

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



ITEM: 1.2
(ID # 15053)

MEETING DATE:
Tuesday, August 17, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33750 (PM33750E01) – Applicant: Winchester Road – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, Southerly of Jean Nicholas Road, And Easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106), Industrial Park (I-P). APPROVED PROJECT DESCRIPTION: A Schedule "E" Subdivision into four (4) parcels which include; one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space. - REQUEST: FIRST EXTENSION OF TIME REQUEST FOR PARCEL MAP NO. 33750, extending the expiration date to May 9, 2023. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on April 7, 2021. The Tentative Parcel Map No. 33750 will now expire on May 9, 2023.

ACTION: Consent


John Hildebrand, Planning Director 7/29/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: August 17, 2021
xc: TLMA-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 Parcel Map No. 33750 was originally approved at Planning Commission on March 15, 2017. It proceeded to the Board of Supervisors along with Plot Plan No. 20682 and Plot Plan No. 26212, where the applications were adopted on May 9, 2017.

The First Extension of Time (EOT) was received on March 4, 2020, ahead of the expiration date of May 9, 2020. The applicant and the County discussed conditions of approval and reached consensus on August 13, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant, indicating the acceptance of the seven (7) recommended conditions

The Planning Commission heard the First Extension of Time for Tentative Parcel Map No. 33750 on April 7, 2021. The Planning Commission approved the project by a 5-0 vote.

Board Action

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

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

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

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION STAFF REPORT**
- B. **PLANNING COMMISSION MINUTES AND REPORT OF ACTIONS**



Jason Farin, Principal Management Analyst 8/11/2021



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1 . 1

Planning Commission Hearing: April 7, 2021

PROPOSED PROJECT

Case Number(s):	PM33750E01	Applicant(s):	Scott Richards
Area Plan:	Southwest		
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
APN:	480-170-014		



John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map for a Schedule "E" map that proposes to subdivide the 11.96 acre property into 4 parcels, one parcel for the mini-warehouse facility and RV parking, one parcel for the carwash and two lots for open space.

The project site is located northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road. The project site is located in the Southwest Area Plan.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33750**, extending the expiration date to May 9, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 33750 was originally approved at Planning Commission on March 15, 2017. It proceeded to the Board of Supervisors along with Plot Plan No. 20682 and Plot Plan No. 26212, where the applications were adopted on May 9, 2017.

The First Extension of Time (EOT) was received on March 4, 2020, ahead of the expiration date of May 9, 2020. The applicant and the County discussed conditions of approval and reached consensus on August 13, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant, indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to May 9, 2026.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 9, 2023. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

