submitted to the District for review and approval.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Haz. Report (cont.)

The onsite was divided into two 7.8-acre sub-watersheds. The proposed underground storm drains capture and convey onsite flows to two proposed water quality basins, Basin 100 and Basin 200, for each sub-watershed. Basin 100 is located at southwest corner of the project just east of Abelia Street to treat the flows from western portion of the site. The submitted plan shows that Basin 100 discharges the treated flow to the channel through a proposed headwall outlet at upstream of three existing 48" RCP culvert pipes under French Valley Channel. Encroachment permits from the District may be required if the performed work will be within District right-of-way and involving District facilities. Basin 200 treats the rest of the onsite and discharges to the floodplain via proposed 30" pipes. The hydraulic analysis for proposed facility that discharges to the natural channel shall be submitted to the District for review. In no case shall discharge impose negative impacts to the downstream facilities and properties.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. The preliminary Hydrology Study and HEC-RAS model were submitted to show mitigation of this increased runoff by sizing the basin based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. The method is acceptable for the entitlement, however additional work and improvement will be required for final engineering. The project is required to submit the final drainage study to the District during the final design showing the current method calculated basin size is adequate to mitigate the peak flow rates for the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. The land use, soil type and percent impervious area for the drainage areas shall be updated for consistency with the Riverside County General Area Plan ultimate land use and District Hydrology Manual. The criteria for mitigation of the incremental increase of peak flow rates shall be satisfied and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood INCREASED RUNOFF CRITERIA.

The site is located within the bounds of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

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

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

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described in the specific plan, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 8

Planning - SP - COMPLETE CASE APPROVALS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board Supervisors, respectively. This condition may not be DEFERRED."

Planning. 9

Planning - SP - EA REQUIRED

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN. This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Planning. 10

Planning - SP - GENERIC M/M PROGRAM

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

Planning - SP - GENERIC M/M PROGRAM (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:
 "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 374 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 11

Planning - SP - GEO STUDY REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:
 "PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the County Geologist for review and approval. This condition shall be considered MET if the relevant study has been approved by the County Geologist. This condition may be considered as NOT APPLICABLE if the County Geologist determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 12

Planning - SP - M/M PROGRAM (GENERAL)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:
 "The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Planning. 13

Planning - SP - PALEO M/M PROGRAM

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:
 "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 14

Planning - SP - PROJ PA STANDARDS

This implementing project is within Planning Areas 8 & 9 of the SPECIFIC PLAN (Winchester Hills 286A7. Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 7,200 square feet/acres.
2. The maximum number of condominium dwelling units in this Planning Area 9 is 180 units.
3. A major community entry monumentation is required at the intersection of Abelia and Winchester Road (SR-74) and shall conform to pages IV-15A and IV-15B.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning - SP - PROJ PA STANDARDS (cont.)

- 3a. A neighborhood entry, as shown on Figure IV-17 is planned at the northwest intersection of Abelia and Agave and shall be in conformance with Figure IV-17.
4. Roadway landscaping is required along Winchester Road (SR-79), Abelia Street and Agave Drive.
5. Recreational trails are located along the southerly frontage of Agave Road.
6. Residential buildings must conform substantially to the design guidelines on pages IV-B-1 to IV-B-16 of the SPECIFIC PLAN.
7. Sidewalks along Agave Drive shall be curb adjacent in substantial conformance to the Tentative Map.

Planning. 15

Planning- SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described in the specific plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the

Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

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

association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 16

Planning -SP - PA PROCEDURES

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

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

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

Planning. 17

Planning -SP - PARK AGENCY REQUIRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

Planning. 18

Planning-All-SP - Ordinance Requirements

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

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

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

Planning. 19

Planning-All-SP* - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286, Amendment No.5 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 00286, Amendment No. 7.

EIR = ENVIRONMENTAL IMPACT REPORT NO. 374

Planning. 20

Planning-All-SP* - SP Document

Specific Plan No. 286 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Planning. 21

Planning-All-SPA - Amendment Description

This Specific Plan Amendment alters Planning Area 7, 8, 9 of Specific Plan 286. The new designation of Planning Areas 7 and 9 is proposed to be Community Development: Medium High Density Residential (MHDR)(5-8 dwelling units per acre) and Open Space: Open Space-Conservation (OS-C) to be dedicated to the Riverside Conservation Authority (RCA) for MSCHP purposes.

Planning. 22

Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 Planning-All-SPA - Replace all previous (cont.)

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

Planning. 23 Planning-MAP - EXPIRATION DATE

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

Planning. 24 Planning-MAP - FEES FOR REVIEW

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

Planning. 25 Planning-MAP - LANDSCAPE MAINTENANCE

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

Planning. 26 Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. Approval for two (2) phases is given by this TENTATIVE MAP (Phase One = Buildings 1-33-Lot 1 and Phase Two = Buildings 34-35-Lot 2) and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 27 Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31

Planning-SP - COMMON AREA MAINTENANCE (cont.)

capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas. b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

Planning. 32

Planning-SP - DURATION OF SP VALIDITY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%)(3,865) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

Planning. 33

Planning-SP - ENTRY MONUMENTATION

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

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

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

Planning. 34

Planning-SP - MAINTAIN AREAS & PHASES

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

Planning. 35

Planning-SP - NO P.A. DENSITY TRANSFER

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

Planning. 36

Planning-SP - PROJ M/M PROGRAM (GENERAL)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 36 **Planning-SP - PROJ M/M PROGRAM (GENERAL) (cont.)**

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

Planning. 37 **Planning-SP - SKR FEE CONDITION**

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1656.9 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

Planning. 38 **Planning-SP - SUBSEQUENT EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application. This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

Planning. 39 **Planning-SP - SUPPLEMENT TO EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 39

Planning-SP - SUPPLEMENT TO EIR (cont.)

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

Planning. 40

Planning-SP- SCHOOL MITIGATION (1)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS, for planning areas 1, 4, 5A, 5B, 6, 7, 9, 10A, 11, 12A, 13A, and 14A, and the school site in planning area 6 in the event that the applicable school district elects to not place a school on the designated location and this Planning Area is replaced with residential development pursuant to the SPECIFIC PLAN, impacts to the Hemet Unified School District, shall be mitigated in accordance with State law."

Planning-GEO

Planning-GEO. 1

GEO200019 ACCEPTED

County Geologic Report GEO No. 200019, submitted for the project TR32151R01, was prepared by Alta California Geotechnical, Inc., and is titled; "Update Geotechnical Report, Sevilla Project, Tentative Tract Nos. 32151-1 and 32151, French Valley Area, County of Riverside, California," dated May 1, 2019. In addition, the following document has been submitted for the project: "Response to Plan Check Comments, Sevilla Project, Tentative Tract Nos. 32151-1 and 32151, French Valley Area, County of Riverside, California," dated June 30, 2020.

GEO200019 concluded:

1. No known active faults exist within the project site and therefore the probability of primary surface rupture or deformation at the site is considered unlikely.
2. Based upon our site investigation and literature research, the onsite alluvial channel deposits have not been folded, faulted or fractured.
3. Based on the most current information, the groundwater surface ranges from approximately 7 to 21 -feet below the existing ground surface. Readings from a nearby well indicates that the groundwater level is ten (10) feet below the existing ground surface.
4. Based on our liquefaction analysis, the potential hazards of loss of bearing, lateral spreading, and flow failure are considered minimal upon the completion of remedial grading.
5. Based on our results, and results of past investigations, it is anticipated that the majority of materials onsite are "low" to "medium" in expansion potential.
6. A dynamic differential settlement of 1-inch in 40 feet should be utilized in the design of foundations for the project.
7. Based on the remedial grading recommendations, dry sand settlement is not anticipated to be a significant constraint.
8. Upon implementation of the remedial grading recommendations, the effects of subsidence on the development will be considered negligible.
9. Based on the relatively flat nature of the site, risks associated with slope failure, landsliding, rock falls, and debris flows are considered negligible/remote.
10. Based on our laboratory testing, there is minimal potential for hydro-collapse in the very old alluvium.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200019 ACCEPTED (cont.)

Upon completion of remedial grading, the potential for hydro-collapse to occur onsite is considered minimal.

GEO200019 recommended:

1. Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction.
2. Any septic tanks, seepage pits, or wells should be abandoned as per the County of Riverside Department of Environmental Health Services.
3. All alluvial channel deposits, the upper portion of the very old alluvial channel deposits, and the very highly weathered portions of the bedrock are unsuitable to support the proposed fill and/or structures and should be removed and recompacted to project specifications.
4. Removal bottoms should be tested to determine the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density.
5. Both observations and tests must be accomplished to determine that suitable bottoms have been exposed.
6. Footings for structures should be underlain by a minimum of two (2) feet of compacted fill.
7. In areas underlain by bedrock, consideration should be given to undercutting the streets and utility areas during mass grading in order to facilitate trenching and backfill operations.
8. Groundwater may affect the construction of underground utilities in the southern portion of the site, which should be monitored during construction operations.

GEO No. 200019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS (cont.)

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
12. 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.
13. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Transportation. 2

TS/CONDITIONS

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

TS/CONDITIONS (cont.)

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

SH-79 (Winchester Road (NS) at:
Pourroy Road/Abelia Street (EW)

SH-79 (Winchester Road (NS) at:
Whisper Heights Parkway/ Pourroy Road (EW)

Agave Drive (NS) at:
Pourroy Road (EW)

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

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

Waste Resources

Waste Resources. 1

015 - Custom

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet
 - the requirements of AB 1826.

2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

015 - Custom (cont.)

from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Show Floodplain on ECS Not Satisfied

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the Final Map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled as "Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Floodplains and watercourses must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

050 - Flood. 3 Submit ECS & Final Map Not Satisfied

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

050 - Flood. 4 Submit Plans - Map 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 (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

050 - Planning. 1 Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied
 outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 2 Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
 The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 Planning-MAP - FEE BALANCE Not Satisfied
 Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 Planning-MAP- ECS NOTE ARCHAEOLOGICAL Not Satisfied
 The following Environmental Constraints note shall be placed on the ECS:
 "County Archaeological Report No. PD-A-3372 was prepared for this property on July 2004 by Seca Consultants and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 5 Planning-MAP- ECS NOTE PALEONTOLOGIC Not Satisfied
 The following Environmental Constraints Note shall be placed on the ECS:
 "County Palaeontological Report No. PD-P-3372 was prepared for this property on July 2004 by Seca Consultants and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 6 Planning-MAP- QUIMBY FEES (1) Not Satisfied
 The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 7 Planning-PRJ- SP FINAL ZONING MAP Not Satisfied
 PRIOR TO MAP RECORDATION, the planning areas 2A,7, 8, 9, and 16A for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning areas:
 1. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning areas 2A,7, 8, 9, and 16A affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas 2A,7, 8, 9, and 16A. This change of zone shall be approved and adopted by the Board of Supervisors.

