

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



ITEM: 1.2
(ID # 18698)

MEETING DATE:

Tuesday, April 05, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE TRACT MAP NO. 38035, TENTATIVE PARCEL MAP NO. 38037, and PLOT PLAN NO. 210007 – No New Environmental Documentation is Required – Applicant: Diamond Valley, LLC c/o Hannah Soroudi and Jeff Dinkin – Engineer/Representative: Albert A. Webb Associates c/o Byanka Velasco and Fayas Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Very High Density Residential (CD:VHDR), and Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: northeast corner of Domenigoni Parkway and Rice Road, south of Olive Avenue, and west of Highway 79/Winchester Road – 23.45 Gross Acres – Zoning: Specific Plan No. 288 – Planning Areas 1, 2, 4, and 6. REQUEST: TENTATIVE TRACT MAP NO. 38035 is a proposal for a Schedule A subdivision of 13.91 gross acres for 128 lots for residential dwellings and seven (7) open space or conservation lots. TENTATIVE PARCEL MAP NO. 38037 is a proposal for a Schedule H subdivision with Schedule A improvements of 9.54 gross acres for a 124-unit condominium development. PLOT PLAN NO. 210007 is a proposal for the design and development for Tentative Parcel Map No. 38037 (a condominium unit subdivision). The 124-unit condominium development would consist of twenty-two (22) 4-unit buildings, six (6) 5-unit buildings, and one (1) 6-unit building with a pool, pool house, bocce ball court, and passive recreational turf pocket park with exercise equipment. APN: 461-220-039 & 040. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced cases acted on by the Planning Commission on March 23, 2022.

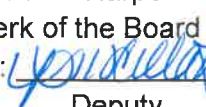
ACTION:Consent


John Hildebrand, Planning Director 3/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 5, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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



Jason Farin, Principal Management Analyst 3/30/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION - MARCH 23, 2022
COUNTY ADMINISTRATIVE CENTER
1st FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

- I. AGENDA ITEM NO. 4.5**
TENTATIVE TRACT MAP NO. 38035, TENTATIVE PARCEL MAP NO. 38037, and PLOT PLAN NO. 210007 – No New Environmental Documentation is Required – Applicant: Diamond Valley, LLC c/o Hannah Soroudi and Jeff Dinkin – Engineer/Representative: Albert A. Webb Associates c/o Byanka Velasco and Fayes Hall – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Very High Density Residential (CD:VHDR), and Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: northeast corner of Domenigoni Parkway and Rice Road, south of Olive Avenue, and west of Highway 79/Winchester Road – 23.45 Gross Acres – Zoning: Specific Plan No. 288 – Planning Areas 1, 2, 4, and 6.
- II. PROJECT DESCRIPTION:**
TENTATIVE TRACT MAP NO. 38035 is a proposal for a Schedule A subdivision of 13.91 gross acres for 128 lots for residential dwellings and seven (7) open space or conservation lots. **TENTATIVE PARCEL MAP NO. 38037** is a proposal for a Schedule H subdivision with Schedule A improvements of 9.54 gross acres for a 124-unit condominium development. **PLOT PLAN NO. 210007** is a proposal for the design and development for Tentative Parcel Map No. 38037 (a condominium unit subdivision). The 124-unit condominium development would consist of twenty-two (22) 4-unit buildings, six (6) 5-unit buildings, and one (1) 6-unit building with a pool, pool house, bocce ball court, and passive recreational turf pocket park with exercise equipment.
- III. MEETING SUMMARY:**
Project Planner Tim Wheeler presented the subject proposal. Contact information: (951) 955-6060; email twheeler@rivco.org.
- Chair Leonard opened the Public Hearing.
- Spoke in favor:
Scott Hildebrandt, Applicant Representative – agreed to the Conditions of Approval.
- Chair Leonard closed the Public Hearing.
- IV. CONTROVERSIAL ISSUES:**
None.