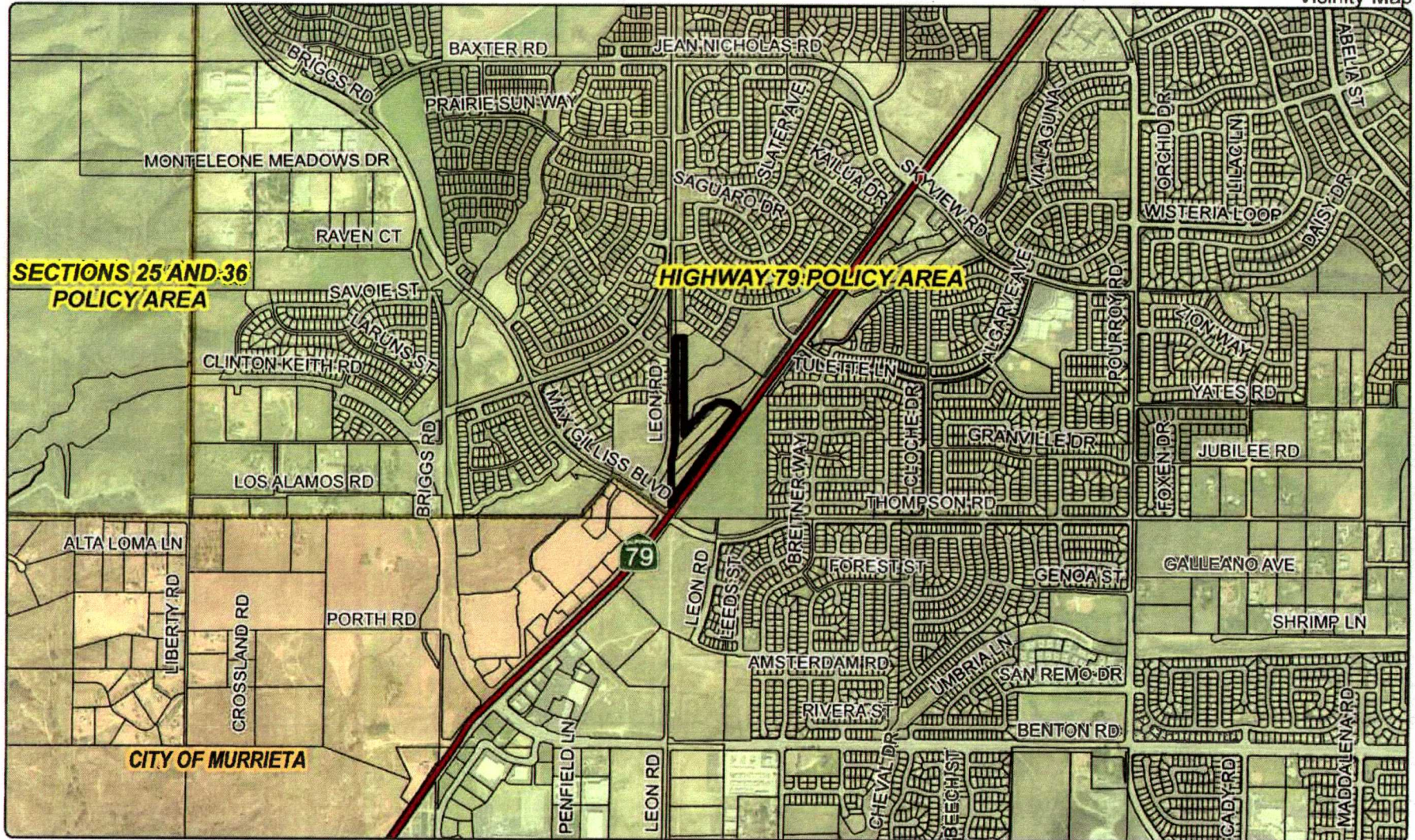
Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

RIVERSIDE COUNTY PLANNING DEPARTMENT
 PM33750 PP20682 PP26212
VICINITY/POLICY AREAS

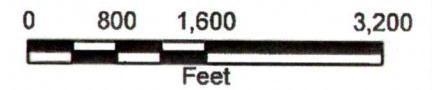
Supervisor: Washington
 District 3

Date Drawn: 03/14/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palmdale at (760)963-9277 (Eastern County) or Website <http://www.co.riverside.ca.us>

Extension of Time Environmental Determination

Project Case Number: TPM33750E01
 Original E.A. Number: 40245
 Extension of Time No.: First
 Original Approval Date: May 9, 2017
 Project Location: Northerly of Winchester Road, Southerly of Nicholas Road, And Easterly of Leon Road

Project Description: A Schedule "E" Subdivision into four (4) parcels which include; one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space.

On November 9, 2020, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
 Rob Gonzalez, Project Planner

Date: _____
 For John Hildebrand, Planning Director

Gonzalez, Roberto

From: J. Scott Richards <scott@mtnwestbuilders.com>
Sent: Thursday, August 13, 2020 1:04 PM
To: Gonzalez, Roberto
Cc: dino@dsbeng.com; Jay Stables; Jamie Richards
Subject: Re: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP 33750

Follow Up Flag: Follow up
Flag Status: Flagged

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

Rob,

I apologize for the delay but the addition of the conditions listed below is acceptable. Feel free to call me with questions.

Thank you

Scott Richards
435-640-4102

Mountain West Builders
7037 N Promontory Ranch Road
Park City, Utah 84098
scott@mtnwestbuilders.com
www.mtnwestbuilders.com

On Jul 14, 2020, at 3:48 PM, Gonzalez, Roberto <RGonzalez@Rivco.org> wrote:

Hello Scott Richards,

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time

Applicant accepts these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

1. Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
2. Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Sincerely,

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor
Riverside, CA 92501

Email Address: rgonzalez@rivco.org
Desk#: (951) 955-9549 | MS#59549

If you are contacting me in regard to a case, please include the entitlement or permit number in the subjectline or anywhere within the message body.

I currently work a 9/80 work schedule, off every other Friday.

Confidentiality Disclaimer: This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error, please delete all copies, both electronic and printed, and contact the author immediately.