050 - Planning. 8 Planning-PRJ- SP PARK AGENCY REQD Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 8 Planning-PRJ- SP PARK AGENCY REQD (cont.) Not Satisfied

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:
"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Recreation and Park District or a similar entity such as a Wide County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MSCHP CONVEYANCE Not Satisfied

UPDATED OCTOBER 2020 - DCOPELAND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 14.9-acre MSHCP Proposed Conservation Areas as discussed in "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020.. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 429), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.1 acres as shown on Environmental Programs Department HANS 429 Final Exhibit dated 4-4-2005, shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. Within the area established for conservation, the applicant shall fulfill the requirements of the US Army Corps of Engineers and California Department Fish and Game approved Mitigation Plan for the TR32151, prepared by Helix Environmental, dated January 26, 2006, in accordance with an approved transfer agreement between the applicant and the RCA. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and a Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, roads, easements and leases (recorded or unrecorded) except those liens, encumbrances, easements and

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Parcel: 476010063

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MSCHP CONVEYANCE (cont.) Not Satisfied
leases, which are the sole discretion of the RCA. Easements
allowing for the management of fuel modification areas or
detention basins shall not be accepted.

Survey

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

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

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Lot access shall be restricted on SH-79 (Winchester Road), Abelia Street, and Agave Drive except one 26 foot Fire Department emergency access on SH-79 (Winchester Road) as approved by CALTRANS, 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. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.
5. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way. Prior to map recordation, the project shall file for a conditional vacation of Koon Street, Brumfield Street, and Agave Drive. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

Transportation

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

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

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

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

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

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4 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. 5 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

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

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

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

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

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

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

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied
approved prior to submitting CC&Rs, and submitting water improvement plans.

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

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

- Coordinate with PPT19442R01.

050 - Transportation. 10 RCTD - DEDICATION Not Satisfied

Agave Drive along project boundary to be improved with 44 foot full-width AC pavement, 6-inch concrete curb and gutter, concrete sidewalks (both sides) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 78-87 feet full-width dedicated right-of-way in accordance with modified County Standard No. 103, Section 'A', Ordinance 461. (Modified a 6' concrete sidewalks to be constructed adjacent to the curb line and increase right-of-way from 76 feet to 78-87 feet.)

Note:

1. A 6 foot concrete sidewalks shall be improved adjacent the curb line within the parkway.
2. A nose of entry street raised curbed median shall be 35 feet, minimum, radial from the flowline of Agave Drive.

as approved by the Director of Transportation Department.

050 - Transportation. 11 RCTD - EXISTING CALTRANS MAINTAINED Not Satisfied

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

Winchester Road (SH 79) along project boundary is a paved Caltrans maintained road and designated as EXPRESSWAY and shall be improved with 55' half width AC pavement, concrete curb and gutter (project side), 8" concrete raised curbed median, and MUST much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 92' half width dedicated right of way in accordance with County Standard No. 83, Ordinance 461.

NOTE:

1. An 8' meandering concrete sidewalk (project side) shall be constructed within the 37' parkway as approved by CALTRANS.
2. A 14' wide raised curb landscaped median (along project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461 and as directed by CALTRANS.
3. A transition AC pavement tapering shall be improved along the northerly project boundary per 65 m/h design speed limit and as directed by CALTRANS.
4. All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - EXISTING CALTRANS MAINTAINED (cont.) Not Satisfied
submitted to CALTRANS.

5. All parkway improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to County Transportation Department.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 13 RCTD - MAP - Off-Site Access Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for an access road to a paved and maintained road. Said access road shall be constructed in accordance with County Standard No. 106, Section B (24'/40' min.), modified, at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Koon Street to McColery Road and the northerly extension of McColery Road to Keller Road and the westerly extension of Keller Road to SH/79 (Winchester Road).

or as approved by the Director of Transportation.

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

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

Street 'A' through Street 'D' are designated RESERVED PRIVATE ROADS. These roads shall be improved with concrete curb and gutter, concrete sidewalks within a reserved private road easement per the Amended Exhibit dated 10/22/2020.

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

NOTES:

1. A 5 foot concrete sidewalk shall be constructed.
2. Construct a raised curbed median at Entry Street as directed by the Director of Transportation.
3. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied

4. A 24 foot AC pavement drive-isle shall be improved on Alleys A1-A6, B1, and Alleys C1-C6 per the Amended Exhibit dated 10/22/2020.

5. Stop signs shall be installed at the intersections as directed by the Director of Transportation.

Emergency Access Road

The emergency access road located along the eastern tract boundary, as shown on the Amended Exhibit dated 10/22/2020, shall provide for a minimum 24' wide road within a 30' private road easement. The emergency access road is proposed to be constructed with 3" thick of 1" crushed rock per Caltrans gradation for 1" x No. 4 coarse aggregate. The design and construction shall meet Flood Control District and Fire Department requirements.

or as approved by the Director of 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 TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

or as approved by the Transportation Department.

050 - Transportation. 18 TS/FAIRSHARE Not Satisfied

As identified in the Urban Crossroads' February April 3, 2020 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under the TUMF or DIF funding programs.

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50. Prior To Map Recordation

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050 - Transportation. 18 TS/FAIRSHARE (cont.) Not Satisfied

3.4 percent toward improvement at SH-79 (Winchester Road) and Pourroy Road (Abelia Drive).

3.1 percent toward improvement at SH-79 (Winchester Road) and Whisper Heights Parkway/ Pourroy Road.

Or as approved by the Director of the Transportation.

050 - Transportation. 19 TS/GEOMETRICS Not Satisfied

The intersection of SH-79 (Winchester Road) (NS) at Pourroy Road-Abelia Street (EW) shall be improved to provide the following geometrics:

Northbound: one left turn-lane, two through-lanes, one right turn-lane.

Southbound: one left turn-lane, two through lanes, one right turn-lane.

Eastbound: one left turn lane, one through lane, one shared through/right turn-lane.

Westbound: one left turn lane (175' storage), one left-turn lane (trap lane), one shared through/right turn-lane.

Note: Project to restripe the westbound left turn pockets. This may require Caltrans permit and approval.

The intersection of Agave Drive (NS) at Abelia Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A.

Southbound: one shared left/right turn-lane (Stop control).

Eastbound: one left turn striped as a two-way left turn lane, two through lanes

Westbound: one through lane, one shared through/right turn lane.

NOTE: During the review of the tentative map, Traffic Division indicated an alternative striping map be required in order to provide eastbound left-turn access at the approach to Agave Drive. The alternative includes restriping WB No.1 on Abelia Street to a shared left-turn/through lane, converting the existing WB left-turn lane to an EB left-turn lane, and change the signal to split phasing timing. The striping plan shall be submitted to the Transportation Department for review and approval by the Traffic Division.

The intersection of Agave Dive (NS) at Street "D" (Project driveway) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left turn-lane/through-lane.

Southbound: one shared through-right turn lane.

Eastbound: one shared left/right turn-lane (stop control)

Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19 TS/GEOMETRICS (cont.) Not Satisfied
Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

TR32151R01 is located within the boundaries of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 2 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD)
documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 5 0060-EPD-UWIG Not Satisfied

Section 6.1.4: To preserve the integrity of areas adjacent to the project site which are proposed Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include the following measures as project conditions of approval when applicable:

i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Regular maintenance will occur to ensure effective operation of runoff control systems.

ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.

iii. Night lighting shall be directed away from the MSHCP Conservation Area and the avoided area on site to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

v. Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area, including avoidance areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.

vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into existing and future MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

vii. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.

Based on the information provided by Scheidt, the Project demonstrates consistency with Section

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-UWIG (cont.) Not Satisfied
6.1.4
of the MSHCP.

060 - Planning-EPD. 6 0060-Planning-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been purchased. MSHCP riparian/riverine habitat shall be mitigated by purchasing streambed rehabilitation credits from Riverpark Mitigation Bank up to a mitigation-to-impact ratio of 4:1 for the total acres of permanent impacts, or as approved in the final version of the Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020. Impacts will also be offset by purchase of vernal pool wetland preservation credits from Riverpark Mitigation Bank up to a 2:1 impact ratio as approved in the final version of the Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 8 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed PERMANENT fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN (c Not Satisfied
areas labeled as "MSHCP Conservation Area" on the Final Map and as discussed in "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020", shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The Riverside County Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by Riverside County's Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 9 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as "MSHCP Conservation Area" as discussed in the "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 10 0060-Planning-EPD-MSHCP CONVEYANCE Not Satisfied

UPDATED OCTOBER 2020 - DCOPELAND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 14.9-acre MSHCP Proposed Conservation Areas as discussed in "Determination of Biologically Equivalent or Superior Preservation Report Addendum Sevilla Tract 32151 Project HANS No. 429, prepared by VCS Environmental, dated October, 2020.. OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 429), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.1 acres as shown on Environmental Programs Department HANS 429 Final Exhibit dated 4-4-2005, shall be offered for

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 10 0060-Planning-EPD-MSHCP CONVEYANCE (cont.) Not Satisfied

dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA. Within the area established for conservation, the applicant shall fulfill the requirements of the US Army Corps of Engineers and California Department Fish and Game approved Mitigation Plan for the TR32151, prepared by Helix Environmental, dated January 26, 2006, in accordance with an approved transfer agreement between the applicant and the RCA. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and a Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, roads, easements and leases (recorded or unrecorded) except those liens, encumbrances, easements and leases, which are the sole discretion of the RCA. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. 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.
 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 9. 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-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
13. All pertinent exhibits, maps and references.
14. Procedures for reporting of findings.
15. 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.
16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) Not Satisfied

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

060 - Transportation. 2 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

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

060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

DEFERRED --This condition is a repeat in the event this same condition was deferred from the grading permit to the building permit. The project is located in the Santa Margarita 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

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60. Prior To Grading Permit Issuance

Transportation

- 060 - Transportation. 3 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied
accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. 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 final WQMP shall address the following:
Table A-1 Santa Margarita river's impairments are not fully listed. See Santa Margarita (upper) river on the 2014/2016 California Integrated Report.
Table D-3 states the BMPs "yes" for partial infiltration when the Table D-5 states no infiltration. Please resolve.
Table D-7: Each BMP should have its own table to calculate its own DCV.
WQMP site plan-
Add outlet details
Add arrows to drainage flow to show drainage direction.
Show impervious and pervious surface areas
Add area of BMPs
Phasing of tract shown on WQMP site plan and construction plans.

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 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.

Plan: TR32151R01

Parcel: 476010063

80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 Submit Plans (cont.) Not Satisfied
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 (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 Planning - Climate Action Plan Not Satisfied
Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 30 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 2 Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 4 Planning-MAP - TRASH ENCLOSURES Not Satisfied
All trash enclosures required for this project shall be shown on the Approved Final Site of Development Plot Plan. Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety. Trash enclosures shall be visually enhanced and articulated to be compatible with the approved architecture, elevations, and landscaping approved with this project

080 - Planning. 5 Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 6 Planning-MAP- COLOR SCHEME Not Satisfied
Colors/materials shall conform substantially to those shown on approved Exhibit D of PLOT PLAN No. 19442 Revision No. 1.

080 - Planning. 7 Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied
Elevations and floor plans shall substantially conform to approved Exhibit D of PLOT PLAN No. 19442 Revision No. 1.

Plan: TR32151R01

Parcel: 476010063

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Planning-MAP- ELEVATION & FLOOR PLAN (cont.) Not Satisfied

080 - Planning. 8 Planning-MAP- PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348, Section 18.12: Multiple Family Residential. A total of 479 parking spaces are required; however, the applicant is provided 504 parking spaces. Of those spaces, 360 will be provided within an enclosed garage for each of the 180 condominium units and 144 parking spaces will be provided for open/guest parking. These spaces will be with paved with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 9 Planning-MAP- WALLS/FENCING PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray. Wood fencing shall also be in conformance with the Design Guidelines of the SPECIFIC PLAN.