V. PLANNING COMMISSION ACTION:

Motion by Vice-Chair Thornhill, Seconded by Commissioner Kroencke, by a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FOUND that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **ENVIRONMENTAL IMPACT REPORT NO. 376** and approved addendum for **SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist; and,

APPROVED TENTATIVE TRACT MAP NO. 38035, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 38037, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED PLOT PLAN NO. 210007, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Planning Commission Hearing: March 23, 2022

PROPOSED PROJECT

Case Number(s):	Tentative Tract Map No. 38035 Tentative Parcel Map No. 38037 Plot Plan No. 210007	Applicant(s): Hanna Soroudi, Owner
Environmental:	No New Environmental Doc. Req.	Representative(s): Webb Associates c/o Fayres Hall & Byanka Velasco
Area Plan:	Harvest Valley/Winchester	
Zoning Area/District:	Winchester Area	
Supervisorial District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	461-220-039 & 040	

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 38035 is a proposal for a Schedule A subdivision of 13.91 acres for 128 lots for residential dwellings and 7 open space or conservation lots. Reciprocal access is proposed between dwelling developments. Landscaped open space areas would be maintained by a homeowner’s association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 72 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288), Planning Areas 1, 2, and 4. Planning Area 1 includes the residential lots and related amenities and uses. Planning Area 4 of SP288 will remain undisturbed as a conserved open space area. Planning Area 2, consisting of parcel 1 of Parcel Map 36545 will include a proposed water quality basin with pump modular wetland system.

Tentative Parcel Map 38037 is a proposal for a Schedule H subdivision with Schedule A improvements; of 9.54 gross acres for a 124-unit condominium development. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288), Planning Area 6,

Plot Plan No. 210007 is a proposal for the design and development for TPM38037 (a condominium unit subdivision). The 124-unit condominium development would consist of 22 4-unit buildings, 6 5-unit buildings, and 1 6-unit building with a pool, pool house, bocce ball court, and passive recreational turf pocket park with exercise equipment. Each condominium unit would provide a 2-car garage and a private yard. The condominium development would provide a total of 66 guest parking spaces, which includes 6 ADA and 3 EV parking spaces. Additionally, the condominium complex would include a planted garden area connected to a modular wetland vault system and landscaping throughout the development.

The descriptions as included above constitutes the “Project” as further reference in this staff report.

The Project is located on the Northeast corner of Domenigoni Parkway and Rice Road, South of Olive Avenue, and West of Highway 79/Winchester Road

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **ENVIRONMENTAL IMPACT REPORT NO. 376** and approved addendum for **SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE **TENTATIVE TRACT MAP NO. 38035**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE **TENTATIVE PARCEL MAP NO. 38037**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE **PLOT PLAN NO. 210007**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	The Crossroads in Winchester (SP288)
Specific Plan Land Use:	PA 1: High Density Residential (HDR) PA 2: Open Space – Recreation (OS-R) PA 4: Open Space – Conservation (OS-C) PA 6: Very High Density Residential (VHDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: High Density Residential (CD: HDR), Community Development: Very High Density Residential (VHDR), and Open Space: Conservation (OS: CO)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Recreation (OS: R)

East:	Open Space: Conservation (OS: CO) and Community Development: Commercial Retail (CD: CR)
South:	Community Development: High Density Residential (CD: HDR) and Open Space: Recreation (OS: R)
West:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Recreation (OS: R)
Existing Zoning Classification:	Specific Plan (SP 288, Planning Areas 1, 2, 4, and 6)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Specific Plan (SP 288, PA5, Conservation and SP#288 PA3, Commercial)
South:	Specific Plan (SP 288, PA 7 High Density Residential and PA 8 Recreation)
West:	Specific Plan (SP 293, PA 32 Recreation and 33 Medium Density Residential)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Salt Creek Channel and Vacant Land
East:	Vacant Land (approved for commercial development)
South:	Vacant Land
West:	Residential Dwellings and Recreational Park