<PL_Conditions_Of_Approval-7-14-2020 1.28.38 PM.PDF>

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-MAP - GEO02489 APPROVED (cont.)

French Valley Area, Riverside County, California, J.N.
348-05", dated July 7, 2005.

These documents are herein incorporated in GEO02489.

GEO02489 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.
2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.
3. It is our estimation that future groundwater tables will fluctuate from approximately 9 feet to 13 feet below ground surface within the subject site.
4. The site is underlain by 2 to 8 feet of potentially compressible and/or hydro-collapsible soils.

GEO02489 recommended:

1. Existing topsoil is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent very old alluvium or bedrock.
2. Where overexcavation and grading do not provide 3 feet to 4 feet or more of fill below finish grade within areas of proposed structures or walls, the area should be overexcavated to 3 feet to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper.
3. Necessary removal and/or overexcavation depth bottoms criteria includes being excavated into very old alluvium with a dry density greater than 98 pcf and a 65% saturated or greater to be confirmed by the project engineering geologist.
4. Further acceptable criteria includes overexcavation into competent bedrock.

GEO No. 2489 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2489 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11

0010-Planning-MAP - LOW PALEO (cont.)

for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11

0010-Planning-MAP - LOW PALEO (cont.)

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Planning. 12

0010-Planning-MAP - MWD Conditions

A letter was received from the Metropolitan Water District on July 11, 2016, which provided some conditions of approval:

1. The locations of metropolitan's 54- and 60- inch inside diameter San Diego Pipeline Nos. 1 and 2, appurtenant manhole structures and accompanying 120-foot wide permanent easement right-of-way, as shown on Sheet 1 of the revised profile exhibit and Sheet G-1 of the conceptual grading plan are in agreement with our records.

We note that a segment of the protective slab for our San Diego Pipeline No. 1 as part of the requirement in the year 2002 for the widening of Winchester Road by Caltrans and/or County of Riverside will be verified prior to your construction, as shown on Sheet 1 of your revised profile exhibit.

2. The proposed grading which involves cut and fill of 2 to 5 feet over our San Diego Nos 1 and 2 protective slabs to accommodate the 24-foot wide "access and maintenance road" crossing, RV parking area and widening of Winchester Road,

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 12****0010-Planning-MAP - MWD Conditions (cont.)**

as shown on Sheet G-1 of your revised conceptual plan and on Sheet 1 of your revised profile exhibit, are generally acceptable to Metropolitan, provided a site specific settlement analysis report and protective slab design as discussed in our letter dated July 11, 2016 letter be submitted for our review and acceptance.

3. As stated in our letter dated July 11, 2016, a minimum of 4 inches of rigid cellular polystyrene foam insulation can be placed between the top of our pipeline and the bottom of the slab in the area of the proposed Winchester Road widening. The protective slab in this area can be designed at grade with the thickness of the slab demonstrating it will spread the load away from our pipeline. The absolute minimum cover allowed between the road surface and our pipeline is 2 feet. Our pipeline should be potholed at this location as your plan indicates that it is very shallow.

In the event that the required protective slab for our San Diego Pipeline No. 1 were not installed as part of what is now the widened Winchester Road, then we will require the protective slab to be extended from the edge of our existing encasement to the extent of the proposed RV parking area.

4. We note that the proposed 10-foot by 20-foot POD storage containers are removed from the limits of our right of way, which is acceptable to metropolitan.

5. We also note that the proposed concrete paving and protective slab encompasses the entire RV parking area over our pipelines and manhole structures. However, we require that a 20-foot clear zone be maintained around our manhole structures at all times.

No vibratory compaction equipment in vibratory mode must be used within 25 feet of the centerline of the pipeline.

7. The actual cover over the pipelines must be determined by potholing of other means acceptable to Metropolitan and must be under Metropolitan's supervision. When the cover over our pipelines are between 2.5 and 4 feet, equipment

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 12****0010-Planning-MAP - MWD Conditions (cont.)**

must be restricted to that which imposes loads no greater than that of a track type tractor weighing a maximum of 12,000 pounds. When the cover is less than 2.5 feet, only hand equipment must be used.

8. We request that a stipulation be added to your plans or specifications to notify Darwin Potter of our Water System Operations Group, telephone (951) 926-5853, at least two working days (Monday through Thursday) prior to starting any work in the vicinity of our facilities.