4. All wood fence posts shall be steel set in concrete.

5. Walls and fencing shall conform to the Design Standards of the SPECIFIC PLAN.

6. The MSHCP Barrier Fence shall be shown on the Wall and Fencing Plan.

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

080 - Planning. 10 Planning-MAP-INT/EXT LS PLANS: MODELS Not Satisfied

Prior to the (1st) Building Permit:

Landscape Plans for Development Phase 1 (Model Construction Phase) shall be submitted for all project interior landscaping (adjacent to Buildings), all project interior landscaping within the right-of-way of the applicable phase [including all Right-of-Way landscaping on Abelia Street (adjacent to the Detention/Water Quality Basin) and Right-of-Way landscaping for Agave Drive (adjacent to Buildings 1, 2, 3, 4, , 24, 29, and 30)], any right-of-way adjacent Open Space Areas, and all common area landscaping, and shall be reviewed and approved by the Planning and Transportation Departments prior to the issuance of the first building permit within Building No. 5 (Building Permit No.1) as shown on APPROVED EXHIBIT L. The plans shall be in substantial conformance with the approved Comprehensive Landscape Plans and Landscape Constructing Phasing Plan (EXHIBIT L)

080 - Planning. 11 Planning-PRJ- SCHOOL MITIGATION (1) Not Satisfied

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

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Parcel: 476010063

80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 Planning-PRJ- SCHOOL MITIGATION (1) (cont.) Not Satisfied
"PRIOR TO BUILDING PERMITS, for planning areas 1, 4, 5A, 5B, 6, 7, 9, 10A, 11, 12A, 13A, and 14A, and the school site in Planning Area 6 in the event that the applicable school district elects to not place a school on the designated location and this Planning Area is replaced with residential development pursuant to the SPECIFIC PLAN, impacts to the Hemet Unified School District, shall be mitigated in accordance with State law."

Transportation

080 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied
Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

DEFERRED --This condition is a repeat in the event this same condition was deferred from the grading permit to the building permit. The project is located in the Santa Margarita 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>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. 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 final WQMP shall address the following:

Table A-1 Santa Margarita river's impairments are not fully listed. See Santa Margarita (upper) river on the 2014/2016 California Integrated Report.

Table D-3 states the BMPs "yes" for partial infiltration when the Table D-5 states no infiltration. Please resolve.

Table D-7: Each BMP should have its own table to calculate its own DCV.

WQMP site plan-

Add outlet details

Add arrows to drainage flow to show drainage direction.

Show impervious and pervious surface areas

Add area of BMPs

Phasing of tract shown on WQMP site plan and construction plans.

080 - Transportation. 3 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 4 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied
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. 1 080 - 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 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 Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. 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 Implement WQMP - 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Planning - Map - Renewable Energy R2-CE1 Installed Not Satisfied

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

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

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

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

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4 Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thirty (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5 Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Walls required through this project and the SPECIFIC PLAN shall be subject to the approval of the County Department of Building and Safety. 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. 6 Planning-MAP- QUIMBY FEES (2) Not Satisfied

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

090 - Planning. 7 Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

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

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

Plan: TR32151R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

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

a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

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

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

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

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

090 - Transportation. 2 RCTD - FEE PAYMENT Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF)
- All Fees for Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 3 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within the roads associated along the development, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within the roads associated with the development).

090 - Transportation. 4 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed

Plan: TR32151R01

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - UTILITY INSTALL (cont.) Not Satisfied
underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

090 - Transportation. 5 RCTD-USE-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.

090 - Transportation. 6 TS/INSTALLATION Not Satisfied
The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

Waste Resources

090 - Waste Resources. 1 090 - 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.



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

Juan C. Perez
Agency Director



10/27/20, 11:36 am

PP19442R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP19442R01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP19442R01) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The proposed Revision No. 1 to PP19442 includes changes to the site plan, landscape plan and architectural elevations. The proposed residential development of 180 condominium units remain as originally approved.

PP19442R01 is being processed concurrently TR32151R01 which will subdivide 43.03 gross acres into 6 lots.

Lot 1 - Residential uses - 22.38 gross acres

Lot 2 - Open Space / MSHCP Conservation Area - 13.39 gross acres

Lot 3 - Drainage Slope Lining - 0.99 gross acres

Lot 4 - Future Commercial - 4.82 gross acres

Lot 5 - Park - 0.52 gross acres

Lot 6 - Sewer - 0.93 gross acres

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan), dated _____.

Exhibit D (Design Manual), dated July 16, 2020

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated July 16, 2020

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

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

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP19442R01 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PP19442R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 Water and Sewer

The proposed project shall obtain potable water service and sanitary sewer service from Eastern

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 Water and Sewer (cont.)

Municipal Water District (EMWD).

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

Fire

Fire. 1 Fire - Advisory

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

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

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

Flood

Flood. 1 Flood Haz. Report

10-21-2020

Plot Plan (PP) 19442R01 is a proposal to construct 180 condominiums over 23 acres in the French Valley area. The project is bounded by Winchester Road, Abelia St, Brumfield Street, Mc Colery Road and Koon Street. This project is being processed concurrently with TR32151R01, which proposes a Schedule A and E condominium subdivision. The project is within the Winchester Specific Plan 286.

The topography of the site is in an area with a general northeast-to-southwesterly slope. A big portion of the project is in Department of Water Resources (DWR) floodplain and Warm Springs Special Study floodplain, which are documented in other parcel maps (PM 15358, PM15090, and PM 9508).

PP19442R01 is subject to runoff from at least three sources and all flow are tributary to the southwest corner of PP19442R01. 1) A 315-acre watershed reaches the property from the north with approximately 400cfs flow per SP 286. 2) A large watercourse that is included in DWR and Warm Springs Special Study flood hazard traverses the property from the east to the southwest corner of the property. Per the current study, the 100-yr flow of this watercourse at the southwest corner of the site is approximately 2500cfs. The flow may be changed when the latest Warm Springs Special Study has been adopted. 3) Offsite runoff of 278cfs from a 253-acre watershed to the southwest corner of the property. Per SP286, the runoff from this watershed reaches the site by crossing Winchester Road through a 42" culvert.

In this area there are two District maintained existing facilities, Warm Springs Valley – Coventry Lane Storm Drain (Proj. No. 7-0-00216, Dwg. No. 7-0216) to the northeast of the site and Warm Springs Valley-French Valley Channel (Proj. No, 7-0-00205, Dwg. No. 7-0352) along southern property line of the project.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Currently, the existing facilities do not alleviate the flood hazard in this area.

This District has reviewed the drainage study dated June 5, 2020, Tentative Condominium Map, Plot Plan and Site Plan dated October 14, 2020, HEC-HMS model dated July 22, 2020 and HEC-RAS model submitted on October 21, 2020.

PP19442R01 has a total of six parcels. Parcel 1 and Parcel 4 will be developed as a residential lot and a commercial lot, respectively. The rest of the parcels will remain as open space. This proposal only analyzed Parcel 1 (19-acre) this time. No development is proposed for Parcel 4 for PP19442R01 this time.

To protect the development within Parcel 1 from the offsite flow, a proposed dual 54" storm drains in Street S (24' emergency access) along the eastern boundary of Parcel 1 capture and convey the offsite flow from north to a natural channel. The natural channel is part of DWR and Warm Springs Special Study floodplain, and it is along the southern edge of the Parcel 1. The offsite flow from the Winchester Road will be conveyed to the natural channel via a proposed 42" storm drain in Street C5. Due to erosive velocities in the natural channel, the northern channel bank slope is proposed to be 4:1 or flatter to protect the site from the 100-year discharge. The areas with slopes steeper than 4:1 are proposed slope revetments. During plan check, detailed adequate erosion protection shall be submitted for review and approval.

A submitted preliminary HEC-RAS study determined the 100-year (2500cfs) floodplain boundaries, water surface elevations and flow velocities in the natural channel by running the models with subcritical (for the maximum depth) and supercritical flow regimes (for the maximum velocity). The downstream limit of the hydraulic analysis was just north of Abelia Street where the proposed water quality Basin 100 discharges and ended at northeast corner of Parcel 2. Currently, the submitted HEC-RAS exhibit shows the floodplain overtopping Street S. Per the discussion with the project engineer (Rick Engineering) on 10/21/2020, Street S will be elevated to prevent the floodplain from overtopping the road. The project will also shift Street S slightly west to allow the street to be graded in a slope. The proposed retaining wall along Street S, as shown on Site Plan, will be removed. During final engineering, the HEC-RAS model needs to be finalized to reflect the changes of the design and submitted to the District for review and approval.

The project proposed 1) dual 54" storm drains in Street S and the street slope revetment, 2) 42" storm drain in Street C5, 3) channel slope revetments are to be maintained by the District. Proper maintenance access easements shall be provided to District to access the facilities. The proposed trail on the 15' maintenance access road along the channel revetment shall be maintained by a public entity other than the District. The easement and District maintained facilities shall be noted on the plans and submitted to the District for review and approval.

The onsite was divided into two 7.8-acre sub-watersheds. The proposed underground storm drains capture and convey onsite flows to two proposed water quality basins, Basin 100 and Basin 200, for each sub-watershed. Basin 100 is located at southwest corner of the project just east of Abelia Street to treat the flows from western portion of the site. The submitted plan shows that Basin 100 discharges the treated flow to the channel through a proposed headwall outlet at upstream of three existing 48" RCP

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Haz. Report (cont.)

culvert pipes under French Valley Channel. Encroachment permits from the District may be required if the performed work will be within District right-of-way and involving District facilities. Basin 200 treats the rest of the onsite and discharges to the floodplain via proposed 30" pipes. The hydraulic analysis for proposed facility that discharges to the natural channel shall be submitted to the District for review. In no case shall discharge impose negative impacts to the downstream facilities and properties.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. The preliminary Hydrology Study and HEC-RAS model were submitted to show mitigation of this increased runoff by sizing the basin based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. The method is acceptable for the entitlement, however additional work and improvement will be required for final engineering. The project is required to submit the final drainage study to the District during the final design showing the current method calculated basin size is adequate to mitigate the peak flow rates for the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year, 5-year and 10-year return frequencies. The land use, soil type and percent impervious area for the drainage areas shall be updated for consistency with the Riverside County General Area Plan ultimate land use and District Hydrology Manual. The criteria for mitigation of the incremental increase of peak flow rates shall be satisfied and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood Increased Runoff Criteria.

The site is located within the bounds of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Flood. 2

Flood Increased Runoff Criteria

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. The applicant's engineer shall analyze the 1-hour, 3-hour, 6-hour and 24-hour duration precipitation events for the 2-year,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

Flood Increased Runoff Criteria (cont.)

5-year and 10-year return frequencies. The detention basin(s) volume and outlet(s) sizing shall ensure that none of the above referenced storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II shall be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

**Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **Planning -- Permit Expiration (cont.)**

Planning. 1 **Planning -- Permit Expiration**

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 2 **Planning - All - SP* - Definitions**

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286, Amendment No. _ shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 00286, Amendment No. _.
EIR = ENVIRONMENTAL IMPACT REPORT NO. 374

Planning. 3 **Planning - All -SP - Ordinance Requirements**

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

Planning. 4 **Planning - All -SP* - SP Document**

Specific Plan No. 286 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9

Planning - SP - ADDENDUM EIR (cont.)

SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application. This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

Planning. 10

Planning - SP - AG/DAIRY NOTIFICATION

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that: "PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

Planning. 11

Planning - SP - AIR QUALITY STUDY REQD

Prior to the approval of any implementing project within planning areas 1, 8, 18, 36, 40 and 41 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) that includes, but is not limited to, the following uses : gas stations, dry cleaners, auto repair, auto body repair, tire recapping, and spray painting and the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 12

Planning - SP - ARCHAEO M/M PROGRAM

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:
Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

Planning - SP - ARCHAEO M/M PROGRAM (cont.)

grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

Planning. 13

Planning - SP - CC&R RES PRI COMMON AREA

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

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of with the current fee, which shall be subject to County

Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described in the specific plan, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

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

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

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

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

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described in the specific plan attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

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

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

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

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

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

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

Planning. 15

Planning - SP - DURATION OF SP VALIDITY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial build out shall be defined as eighty percent (80%)(3,865) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

Planning. 16

Planning - SP - EA REQUIRED

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16

Planning - SP - EA REQUIRED (cont.)

minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

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

Planning. 17

Planning - SP - ENTRY MONUMENTATION

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

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

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

Planning. 18

Planning - SP - GENERIC M/M PROGRAM

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 374 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 19

Planning - SP - M/M PROGRAM (GENERAL)

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

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

Planning. 20

Planning - SP - PARK AGENCY REQUIRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in

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Planning

Planning. 24

Planning - SP - SUPPLEMENT TO EIR (cont.)

use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application. This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

Planning. 25

Planning - SP- SCHOOL MITIGATION (1)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS, for planning areas 1, 4, 5A,5B, 6, 7, 9, 10A, 11, 12A, 13A, and 14A, and the school site in planning area 6 in the event that the applicable school district elects to not place a school on the designated location and this Planning Area is replaced with residential development pursuant to the SPECIFIC PLAN, impacts to the Hemet Unified School District, shall be mitigated in accordance with State law."

Planning. 26

Planning - Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

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Planning

Planning. 31

Planning -SP - GEO STUDY REQUIRED (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the County Geologist for review and approval. This condition shall be considered MET if the relevant study has been approved by the County Geologist. This condition may be considered as NOT APPLICABLE if the County Geologist determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 32

Planning -SP - NON-IMPLEMENTING MAPS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval. Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Planning. 33

Planning -SP - PALEO M/M PROGRAM

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 34

Planning-All-SPA - Amendment Description

This Specific Plan Amendment alters Planning Area 7, 8, and 9 of Specific Plan 286. The new designation of Planning Areas 7 and 9 is proposed to be Community Development: Medium High Density Residential (MHDR) (5-8 dwelling units per acre) and Open Space: Open Space-Conservation (OS-C) to be dedicated to the Riverside Conservation Authority (RCA) for MSCHP purposes.

Planning. 35

Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy

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Planning-EPD

Planning-EPD. 3

0015-Planning-EPD-UWIG COMPLIANCE (cont.)

not encroach into the Western Riverside County Multiple Species Habit Conservation Plan (MSHCP) Conservation Area.

2. Night lighting shall be directed away from the MSHCP Conservation Area. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area does not increase.

3. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.

4. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

5. Noise levels shall not exceed residential noise standards.

6. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

7. New roads or trails shall not extend into the MSHCP Conservation Area.

8. Fencing, which restricts the movement of wildlife, shall not be allowed in the Conservation/Open Space Areas. Prohibited fencing includes, but is not limited to, chainlink, barbed wire, and solid wood.

Planning-GEO

Planning-GEO. 1

GEO200019 ACCEPTED

County Geologic Report GEO No. 200019, submitted for the project TR32151R01, was prepared by Alta California Geotechnical, Inc., and is titled; "Update Geotechnical Report, Sevilla Project, Tentative Tract Nos. 32151-1 and 32151, French Valley Area, County of Riverside, California," dated May 1, 2019. In addition, the following document has been submitted for the project:

"Response to Plan Check Comments, Sevilla Project, Tentative Tract Nos. 32151-1 and 32151, French Valley Area, County of Riverside, California," dated June 30, 2020.

GEO200019 concluded:

1. No known active faults exist within the project site and therefore the probability of primary surface rupture or deformation at the site is considered unlikely.
2. Based upon our site investigation and literature research, the onsite alluvial channel deposits have not

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200019 ACCEPTED (cont.)

been folded, faulted or fractured.

3. Based on the most current information, the groundwater surface ranges from approximately 7 to 21 -feet below the existing ground surface. Readings from a nearby well indicates that the groundwater level is ten (10) feet below the existing ground surface.

4. Based on our liquefaction analysis, the potential hazards of loss of bearing, lateral spreading, and flow failure are considered minimal upon the completion of remedial grading.

5. Based on our results, and results of past investigations, it is anticipated that the majority of materials onsite are "low" to "medium" in expansion potential.

6. A dynamic differential settlement of 1-inch in 40 feet should be utilized in the design of foundations for the project.

7. Based on the remedial grading recommendations, dry sand settlement is not anticipated to be a significant constraint.

8. Upon implementation of the remedial grading recommendations, the effects of subsidence on the development will be considered negligible.

9. Based on the relatively flat nature of the site, risks associated with slope failure, landsliding, rock falls, and debris flows are considered negligible/remote.

10. Based on our laboratory testing, there is minimal potential for hydro-collapse in the very old alluvium. Upon completion of remedial grading, the potential for hydro-collapse to occur onsite is considered minimal.

GEO200019 recommended:

1. Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction.

2. Any septic tanks, seepage pits, or wells should be abandoned as per the County of Riverside Department of Environmental Health Services.

3. All alluvial channel deposits, the upper portion of the very old alluvial channel deposits, and the very highly weathered portions of the bedrock are unsuitable to support the proposed fill and/or structures and should be removed and recompacted to project specifications.

4. Removal bottoms should be tested to determine the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density.

5. Both observations and tests must be accomplished to determine that suitable bottoms have been exposed.

6. Footings for structures should be underlain by a minimum of two (2) feet of compacted fill.

7. In areas underlain by bedrock, consideration should be given to undercutting the streets and utility areas during mass grading in order to facilitate trenching and backfill operations.

8. Groundwater may affect the construction of underground utilities in the southern portion of the site, which should be monitored during construction operations.

GEO No. 200019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 200019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 **RCTD - GENERAL CONDITIONS (cont.)**

Transportation. 1 **RCTD - GENERAL CONDITIONS**

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. The Project shall obtain approval of street improvement plans from the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

12. 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.

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

Waste Resources

Waste Resources. 1 Gen - Custom

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

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

060 - Flood. 2 Mitharge - Use Not Satisfied

This project is located within the limits of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3 Submit Plans (cont.) Not Satisfied
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 (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied
All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 32151 Revision No. 1.

060 - Planning. 2 Planning-USE- FEE STATUS Not Satisfied
Prior to the issuance of grading permits for Plot Plan No. 19442R01 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

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

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied
Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western

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60. Prior To Grading Permit Issuance

Planning-EPD

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

Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 3 0060-Planning-EPD-MSHCP CONVEYANCE Not Satisfied

Prior to map recordation or grading permit issuance, which ever comes first, as agreed to by the Applicant through the Habitat Acquisition Negotiation Strategy (HANS file # 429), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of approximately 13.1 acres as shown on Environmental Programs Department HANS 429 Final Exhibit dated 4-4-2005, shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA, Within the area established for conservation, the applicant shall fulfill the requirements of the US Army Corps of Engineers and California Department Fish and Game approved Mitigation Plan for the TR32151, prepared by Helix Environmental, dated January 26, 2006, in accordance with an approved transfer agreement between the applicant and the RCA. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and a Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, roads, easements and leases (recorded or unrecorded) except those liens, encumbrances, easements and leases, which are the sole discretion of the RCA. Easements allowing for the management of fuel modification areas or

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-Planning-EPD-MSHCP CONVEYANCE (cont.) Not Satisfied
detention basins shall not be accepted.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. 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.
 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 10. Procedures and protocol for collecting and processing of samples and specimens.
 11. Fossil identification and curation procedures to be employed.
 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 13. All pertinent exhibits, maps and references.
 14. Procedures for reporting of findings.
 15. 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.
 16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inches) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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 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 the County Inspector prior to receiving a rough grade permit final.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to permit Not Satisfied
Gate plans shall be submitted.
"Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

080 - Fire. 2 Prior to permit Not Satisfied
Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow, for residential units equipped with automatic sprinklers, will be 500 gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.
Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.
The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

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

080 - Fire. 3 Prior to permit Not Satisfied
Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)
The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Flood

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Warm Springs Valley portion of the Murrieta Creek Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

080 - Flood. 2 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 (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 32151 Revision No. 1.

080 - Planning. 2 Planning - Climate Action Plan Not Satisfied

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

080 - Planning. 3 Planning - USE - Roof Mounted Equipment Not Satisfied

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

080 - Planning. 4 Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 6 Planning-USE - REC & PARK DIST MITIG. Not Satisfied

The permit holder shall enter into an agreement with the Valley Wide Recreation and Park District to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

080 - Planning. 7 Planning-USE- ACOUSTICAL STUDY Not Satisfied

The permittee shall provide one (1) hard copy and one (1) digital copy of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. This report shall address specific acoustical mitigations for all second story units and shall be consistent with the previously approved acoustical study performed for the Tentative Tract Map No.32151. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

080 - Planning. 8 Planning-USE- CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT D.

080 - Planning. 9 Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT D.

080 - Planning. 10 Planning-USE- FEE STATUS Not Satisfied

Prior to issuance of building permits for PP19442R01, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 11 Planning-USE- MAXIMUM DWELLING UNITS Not Satisfied

A maximum of one hundred and eighty (180) dwelling units are allowed under this permit.

080 - Planning. 12 Planning-USE- SCHOOL MITIGATION Not Satisfied

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

Survey

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT/VACATION Not Satisfied

1. 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.
2. The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Koon Street, Brumfield Street, and Agave Drive. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Koon Street, Brumfield Street, and Agave Drive, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.
3. Lot access shall be restricted on SH-79 (Winchester Road), Abelia Street, and Agave Drive except one 26 foot wide Fire Department emergency access on SH-79 (Winchester Road) as approved by CALTRANS, so noted on the final map.
4. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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

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

080 - Transportation. 2 RCTD - COORDINATION WITH OTHERS Not Satisfied

Plan: PP19442R01

Parcel: 476010063

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD - COORDINATION WITH OTHERS (cont.) Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. Prior to issuance of a building permit, the Project shall coordinate with TR32151R01.