Facilities constructed within Metropolitan's easement right-of-way shall be subject to the paramount right of Metropolitan's easement right of way shall be subject to the paramount right of Metropolitan to use the easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights find it necessary to remove any of the facilities from the easement, such removal and replacement shall be at the expense of the owner of the facility.

Please note that the RV parking lot and other improvements proposed within the limits of our right-of-way could be unavailable at any time, for a period of time, in the event excavation of our pipelines becomes necessary for maintenance repair and replacement. Metropolitan will not be responsible for any disruption to the business if this were to occur.

For any other correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number 2028-16-004. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670.

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

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

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

No offsite subdivision signs advertising this land

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)**

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 19 **0010-Planning-MAP- MAP ACT COMPLIANCE**

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

Planning. 20 **0010-Planning-MAP- ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the M-SC zone.

Planning. 21 **0010-Planning-USE- DESIGN CHANGES**

As a result of discussions between the applicant and nearby property owners, the below design measures shall be incorporated into or considered with the development of the project or as approved by the Assistant TLMA Director.

- 1.Terra Cotta Red as a roofing color shall be utilized instead of the green as shown on the approved elevations.
- 2.A less horizontal stone veneer for an alternative with larger individual stones shall be considered.
- 3.Additional screening in the form of flowering vines shall be provided in front of the vinyl fencing located within

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Parcel Map No. 33750 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33750 dated 2/7/2017.

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

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

The land division hereby permitted is to permit a Schedule "E" subdivision combining seven (7) lots into two (2) lots,

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4

0010-Planning-All-MAP- PROJECT DESCRIPTION (cont.)

abandoning a right of way and dedicating easements for development.

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD- - UWIG COMPLIANCE

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design. *Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts 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. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - UWIG COMPLIANCE (cont.)

on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

***Invasives** When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation 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.

***Barriers** 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 in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

***Grading/Land Development** Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These 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.

Transportation. 6 0010-Transportation-MAP- TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP- TUMF CREDIT AGREEMENT (cont.)

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

Transportation. 7 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

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

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

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

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

Current will-serve letters for both water and sewer shall be provided prior to map recordation from the appropriate purveyor.

Fire

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

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

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

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

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied

terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

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

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

050 - Flood. 3 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 4 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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Flood

050 - Flood. 4 0050-Flood-MAP SUBMIT FINAL WQMP (cont.) Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 5 0050-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 6 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 7 0050-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied
All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied
The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS:

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

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Planning

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont. Not Satisfied

050 - Planning. 3 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Lot Nos. 1-2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. Prior To Map Recordation

Planning

- 050 - Planning. 5 0050-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
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. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.
- 050 - Planning. 7 0050-Planning-MAP - SURVEYOR CHECK Not Satisfied
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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

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

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

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

E. The total number of commercial lots on the final map shall be 4, with 1 open space, recreation/utility lots.
- 050 - Planning. 8 0050-Planning-MAP- CONTACT VALLEY WIDE Not Satisfied
Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.
- 050 - Planning. 9 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied
An offer of dedication to a responsible agency acceptable to the Riverside County Planning Department for a ten foot (10') wide community wide regional trail along the Former

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Planning

050 - Planning. 9 0050-Planning-MAP- OFFER OF TRAILS (cont.) Not Satisfied
Leon Road shall be noted on both the FINAL MAP and the
Environmental Constraints Sheet.

050 - Planning. 10 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Change of Zone No. 7180
has been approved and adopted by the Board of Supervisors
and has been made effective. This land division shall
conform with the development standards of the
zone ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - MSHCP DRAINAGE Not Satisfied
Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall
be directed off site into adjacent conservation areas. The
final project exhibit for approval must clearly show how
the site is to be drained and confirm that adequate water
quality treatment has been implemented for flows which do
enter conservation areas.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP- FUEL MOD CLEARANCE Not Satisfied
No impacts from fuel mod zones for fire clearance shall
occur within any conservation or other biologically
constrained areas. All fuel mod zones and conservation or
biologically constrained areas shall be clearly delineated
on all exhibits.

050 - Planning-EPD. 3 0050-Planning-EPD-MAP- MSHCP BARRIERS Not Satisfied
The project shall submit a fencing plan that will provide
adequate separation between the project and adjacent
conservation areas as outlined in Section 6.1.4 of the
WRMSHCP to EPD for review prior to project approval and
barriers shall be shown on the final project exhibit for
approval.

050 - Planning-EPD. 4 0050-Planning-EPD-NO GRADING WITHIN MSHCP AREA Not Satisfied
No impacts from grading including manufactured slopes shall
occur within any conservation or other biologically
constrained areas and must be clearly delineated on all
exhibits.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Winchester Road (SR-79)

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50. Prior To Map Recordation

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION (cont.) Not Satisfied
and so noted on the final map, with the exception of one
40' access for proposed project and one 20' access for
RCFC&WCD.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied
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.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to map recordation, the project proponent shall
comply with County requirements within public road
rights-of-way, in accordance with Ordinance 461. Assurance
of maintenance is required by filing an applicaton for
annexation to Landscaping and Lighting Maintenance District
No. 89-1-Consolidated and/or any other maintenance district
approved by the Transportation Department. Said annexation
should include the following:

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

For street lighting, the project proponent shall contact
the County Service Area (CSA) Project Manager who
determines whether the development is within an existing
CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, 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, IID or
other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 1 Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 1 (cont.) Not Satisfied

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated August 9, 2016.

050 - Transportation. 3 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4 0050-Transportation-MAP - IMPROVEMENT Not Satisfied

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' to 68' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55' to 68'/92') Modified for increased AC improvements from 55' to 68'.)

NOTE: 1. 8' meandering concrete sidewalk shall be constructed within the 24' to 37' parkway per Standard No. 404, Ordinance 461.

2. A 40' wide driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

3. A concrete pork chop shall be constructed at the center to restrict left-out movements as approved by CALTRANS.

4. Acceleration and deceleration AC pavement lane shall be constructed to the north project boundary per 60 mph speed limit.

5. A 400' long curbed landscape median shall be

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50. Prior To Map Recordation

Transportation

- 050 - Transportation. 4 0050-Transportation-MAP - IMPROVEMENT (cont.) Not Satisfied
constructed at the centerline to restrict
left-turn movement per Standard No. 83, Ordinance
461 as follow:
- a. 275' south of the centerline of proposed
driveway and 125' north of the centerline of
proposed driveway and as approved by CALTRANS.
6. Street improvement plans shall be submitted to
CALTRANS for review and approval.
- 050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus
or minus 5 degrees, with a minimum 50' tangent, measured
from flowline/curbface or as approved by the Transportation
Planning and Development Review Division Engineer.
- 050 - Transportation. 6 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied
A signing and striping plan is required for this project.
The applicant shall be responsible for any additional
paving and/or striping removal caused by the striping plan
or as approved by the Director of Transportation.
- 050 - Transportation. 7 0050-Transportation-MAP - SOILS 2 Not Satisfied
The developer/owner shall submit a preliminary soils and
pavement investigation report addressing the construction
requirements within the road right-of-way.
- 050 - Transportation. 8 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied
The street design and improvement concept of this project
shall be coordinated with PP20682.
- 050 - Transportation. 9 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in
accordance with County Standard No. 816 as directed by the
Transportation Department.
- 050 - Transportation. 10 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied
A separate streetlight plan is required for this project.
- Street lighting shall be designed in accordance with County
Specification Section 22 of Ordinance 461. For projects
within SCE boundaries use County of Riverside Ordinance
461, Standard No's 1000 or 1001.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - STREETLIGHT PLAN (cont.) Not Satisfied

050 - Transportation. 11 0050-Transportation-MAP - 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.

050 - Transportation. 12 0050-Transportation-MAP-CALTRANS ENCROACHMENT PI Not Satisfied

Prior to map recordation or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from District 08, Office of the State Department of Transportation in San Bernardino.

050 - Transportation. 13 0050-Transportation-MAP-TEMP OFF-SITE ACCESS IMPVMT Not Satisfied

A temporary access road, from Max Gilliss Boulevard to project westerly boundary, shall be improved with 24' AC pavement within 100' full-width existing Old Leon Road right-of-way as directed by the Riverside County Director of Transportation.

Note: 1. Construct a raised curb median along Max Gilliss Boulevard at the intersection of temporary access road (old Leon Road) to restrict a left-out/in movement as directed by Riverside County Director of Transportation.

2. The temporary access road (along old Leon Road) will be vacated if and when the adjacent property (APN: 480-106-061) is developed and permanent access is secured or/and as directed by the Director of Transportation.