080 - Transportation. 3 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 4 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 Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 5 RCTD - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. 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 - Use Not Satisfied

The District will not release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Planning - USE - Concrete Driveways Not Satisfied

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

090 - Planning. 2 Planning - USE- Renewable Energy R2-CE1 Installed Not Satisfied

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

090 - Planning. 3 Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

090 - Planning. 4 Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Planning-USE - CONDITION COMPLIANCE (cont.) Not Satisfied

090 - Planning. 5 Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 6 Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 19442R01 has been calculated to be 37.39 net acres. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 8 Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

090 - Planning. 9 Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 10 Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 11 Planning-USE- ACCESSIBLE PARKING Not Satisfied

A minimum of Nine (9) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 Planning-USE- ACCESSIBLE PARKING (cont.) Not Satisfied

equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 12 Planning-USE- COVERED PARKING SPACES Not Satisfied

A minimum of three hundred and sixty (360) parking spaces shall be within an enclosed garage.

090 - Planning. 13 Planning-USE- MITIGATION MONITORING Not Satisfied

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 39577. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 14 Planning-USE- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 19442 is calculated to be 37.39 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 15 Planning-USE- PARKING PAVING MATERIAL Not Satisfied

A minimum of Four hundred and seventy nine (479) parking spaces are required. However, as shown on the APPROVED EXHIBIT A, the applicant will be providing 147 open spaces, and 360 covered garage spaces for a total of 507 parking spaces, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 16 Planning-USE- QUIMBY ACT FEE Not Satisfied

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Recreation and Parks District.

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Planning

090 - Planning. 17 Planning-USE- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.03 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 18 Planning-USE- TRASH ENCLOSURES Not Satisfied

Fourteen (14) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as show on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block/landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 19 Planning-USE- WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with the approved fencing plan.

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHEI Not Satisfied

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

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD - DEDICATION Not Satisfied

Agave Drive along project boundary to be improved with 44 foot full-width AC pavement, 6-inch concrete curb and gutter, concrete sidewalks (both sides) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 78-87 feet full-width dedicated right-of-way in accordance with modified County Standard

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - DEDICATION (cont.) Not Satisfied
No. 103, Section 'A', Ordinance 461. (Modified a 6 foot concrete sidewalks to be constructed adjacent to the curb line and increase right-of-way from 76 feet to 78-87 feet.)

Note:

1. A 6 foot concrete sidewalks shall be improved adjacent the curb line within the parkway.
2. A nose of entry street raised curbed median shall be 35 feet, minimum, radial from the flowline of Agave Drive.

090 - Transportation. 3 RCTD - EXISTING CALTRANS MAINTAINED Not Satisfied

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

Winchester Road (SH-79) along project boundary is a paved Caltrans maintained road and designated as EXPRESSWAY and shall be improved with 55 foot half width AC pavement, concrete curb and gutter (project side), 8-inch concrete raised curbed median, and MUST much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 92 foot half width dedicated right of way in accordance with County Standard No. 83, Ordinance 461.

NOTE:

1. An 8 foot meandering concrete sidewalk (project side) shall be constructed within the 37 foot parkway as approved by CALTRANS.
2. A 14 foot wide raised curb landscaped median (along project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461 and as directed by CALTRANS.
3. A transition AC pavement tapering shall be improved along the northerly project boundary per 65 m/h design speed limit and as directed by CALTRANS.
4. All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be submitted to CALTRANS.
5. All parkway improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to County Transportation Department.

090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved along the streets associated with this development.

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

Plan: PP19442R01

Parcel: 476010063

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES (cont.) Not Satisfied

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 6 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

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

Street 'A' through Street 'D' are designated RESERVED PRIVATE ROADS. These roads shall be improved with concrete curb and gutter, concrete sidewalks within a reserved private road easement per the Amended Exhibit dated 5/14/2020.

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

NOTES:

1. A 5 foot concrete sidewalk shall be constructed.
2. Construct a raised curbed median at Entry Street as directed by the Director of Transportation.
3. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
4. A 24 foot AC pavement drive-isle shall be improved on Alleys A1-A6, B1, and Alleys C1-C6 per the Amended Exhibit dated 5/14/2020.
5. Stop signs shall be installed at the intersections as directed by the Director of Transportation.

090 - Transportation. 7 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 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

10/27/20
11:37

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 17

Plan: PP19442R01

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 RCTD - Utility Install (cont.) Not Satisfied
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
where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

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

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



Charissa Leach, P.E.
Assistant TLMA Director

TTM
RIVERSIDE COUNTY
PLANNING DEPARTMENT

TR32151RO

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. _____

REVISED MAP

Original Case No. TENTATIVE TRACT MAP NO. 32151-1, 32151

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LENNAR HOMES OF CALIFORNIA, INC.

Contact Person: JARNNE GARDNER

E-Mail: jarnne.gardner@lennar.com

Mailing Address: 980 MONTECITO DRIVE, SUITE 302

CORONA
City

CA
State

92879
ZIP

Daytime Phone No: (951) 817-3567

Fax No: (951) 817-3650

Engineer/Representative Name: RICK ENGINEERING COMPANY

Contact Person: RYAN TEBBEN

E-Mail: rtebben@rickengineering.com

Mailing Address: 1770 IOWA AVENUE, SUITE 100

RIVERSIDE
City

CA
State

92507
ZIP

Daytime Phone No: (951) 782-0707

Fax No: (951) 782-0723

Property Owner Name: RANCON SEVILLA 180, LLC

Contact Person: JIM LYTLE

E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 KALMIA STREET, SUITE 200

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of ABELIA STREET, South of KOON STREET, East of WASHINGTON STREET, West of WINCHESTER ROAD.

SUBDIVISION PROPOSAL:

Map Schedule: A & E Minimum Developable Lot Size: 4.66 AC
Number of existing lots: 5 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 3 Subdivision Density: 9.25 dwelling units per acre.

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

If yes, provide Application No(s). PP 19442 AMD 2, TTM 32151-1, 32151
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): 374

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

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

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

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

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

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: LENNAR HOMES OF CALIFORNIA, INC.

Address: 980 MONTECITO DRIVE, SUITE 302

Phone number: (951) 817-3567

Address of site (street name and number if available, and ZIP Code): APN: 476-010-072, 476-010-073, 476-010-074, 476-010-063

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 476-010-072 BOOK/PAGE: PM 93/40

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 11-27-19

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

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



Charissa Leach, P.E.
Assistant TLMA Director

PP: 9442R01

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PP

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- PUBLIC USE PERMIT
- VARIANCE
- CONDITIONAL USE PERMIT
- TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PP 19442 AMD 2

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LENNAR HOMES OF CALIFORNIA, INC.

Contact Person: JARNNE GARDNER E-Mail: jarnne.gardner@lennar.com

Mailing Address: 980 MONTECITO DRIVE, SUITE 302

CORONA CA 92879
City State ZIP

Daytime Phone No: (951) 817-3567 Fax No: (951) 817-3650

Engineer/Representative Name: RICK ENGINEERING COMPANY

Contact Person: RYAN TEBBEN E-Mail: rtebben@rickengineering.com

Mailing Address: 1770 IOWA AVENUE, SUITE 100

RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner Name: RANCON SEVILLA 180, LLC

Contact Person: JIM LYTLE E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 KALMIA STREET, SUITE 200

MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

DANIEL L. STEPHENSON

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-072, 476-010-073, 476-010-074, 476-010-063

Approximate Gross Acreage: 37.57 AC

General location (nearby or cross streets): North of ABELIA STREET, South of KOON STREET, East of WASHINGTON STREET, West of WINCHESTER ROAD

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

MULTIFAMILY DEVELOPMENT WITH A CENTRAL AMENITY SPACE

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): ARTICLE XVIIa, SECTIONS 17.25-17.28

Number of existing lots: 5

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	8,533	31'-0"	2	4 PLEX (8) - RESIDENTIAL BUILDING W/ 4 UNITS EACH W/ A GARAGE
2	10,519	31'-0"	2	5 PLEX (8) - RESIDENTIAL BUILDING W/ 5 UNITS EACH W/ A GARAGE
3	12,528	31'-0"	2	6 PLEX (18) - RESIDENTIAL BUILDING W/ 6 UNITS EACH W/ A GARAGE
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	20,000	RECREATION CENTER WITH RESTROOMS/PARTY ROOM/POOL/SPA/BBQ GRILLS/TOT LOT
2	9,000	OPEN PLAY WITH LARGE TURF AREA & PICNIC TABLES
3	3,000	OPEN PLAY WITH TURF AREA & PICNIC TABLES
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP 19442 AMD 2, TTM 32151-1, 32151
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): 374

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 signed copy(ies): GEOTECHNICAL

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: LENNAR HOMES OF CALIFORNIA, INC.

Address: 980 MONTECITO DRIVE, SUITE 302

Phone number: (951) 817-3567

Address of site (street name and number if available, and ZIP Code): APN: 476-010-072, 476-010-073, 476-010-074, 476-010-063

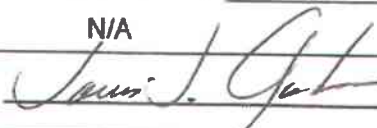
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 476-010-072 BOOK/PAGE: PM 93/40

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant:  Date 11-27-19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 11/26/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
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 LENNAR HOMES OF CALIFORNIA, INC. hereafter "Applicant" and RANCON SEVILLA 180, LLC "Property Owner".

Description of application/permit use:

Submittal of a Revised Tentative Tract Map for the originally approved TTM No. 32151-1, 32151 on March 13th 2007.

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): 476-010-072, 476-010-073, 476-010-074, 476-010-063

Property Location or Address:

Northeast property located at the intersection of Abelia Street and Winchester Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Daniel L. Stephenson

Phone No.: 951-696-0600

Firm Name: Rancon Sevilla 180, LLC

Email: danstephenson@rancongroup.com

Address: 41391 Kalmia Street, Suite 200

Murrieta CA, 92562

3. APPLICANT INFORMATION:

Applicant Name: Jamne Gardner

Phone No.: 951-817-3650

Firm Name: Lennar Homes of California, Inc.