050 - Transportation. 14 0050-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF"

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 0050-Transportation-USE - TUMF CREDIT AGREEMENT (cc Not Satisfied
facility as a condition of approval for this project and
will be seeking "TUMF" credits and/or reimbursements for
the "TUMF" improvements built with this project, the
applicant shall enter into a "TUMF Improvement and Credit
Agreement" with the Transportation Department prior to the
first building permit issuance as directed by the Director
of Transportation. Please contact (951) 955-6800 for
additional information.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

A separate stockpile permit is required for the import

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied
ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied
In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied
Parcel Map 33750 is located within the limits of the

Plan: PM33750E01

Parcel: 480170014

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied

Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 3 0060-Flood-MAP ORD 458 SFHA STUDY REQ'D Not Satisfied

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

060 - Flood. 4 0060-Flood-MAP PHASING Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 0060-Flood-MAP PHASING (cont.) Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-MAP - CULTURAL MONITOR REQ. Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

- (1) The Project Archaeologist shall conduct Cultural Resource Sensitivity Training for all construction Personnel.
- (2) The County certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- (3) The archaeologist shall monitor all areas identified for development including off-site improvements.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - CULTURAL MONITOR REQ. (cont.) Not Satisfied

(4) An adequate number of monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(8) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(9) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(10) Upon completion of the implementation phase, a final Phase IV Monitoring Report shall be submitted describing

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - CULTURAL MONITOR REQ. (cont.) Not Satisfied
the plan compliance procedures and site conditions before and after construction. The final report shall include copies of all daily monitoring notes and Cultural Resource Sensitivity sign-in sheet(s).

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT (cont.) Not Satisfied
Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.
- 060 - Planning. 7 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied
Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.
- 060 - Planning. 8 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement on Parcel 3, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.
- 060 - Planning. 9 0060-Planning-MAP- CONTACT VALLEY WIDE Not Satisfied
Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.
- 060 - Planning. 10 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.96 acres (gross) in accordance with the TENTATIVE MAP. If the development is

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10	0060-Planning-MAP- SKR FEE CONDITION (cont.)	Not Satisfied
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subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1	0060-Planning-EPD- - NESTING BIRD SURVEY	Not Satisfied
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Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, 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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them 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 or building 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 EPD for review, documenting the results of the survey.

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

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. 3 0060-Planning-EPD-EPD - MSHCP LANDSCAPING Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

060 - Planning-EPD. 4 0060-Planning-EPD-EPD- BMPS Not Satisfied

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present adjacent to the project site. BMPs shall include but are not limited to installation of silt fencing and erosion control measures to ensure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP installation shall be monitored by a biologist currently holding a MOU with the County. EPD shall be contacted directly once BMPs are installed and EPD shall confirm that all BMPs are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD- BMPS (cont.) Not Satisfied

060 - Planning-EPD. 5 0060-Planning-EPD-NO GRADING WITHIN CONSERVATIOI Not Satisfied

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall visit the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF Not Satisfied

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF Not Satisfied
To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

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

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Submitting a Contractors Statement of Conformance form (284-259).
4. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
5. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Planning

070 - Planning. 1 0070-Planning-MAP - PHASE IV CULTURAL REQ. Not Satisfied
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall

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70. Prior To Grading Final Inspection

Planning

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

prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

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

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 33750 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied

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

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-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. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - POST GRADING INSPECTION Not Satisfied

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - POST GRADING INSPECTION (c Not Satisfied
conservation areas.

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

EPD shall visit the site prior to issuance of building permit to ensure fuel mod areas for fire clearance have not been extended into conservation or other biologically constrained areas.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST 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 other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

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

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION (cont.) Not Satisfied

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any buildings within the project until the new drainage facility is deemed substantially complete.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. 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 within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.96 acres (gross) in accordance with TENTATIVE MAP. If the

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied

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. 2 0090-Planning-USE- RECROPROCAL ACCESS Not Satisfied

Prior to building permit final, provide an agreement stating that both properties (PP20682)(PP26212) will provide recipocal access through both access points. The agreement shall be between the propetry owners of both parcels 1 and 2 of TM33750.

Condition added at 3/15/17 Planning Commission.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-EPD - FINAL UWIG INSPECTION Not Satisfied

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - COMPLY W/MWD RQMTS Not Satisfied

The land divider shall comply with the Metropolitan Water District (MWD) recommendations as outlined in their letter dated October 26, 2016, reference Job No. 01.145.000.

090 - Transportation. 2 0090-Transportation-MAP - E STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - E STREETLIGHTS INSTALL (cor Not Satisfied

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. 3 0090-Transportation-MAP - R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 6.65 acres.

090 - Transportation. 4 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. 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 certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 5 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 6 0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

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

09/08/20
09:38

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 30

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6

0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 7, 2021**

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750** – Applicant: Scott Richards – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule “E” Subdivision into four (4) parcels, one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **REQUEST:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023.

- 1.2 **PLOT PLAN NO. 180013 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **RECEIVED and FILED.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) – **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **ADOPTED** Planning Commission Resolution No. 2021-003; and, The Planning Commission Recommends that the Board of Supervisors take the following actions: **TENTATIVELY** Approve General Plan Amendment No. 180006; and, **APPROVE** Plot Plan No. 1800026, subject to the conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 7, 2021**

building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029. Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
- The Planning Commission Recommends that the Board of Supervisors take the following actions:
FIND that No New Environmental Document is Required; and,
TENTATIVELY Approve Change of Zone No. 1900039.
- 4.3 **SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report** – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
CONTINUED to April 21, 2021.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 7, 2021**

maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.4 **CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Development Agreement No. 1900021; and,

TENTATIVELY Conditional Use Permit No. 190033, subject to the conditions of approval as modified at hearing.

5.0 **WORKSHOP:**

NONE

6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**



**PLANNING COMMISSION
MINUTE ORDER
APRIL 7, 2021**

I. AGENDA ITEM 4.1

GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P).

II. PROJECT DESCRIPTION:

General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:joliv@rivco.org).

Soke in favor:

Randy Burk, Applicant's Representative

Charles Garland, Applicant's Representative, [cgarchitect@gmail.com](mailto:cgar@architect@gmail.com)

No one spoke in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2021-003; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

TENTATIVELY Approve General Plan Amendment No. 180006; and,

APPROVE Plot Plan No. 1800026, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 7, 2021**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W).

II. PROJECT DESCRIPTION:

Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Manuel Baeza at (951) 955-9294 or email at mbaeza@rivco.org.

Spoke in favor:

Robert Petrisin, Applicant's Representative, 951-312-4869

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 Shaffer

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND that No New Environmental Document is Required; and,

TENTATIVELY Approve Change of Zone No. 1900039.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 7, 2021**

I. AGENDA ITEM 4.3

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 2000025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) – Medium High Density Residential (CD-MHDR) – Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan).

II. PROJECT DESCRIPTION:

The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor:

Timothy Leiweke, Applicant’s Representative, 424-280-2506

John Bolton, Applicant’s Representative, 760-917-5444

Tony Locacciato, Applicant’s Representative, 805-444-7896

Robert Novell, Applicant’s Representative, 816-329-4503

Ronen Barak, Applicant, 516-850-3266

Joel Mugge, Interested Party, 612-384-9012

Randi Berstein, Interested Party

Michael Bates, Interested Party

Spoke in opposition:

Brian Flynn, Interested Party, 508-380-4151

Clint Atherton, Interested Party, 714-392-2571

Stephen Collins, Interested Party, 310-906-9666

Sarah Ritter, Interested Party, 443-388-1670

Chris Willis, Interested Party

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Thornhill

By a vote of 5-0

CONTINUED to April 21, 2021.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 7, 2021**

I. AGENDA ITEM 4.4

CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042.

III. MEETING SUMMARY:

The following staff presented the subject proposal: Russell Brady, Principal Planner
Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

Spoke in favor:

Violeta Aguilar-Wyrick, Applicant's Representative, Catalyst Cannabis Co.

Blake Hogen, Applicant's Representative, Catalyst Cannabis Co.

Damien Martin, Applicant's Representative

Ana Cabral, Interested Party, 714-677-7882

Nic Bucholz, Interested Party, 916-606-4307

Anabel Nevarez, Interested Party, 562-401-3118

Josiah Bruny, Interested Party, 951-992-0721

Spoke in opposition:

Harold Hochberg, Neighbor, Columbia Street, Hemet, 92544

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Kroencke

By a vote of 4-0 (Commissioner Leonard Recused Himself)

The Planning Commission Recommends that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Development Agreement No. 1900021; and,

TENTATIVELY Conditional Use Permit No. 190033, subject to the conditions of approval as modified at hearing.