Email: jamne.gardner@lennar.com

Address (if different from property owner)

980 Montecito Drive, Suite 302

Corona CA, 92879

4. SIGNATURES:

Signature of Applicant: *Jamne S. Gardner* Date: 11-27-19

Print Name and Title: JAMNE S. GARDNER, AUTHORIZED AGENT

Signature of Property Owner: *D. Stephenson* Date: 11/26/19

Print Name and Title: Daniel L. Stephenson, Manager

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 11/26/19

Property Owner(s) Signature(s) and Date

Daniel L. Stephenson
Printed Name of Owner

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

NOTICE OF PUBLIC HEARING

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

TENTATIVE TRACT MAP NO. 32151 REVISION NO. 4 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172 – Applicant: Lennar Homes of California, Inc./Jarnne Gardner – **Engineer/Representative:** Rick Engineering Company/Ryan Tebben – **Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan:** Community Development: Commercial Retail (CD- CR) – Community Development: Medium Density Residential (CD- MDR) – Open Space: Conservation (OS- C) – **Location:** Northerly of Abelia Street, southerly of Koon Street, easterly of Washington Street, and westerly of Winchester Road – 43.03 Gross Acres – **Zoning:** Specific Plan – **REQUEST:** Tentative Tract Map No. 32151 Revision No. 1 a Schedule "A" Condominium Subdivision. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed residential development of 180 condominium units remain as originally approved.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 4, 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, as listed 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 the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA) and **No Further Environmental Review is Required** because all potentially significant effects on the environment have been adequately analyzed in the previously approved Environmental Impact Report. The Planning Commission will consider the proposed application at the public hearing.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 17, 2020,

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

APN (s) or case numbers TR32151R01 / PP19442R01 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

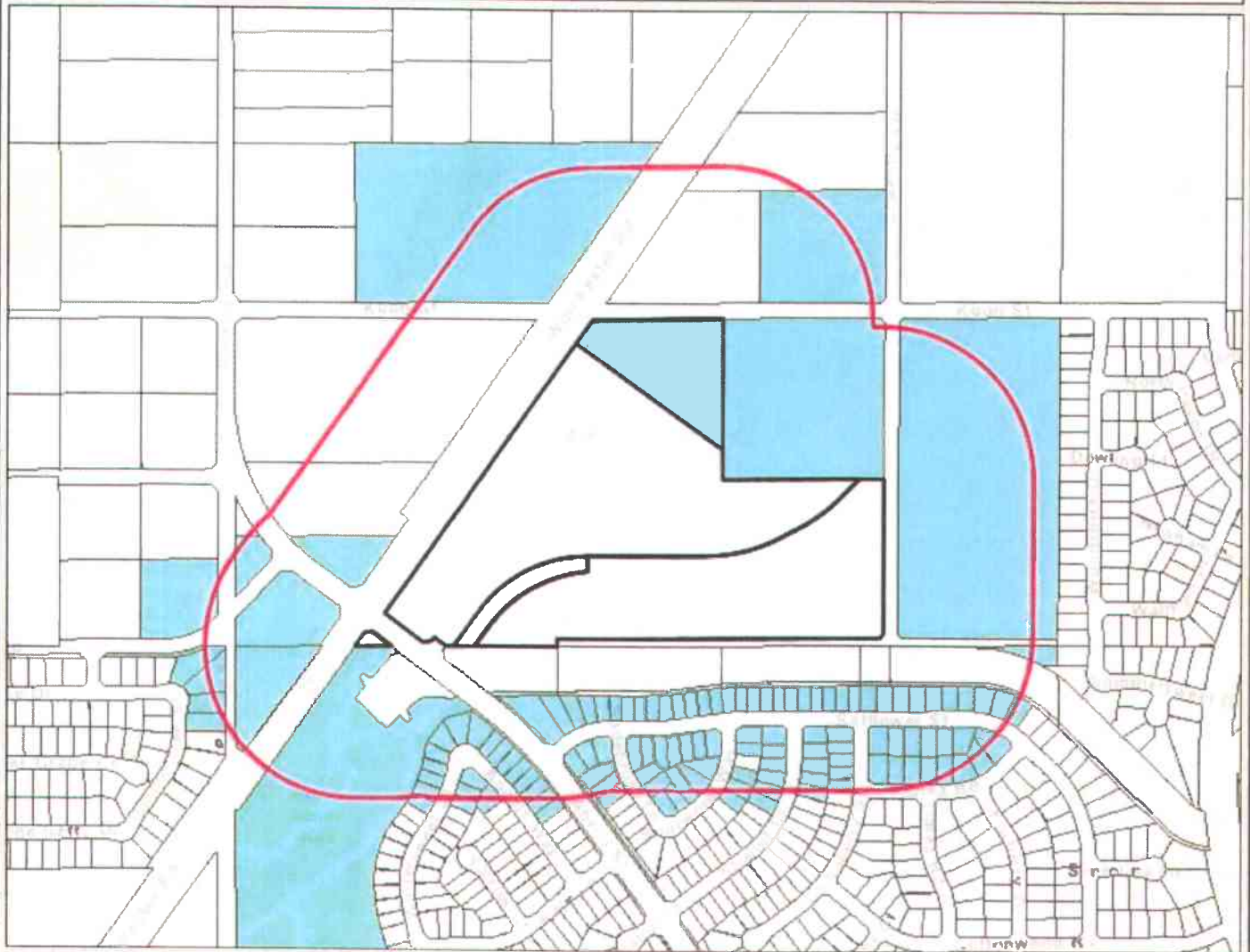
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR32151R01 / PP19442R01

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 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...9/17/2020 8:45:49 AM

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476010050
VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR CA 92625

476030001
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

476040025
DAVID RANGEL
35114 BOLA CT
WINCHESTER CA 92596

476040027
ALICE M. SCHULTZ
34563 WINTERSWEET LN
WINCHESTER CA 92596

476052012
GABRIEL MCKNIGHT
32382 SAFFLOWER ST
WINCHESTER CA 92596

476055004
DONNA FRANCINE MANZANO
32345 SAFFLOWER ST
WINCHESTER CA 92596

476055006
BRYAN SMITH
3 VIA LAGO
LAKE ELSINORE CA 92532

476062016
SCOTT EVERETT DONAHUE
34596 SOURWOOD WAY
WINCHESTER CA 92596

476070008
DAVID HOEY
32602 SAFFLOWER ST
WINCHESTER CA 92596

476052007
ADRIAN ARIAS
32332 SAFFLOWER ST
WINCHESTER CA 92596

476040026
RALPH VASQUEZ
34571 WINTERSWEET LN
WINCHESTER CA 92596

476040033
MARCO A. DIAZ
34582 AGONIS WAY
WINCHESTER CA 92596

476054021
MICHAEL E. SOLEGLAD
32255 SAFFLOWER ST
WINCHESTER CA 92596

476055003
ANDRES GARCIA
32335 SAFFLOWER ST
WINCHESTER CA 92596

476055005
JOHN S. LITTLE
32355 SAFFLOWER ST
WINCHESTER CA 92596

476060003
FRANCISCO BARRAZA
32412 SAFFLOWER ST
WINCHESTER CA 92596

476042002
VINCENT M. VELTRE
32252 SAFFLOWER ST
WINCHESTER CA 92596

476042004
RIVERSIDE CO FLOOD CONT & WATER DIST
1995 MARKET ST
RIVERSIDE CA 92501

476010063
RANCON SEVILLA 180
41391 KALMIA ST STE 200
MURRIETA CA 92562

476075003
REBECCA ALICIA PRINGLE
32525 SAFFLOWER ST
WINCHESTER CA 92596

476075005
SAUL PAREDES
32545 SAFFLOWER ST
WINCHESTER CA 92596

476075014
BENJAMIN MATTA
32524 OLEA RD
WINCHESTER CA 92596

476040023
DUNN GLENN & KATHERINE FAMILY LIVING
43083 CORTE VILLA CIR
TEMECULA CA 92592

476040024
CIRILO LOPEZ
34587 WINTERSWEET LN
WINCHESTER CA 92596

476041009
NOE MORALES
34577 AGONIS WAY
WINCHESTER CA 92596

476010036
FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

476062004
FERNANDO H. BERNALDO
34585 SHALLOT DR
WINCHESTER CA 92596

476062005
RONALD LINEBERRY
34593 SHALLOT DR
WINCHESTER CA 92596

476062015
PAULINE CAIN
1956 W 108TH ST
LOS ANGELES CA 90047

476054022
VICTOR VILLARREAL
32265 SAFFLOWER ST
WINCHESTER CA 92596

476055001
KELLY THOMAS A & ANNETTE C KELLY
34541 DESANTE CT
TEMECULA CA 92592

476055009
NAZAR TOMA
34591 SOURWOOD WAY
WINCHESTER CA 92596

476055012
KIM VU DAO NGUYEN
34631 SOURWOOD WAY
WINCHESTER CA 92596

476060001
VA K. LY
32392 SAFFLOWER ST
WINCHESTER CA 92596

476060009
BELAL H. SAMARA
32472 SAFFLOWER ST
WINCHESTER CA 92596

476060014
SILVINA CALVO
842 N ORANGE AVE
FALLBROOK CA 92028

476061001
MARY DARLENE WELLS
34595 CHINABERRY DR
WINCHESTER CA 92596

476075007
DARLA J. MILLER
32565 SAFFLOWER ST
WINCHESTER CA 92596

476075009
DAVID CRAWFORD
32584 OLEA RD
WINCHESTER CA 92596

476061033
GABRIELA LUNA
34582 SHALLOT DR
WINCHESTER CA 92596

476061034
HEATHER NICOLE WALLACE
34574 SHALLOT DR
WINCHESTER CA 92596

476062006
HORACIO MENDOZA
34609 SHALLOT DR
WINCHESTER CA 92596

476040031
WILLIAM THEURER
34566 AGONIS WAY
WINCHESTER CA 92596

476040032
JOHN R. BOWLDS
34574 AGONIS WAY
WINCHESTER CA 92596

476040036
SERGIO PEREZ
34606 AGONIS WAY
WINCHESTER CA 92596

476010017
MORNINGSTAR VILLAGE
41805 ALBREA ST 2ND FL
FREMONT CA 94538

476030002
NED DEMOREST
8605 GREEN VALLEY RD
CAMBRIA CA 93428

476040029
JOEL ALAN ROOKS
1305 MORNING VIEW NO 1305
ESCONDIDO CA 92026

476040030
RAFAEL DE LA CRUZ
34558 AGONIS WAY
WINCHESTER CA 92596

476041010
TORIBIO J. HERNANDEZ
34576 WINTERSWEET LN
WINCHESTER CA 92596

476052004
DONALD VEACH
32302 SAFFLOWER ST
WINCHESTER CA 92596

476052006
ERIC WOOD
32322 SAFFLOWER ST
WINCHESTER CA 92596

476052011
DENISE A. WEBB
32372 SAFFLOWER ST
WINCHESTER CA 92596

476055008
JEFFERY DALE RUSSELL
34575 SOURWOOD WAY
WINCHESTER CA 92596

476060002
ALVIN INTHASONE
32402 SAFFLOWER ST
WINCHESTER CA 92596

480080005
DANIEL HERNANDEZ
31978 SILK VINE DR
WINCHESTER CA 92596

476075011
PATRICK C. CHIANG
32554 OLEA RD
WINCHESTER CA 92596

476075013
GIUSEPPE GIANNOLA
32534 OLEA RD
WINCHESTER CA 92596

476062001
DOUGLAS STARR
27655 PATTI LN
SUN CITY CA 92585

476062012
MICHAEL R. DELANO
34564 SOURWOOD WAY
WINCHESTER CA 92596

476070005
RENA K. EASON
32572 SAFFLOWER ST
WINCHESTER CA 92596

476075001
TAH MS BORROWER
1508 BROOKHOLLOW DR
SANTA ANA CA 92705

476075006
DANIEL J. CARRERAS
32555 SAFFLOWER ST
WINCHESTER CA 92596

476075010
JACLYN D. MONDRAGON
32564 OLEA RD
WINCHESTER CA 92596

480080008
EDUARDO L. BATTO
34548 SPINDLE TREE ST
WINCHESTER CA 92596

476080006
SCOTT ANDREW ROSS
40431 CALLE LAMPARA
MURRIETA CA 92562

476052002
TYLER R. CULP
32282 SAFFLOWER ST
WINCHESTER CA 92596

476052008
JPM HOLDINGS
22408 ARBOR DALE CT
MURRIETA CA 92562

476061003
SHAUN JONES
34611 CHINABERRY DR
WINCHESTER CA 92596

476061004
COURTNEY D. TILLERY
34619 CHINABERRY DR
WINCHESTER CA 92596

476061036
ALEJANDRO GAMBOA
34558 SHALLOT DR
WINCHESTER CA 92596

476062002
KRIZDALE GIMENO
34569 SHALLOT DR
WINCHESTER CA 92596

476062014
JULIO ORTIZ
1424 MELROSE AVE
CHULA VISTA CA 91911

476070007
PAVEL MOHR
32592 SAFFLOWER ST
WINCHESTER CA 92596

476040037
MICHAEL YOUNG
34614 AGONIS WAY
WINCHESTER CA 92596

476070013
BRIAN WAKELING
32663 SUMMERSWEET DR
WINCHESTER CA 92596

480030045
STANLEY D. SMITH
209 E AVENIDA RAMONA
SAN CLEMENT CA 92672

476054024
BARRATT AMERICAN INC
5950 PRIESTLY DR
CARLSBAD CA 92008

476055014
DURRAN GOODWIN
34586 SAGEBRUSH WAY
WINCHESTER CA 92596

476060007
REGGIE JHONS
32452 SAFFLOWER ST
WINCHESTER CA 92596

476062011
KRISTY TRAMPUS
803 14TH ST
RAMONA CA 92065

476070001
ABEL M. CARINO
32532 SAFFLOWER ST
WINCHESTER CA 92596

476070002
WILLIE OLIVER
32542 SAFFLOWER ST
WINCHESTER CA 92596

476070003
CHARLES E. GODDARD
32552 SAFFLOWER ST
WINCHESTER CA 92596

476062003
RICHARD F. RUIZ
34577 SHALLOT DR
MENIFEE CA 92596

476075012
RENZONI FAMILY 2014 LIVING TRUST DTD
32544 OLEA RD
WINCHESTER CA 92596

476075008
CHRISTINE L. EAGLETON
32604 OLEA RD
WINCHESTER CA 92596

476010075
KYLE MCLAUGHLIN
34155 WINCHESTER RD
WINCHESTER CA 92596

476040022
CARLOS GALDAMEZ
34603 WINTERSWEET LN
WINCHESTER CA 92596

476040034
THERESA L. MEYER
34590 AGONIS WAY
WINCHESTER CA 92596

476052001
SCOTT F. TAYLOR
32272 SAFFLOWER ST
WINCHESTER CA 92596

476052009
MICHAEL J. BICKFORD
4850 DEL MAR MESA RD
SAN DIEGO CA 92130

476052010
JOSEPH PRADO
32362 SAFFLOWER ST
WINCHESTER CA 92596

476054023
QASEIM NASSIMI
14435 SALEM DR E
CARMEL IN 46033

476055002
HANNAH BUCU
32325 SAFFLOWER ST
WINCHESTER CA 92596

476055011
ALEJANDRO ECHEVARRIA CERVANTES
34623 SOURWOOD WAY
WINCHESTER CA 92596

476060008
KIFAH SAMARA
11235 AVD DE LOS LOBOS D
SAN DIEGO CA 92127

476061002
CARMELITTA PRESTON
34803 CHINABERRY DR
WINCHESTER CA 92596

476060016
RIVERSIDE CO FLOOD CONT & WATER CONV
1995 MARKET ST
RIVERSIDE CA 92501

476061032
DEAN L. SCHLAGEL
34590 SHALLOT DR
WINCHESTER CA 92596

476061035
GARY G. HOPKINS
34566 SHALLOT DR
WINCHESTER CA 92596

476070004
MATTHEW HEFFERNAN
32562 SAFFLOWER ST
WINCHESTER CA 92596

476070008
GATZKE EVERETT & NANCY TRUST DATED
32582 SAFFLOWER ST
WINCHESTER CA 92596

480080006
TERRY WILLIAMS
31992 SILK VINE DR
WINCHESTER CA 92596

476060005
MARTHA ARELLANO
1161 OBELISCOS ST
CALEXICO CA 92231

476041012
CODY NICOT
34592 WINTERSWEET LN
WINCHESTER CA 92596

476042003
SHARON PARKER
P O BOX 300095
ESCONDIDO CA 92030

476052003
VICKI R. MATHIS
32292 SAFFLOWER ST
WINCHESTER CA 92596

476052005
JAVIER VALLES ESPARZA
32312 SAFFLOWER ST
WINCHESTER CA 92596

476054020
DEBORAH L. BROUSSARD
34573 SAGEBRUSH LN
WINCHESTER CA 92596

476055007
KIRKWOOD LEWIS & JANICE 2009 TRUST DTD
32375 SAFFLOWER ST
WINCHESTER CA 92596

476055010
DANIEL THOMPSON
34615 SOURWOOD WAY
WINCHESTER CA 92596

476055013
CHAD KHAMPHASOUK
34602 SAGEBRUSH LN
WINCHESTER CA 92596

476060010
JASON R. MARSHALL
32482 SAFFLOWER ST
WINCHESTER CA 92596

476060015
VU HOANG PHAN
32522 SAFFLOWER ST
WINCHESTER CA 92596

476010024
MARILYN THI NGUYEN
32333 KOON ST
HEMET CA 92544

476040028
ROBERT RICHARD GONZALES
34555 WINTERSWEET LN
WINCHESTER CA 92596

476040035
ALARCON EDWARDENA & AVE REVOCABLE
34598 AGONIS WAY
WINCHESTER CA 92596

476040039
BARRATT AMERICAN INC
PO BOX 3008
LA MESA CA 91944

476041011
CHARLES ARMSTRONG
34584 WINTERSWEET LN
WINCHESTER CA 92596

476075002
JOSEPH S. HATCH
14993 MEADOWS WAY
EASTVALE CA 92880

476054018
EUGENIO MENDOZA ORNELAS
34589 SAGEBRUSH LN
WINCHESTER CA 92596

476054019
KRISTIN A. PETERS
34581 SAGEBRUSH LN
WINCHESTER CA 92596

476060004
BASHAMBER CHABRA
20344 VIA BOTTICELLI
PORTER RANCH CA 91326

476075004
ANGEL L. SANTIAGO
32535 SAFFLOWER ST
WINCHESTER CA 92596

476060011
RENZO GILL GARIBAY
32492 SAFFLOWER ST
WINCHESTER CA 92596

476061005
ANGELITO R. TUAZON
34627 CHINABERRY ST
WINCHESTER CA 92596

480080007
J RAMIREZ CRUZ HECTOR
34534 SPINDLE TREE ST
WINCHESTER CA 92596

480080021
WHISPERING HEIGHTS HOMEOWNERS ASSN
100 E IMPERIAL HWY NO 200
BREA CA 92821

Lennar Homes of Calif.
Atten: Jim Wright
980 Montecito Drive #206
Corona, CA 92879

Lennar Homes of Calif.
Atten: Jim Wright
980 Montecito Drive #206
Corona, CA 92879

Rick Engineering
Atten: Ryan Tebben
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Rick Engineering
Atten: Ryan Tebben
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Rancon Sevilla 180, LLC
Atten: Jim Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

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Atten: Jim Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Hemet Unified School Dist.
Atten: Facilities Dept.
1791 W. Acacia Ave.
Hemet, CA 92545

Hemet Unified School Dist.
Atten: Facilities Dept.
1791 W. Acacia Ave.
Hemet, CA 92545

Department of Transportation – Dist. 8
Attention: Mark Roberts, AICP
Planning
464 W. 4th St., 6th Floor, MS725
San Bernardino, CA 92401-1400

Department of Transportation – Dist. 8
Attention: Mark Roberts, AICP
Planning
464 W. 4th St., 6th Floor, MS725
San Bernardino, CA 92401-1400

Eastern Municipal Water District
Warren A. Beck P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water District
Warren A. Beck P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Eastern Municipal Water District
Warren A. Beck P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

E Eastern Municipal Water District
a Warren A. Beck P.E.
s P.O. Box 8300
t 2270 Trumble Road
e Perris, CA 92570-8300

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

EA 39577

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200700647

Lead Agency: COUNTY PLANNING Date: 06/07/2007

County Agency of Filing: Riverside Document No: 200700647

Project Title: EA 3577; SP 286 AMEND #5; CZ 7086; TTM 32151; PP 19442

Project Applicant Name: SIERRA LAND DEVELOPMENT Phone Number:

Project Applicant Address: 219 MEADOWS VISTA WAY ENCINITAS CA 92024

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	
<input checked="" type="checkbox"/> Negative Declaration	1800.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	1864.00

Signature and title of person receiving payment: 

Notes:

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
 Ron Goldman · Interim Planning Director



JUN 07 2007

TO:
 Office of Planning and Research (OPR)
 P.O. Box 3044
 Sacramento, CA 95812-3044
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 39493 Los Alamos Rd
 Murrieta, CA 92563

82-675 Highway 111, 2nd Floor
 Indio, CA 92201
 Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P.O. Box 1090
 Riverside, CA 92502-1090

By *M. Meyer* M. Meyer
 Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA39577 Specific Plan No. 286 Amendment No. 5 / Change of Zone No. 7086 / Tentative Tract Map No. 32151 / Plot Plan No. 19442
Project Title *Case Numbers*

Adam Rush 951-955-9076
County Contact Person *Phone Number*

COUNTY CLERK
 Neg Declaration/Notice Determination
 Filed per P.R.C. 21152
 POSTED

n/a
State Clearinghouse Number

Sierra Land Development 219 Meadows Vista Way, Encinitas, CA 92024
Project Applicant *Address*

JUN 07 2007

Northerly of Brumfield Street, southerly of Koon Street, easterly of Highway 79 and westerly of Washington Street
Project Location

Removed 2.9.07
 County of Riverside, State of California Dept.

The Specific Plan proposes Amendment No. 5 to the Winchester 1800 Specific Plan to change the Land Use Designation within Planning Areas 7 and 9 from (Community Development: Medium Density Residential (CD-MDR)) to Community Development: Medium High Density Residential (CD-MHDR) in order to accommodate an increase in units within Planning Area 9 from 110 units to 180 units and to decrease the number of units within Planning Area 7 from 106 units to 85 units and to accommodate a transfer of dwelling units within the Specific Plan, to facilitate the implementation of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and provide development standards for the proposed condominium development. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance for the Winchester Hills Specific Plan to accommodate the proposed condominium development. The Tentative Tract Map proposes to subdivide 42.81 acres into 4 lots with 180 condominium units, a private recreation area, private road easements, and open space. The Plot Plan provides a site plan and building locations for the construction of 180 condominium units.

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on June 5, 2007 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 was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,800.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring Plan/Program WAS adopted.
5. Findings WERE made in accordance with Section 21081 of the California Public Resources Code.
6. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Sandi Schlemmer Senior Board Assistant
 Sandi Schlemmer for NANCY ROMERO, Clerk of the Board

June 5, 2007
 Date

Y:\Planning Case Files-Riverside office\TR32151\SP286A5 C27086 TR32151 PP19442 NOD.doc Revised 1/18/07

03.13.07 15.5 RESO 2007-254 ORD 348.4500 06.05.07 3.60

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY
	Please charge deposit fee case#: <u>ZEA39577</u> <u>ZCFG305</u>

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Tony Carstens · Agency Director
Planning Department
Ron Goldman · Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number or Name: Specific Plan No. 286 Amendment No. 5 / Change of Zone No. 7086 /
Tentative Tract Map No. 32151 / Plot Plan No. 19442

Environmental Assessment No.: 39577

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY.

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Project Planner Date: September 1, 2006

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: May 13, 2004

ADOPTED BY:

Board of Supervisors

Person Verifying Adoption: *Sandi Schlemmer* Deputy
Sandi Schlemmer for NANCY ROMERO, Clerk of the Board

Date of last hearing: June 5, 2007

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-9076.

Y:\Planning Case Files-Riverside office\TR32151\SP286A5 CZ7086 TR32151 PP19442 MitNegDec.doc

03.13.07 15.5 RESO 2007.254 ORD 348.4500 06.05.07 3.60

FOR COUNTY CLERK USE ONLY
Charge deposit fee case ZEA39577

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0701463

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$1,800.00
paid by: CK 1297
EA39577(136 MULTI-FAMILY UNITS W/I 41 BUILDINGS)
paid towards: CFG03053 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 25, 2007 16:26
VDOMINGU posting date Jan 25, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * T0407525

1080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$64.00
paid by: CK 169047
EA39577(136 MULTI-FAMILY UNITS W/I 41 BUILDINGS)
paid towards: CFG03053 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 13, 2004 13:44
ALMILLER posting date May 13, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2020**

I. AGENDA ITEM 4.2

TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172 – Applicant: Lennar Homes of California, Inc./Jarnne Gardner – Engineer/Representative: Rick Engineering Company/Ryan Tebben – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD- CR) – Community Development: Medium Density Residential (CD- MDR) – Open Space: Conservation (OS- C) – Location: Northerly of Abelia Street, southerly of Koon Street, easterly of Washington Street, and westerly of Winchester Road – 43.03 Gross Acres – Zoning: Specific Plan.

II. PROJECT DESCRIPTION:

Tentative Tract Map No. 32151 Revision No. 1 a Schedule "A" Condominium Subdivision. The Project site is comprised of approximately 43.03 gross acres and will be subdivided into six (6) lots. Revisions proposed include limiting the impacts to the adjacent MSHCP Conservation Area, addition of a Lot 6 for Sewer purposes, revisions to site grades/elevations, and maintaining a secondary access to the site and maintenance access to the existing channel. The proposed revisions will not result in a change in acreage or to the overall design of the site plan. Plot Plan No. 19442 Revision No.1 proposes changes to the site plan, architectural elevations, and landscape plan. The proposed residential development of 180 condominium units remain as originally approved.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Jarnne Gardner, Applicant, 980 Montecito Drive, Corona, 92879

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Leonard

By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND that No Further Environmental Review is Required; and,

APPROVE Tentative Tract Map No. 32151 Revision No. 1; and,

APPROVE Plot Plan No. 19442 Revision No. 1, subject to the conditions of approval.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: November 4, 2020
TO: Planning Commissioners
FROM: Deborah Bradford, Project Planner
RE: 4.2 – TR32151R01 & PP19442R01, Email opposing Project

Staff received an email of opposition regarding the proposed Project on October 27, 2020. Attached is the email and staff's response.

Bradford, Deborah

From: Bradford, Deborah
Sent: Tuesday, October 27, 2020 8:59 AM
To: Gabriela Nurse
Subject: RE: Public hearing

Good Morning Gabriela,

A little background on this Project. The Project site is located within a Specific Plan area and has already been approved for development. The Tract Map was originally approved by the Planning Commission on October 4, 2006. It was approved to allow for the development of 180 condominium units. The Project going before the Planning Commission is for a revision. This revision is to limit the impacts to an adjacent conservation area, revisions to site grades/elevations and maintain a secondary access to the site. The proposed revision does not result in a change in acreage, overall design or an increase in residential units. Below is an the landscape plan for the proposed project and the aerial of the site. The area proposed for condo development is comprised of 22.38 acres. The conservation area is comprised of approximately 13.39 acres. Future commercial site is approximately 4.82 acres.



Please let me know if you have further questions or concerns.
Thanks,

Deborah

Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951)955-6646
dbradfor@rivco.org

From: Gabriela Nurse [mailto:gabrielaluna98@gmail.com]
Sent: Monday, October 26, 2020 4:18 PM
To: Bradford, Deborah <DBradfor@RIVCO.ORG>
Subject: Public hearing

Hello,

I would like to suggest that this plan not move forward. I purchased my first home in that area and it was because of the open farm lands. I believe adding condominiums will decrease values of the homes, cause more traffic and over crowding. Please do not build the condominiums at that specific location and perhaps search for a better location else where. Thank you

Gabriela Luna RN
Home owner

TENTATIVE TRACT NO. TTM32151R01
 IN THE COUNTY OF FRESNO, CALIFORNIA
SCHEDULE A CONDOMINIUM MAP
 10/22/2020

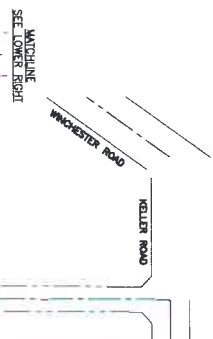
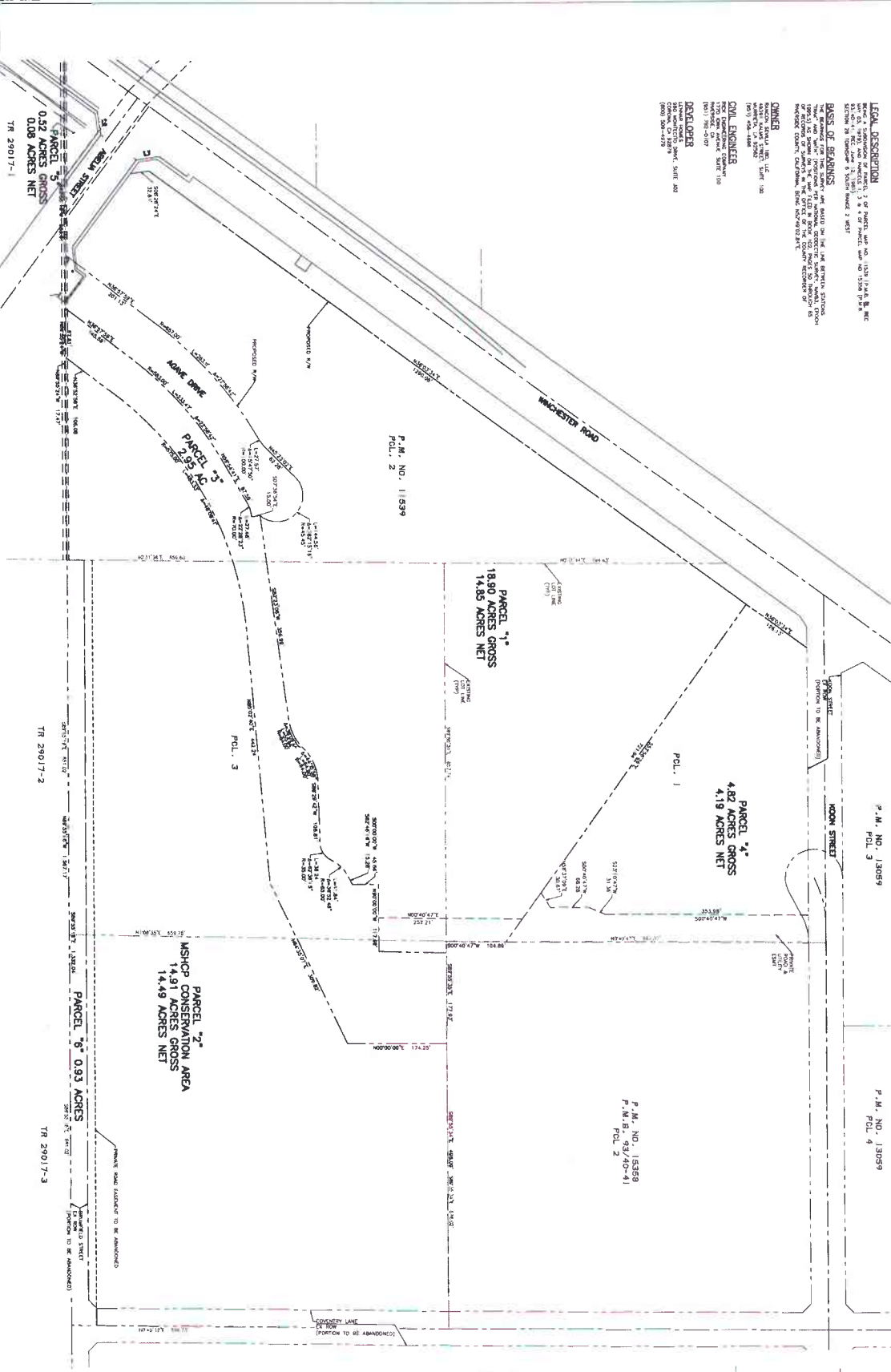
LEGAL DESCRIPTION
 A portion of Parcel 1, 2 of Parcel Map No. 124114-0, as amended, and Parcel 1, 2 of Parcel Map No. 124114-0, as amended, as shown on the attached map, to be more fully described as follows: Parcel 1, 2 of Parcel Map No. 124114-0, as amended, and Parcel 1, 2 of Parcel Map No. 124114-0, as amended, as shown on the attached map, to be more fully described as follows: Parcel 1, 2 of Parcel Map No. 124114-0, as amended, and Parcel 1, 2 of Parcel Map No. 124114-0, as amended, as shown on the attached map, to be more fully described as follows: Parcel 1, 2 of Parcel Map No. 124114-0, as amended, and Parcel 1, 2 of Parcel Map No. 124114-0, as amended, as shown on the attached map, to be more fully described as follows: Parcel 1, 2 of Parcel Map No. 124114-0, as amended, and Parcel 1, 2 of Parcel Map No. 124114-0, as amended, as shown on the attached map, to be more fully described as follows: Parcel 1, 2 of Parcel Map No. 124114-0, as amended, and Parcel 1, 2 of Parcel Map No. 124114-0, as 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NO. 13099
 P.O.L. 3

OWNER
 MSHCP
 1500 W. MARKET STREET, SUITE 200
 FRESNO, CALIFORNIA 93703
 (559) 241-4444

CIVIL ENGINEER
 FRS CONSULTING COMPANY
 1500 W. MARKET STREET, SUITE 200
 FRESNO, CALIFORNIA 93703
 (559) 241-4444

DATE
 10/22/2020

PROJECT
 MSHCP CONSERVATION AREA
 14.91 ACRES NET
 TR 29017-3

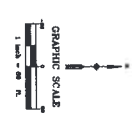


LEGEND

- Parcel Boundary
- Lot Line
- Right of Way
- Location of Site
- Proposed Site of Sale
- Existing Parcel Numbers
- Proposed Street Name
- Proposed Street Right

LIST

- Parcel 1
- Parcel 2
- Parcel 3
- Parcel 4
- Parcel 5
- Parcel 6



NO.	REVISION	DATE	BY	DESCRIPTION
1	PRELIMINARY			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			

ENGINEER OF WORK
 LAND SURVEYOR
 NAME
 LICENSE NO. 12345
 EXPIRES 12/31/2021

PROJECT 2: TRACT 29017-3
LAND SURVEYOR
 NAME
 LICENSE NO. 12345
 EXPIRES 12/31/2021