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	23.45 Gross Acres for both Tract & Parcel Maps	N/A
Existing Building Area (SQFT):	N/A	N/A
Density:	Tract Map (PA1) = 10.7 du/ac	8-14 du/ac (PA1)
	Parcel Map (PA6) = 15.1 du/ac	14-20 du/ac (PA6)
Building Height (FT):	Tract Map (PA1) = 28 feet	Tract Map (PA1) = Per SP#288 (detached single-family homes); height of buildings shall not exceed 3 stories with a max. height of 40 feet
	Parcel Map (PA6) = 32 feet	Parcel Map (PA6) = Per SP#288 (PA6); height of buildings shall not exceed 45 feet

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Minimum Lot Size:	Tract Map (PA1) = smallest lot area-Lot 33 at 2,465 sqft	Tract Map (PA1) = Per SP#288 (PA1); lot area shall not be less than 2,000 sqft
Total Proposed Number of Lots:	Tract Map (PA1) = 128 detached single-family homes Parcel Map (PA6) = 124 multi-family homes (condo. units)	PA1 adjusted from 106 to 128 dwelling units per the approved substantial conformance #2 to SP#288 PA6 adjusted from 154 to 124 dwelling units per the approved substantial conformance #2 to SP#288
Map Schedule:	Tract Map (PA1) = Sch. A Parcel Map (PA6) = Sch. H with Sch. A improvements	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tract Map (Detached Single-Family Home) - PA1	255,700 SF	2.50 parking spaces per dwelling for residence and unassigned guest spaces.	320 parking spaces = *2.00 parking spaces per dwelling and .50 parking for unassigned guests	328 parking spaces = *2.00 parking spaces per dwelling and .56 parking for unassigned guests
Residence in PA6	137,595 SF	2.50 parking spaces per dwelling for residence and unassigned guest spaces.	310 parking spaces = *2.00 parking spaces per dwelling and .50 parking for unassigned guests	314 parking spaces = *2.00 parking spaces per dwelling and .53 parking for unassigned guests
TOTAL:				

Located Within:

City's Sphere of Influence: No

Community Service Area ("CSA"):	Yes – CSA #146 – Street Lighting and Library
Special Flood Hazard Zone:	Yes – Riverside County Flood Control
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate - SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (Mt. Palomar Observatory)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 288 (SP288-The Crossroads in Winchester) was approved by the Board of Supervisors and final resolution adopted on April 29, 1997. There have been two amendments processed associated with SP288; Amendment No. 1 was initiated in November 2005 to revise the land use concept and add an additional 15 acres of property not originally included as a part of Specific Plan No. 288. However, Amendment No. 1 was subsequently withdrawn and never approved by the County. Amendment No. 2 proposed modifications to certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel. This second amendment was approved by the Board on December 17, 2013. Furthermore, a Substantial Conformance No. 2 to SP288 was approved by the Planning Commission on February 16, 2022. The Substantial Conformance No. 2 approval included adjusting the dwelling unit allocation for Planning Areas 1 and 6, plus the overall number of units within the Specific Plan to accommodate this proposed residential planned development.

Objectives of SP 288 are to "establish a comprehensive land use plan that is responsive to providing varied type of housing products for wider marketability, advance build-out of adjacent urban arterials to enhance traffic flow and safety, while providing highway access points in accordance with the minimum distance guidelines of the County of Riverside Department, and design a distinctive community, where all forms of design-landscaping, entry monumentation, signage, architecture and street layout; which can be inviting to potential residents as well as responsive to Riverside County Objectives. The Projects have been designed to meet these objectives of the Specific Plan.

The Project Site was previously assessed through a Pre-Application Review (PAR200025) on July 9th, 2020. The comments were provided and an additional meeting with Commissioner Thornhill provided the applicant and representatives with items to address and consider with their project entitlement submittal when filed.

On February 8, 2021, the applicant and representatives applied for Tentative Tract Map No. 38035, Tentative Parcel Map No. 38037, and Plot Plan No. 210007. Planning Area 1 (PA1) was adjusted to a maximum dwelling unit count of 128 dwelling units and Planning Area 6 (PA 6) was adjusted to a maximum dwelling unit count of 124 dwelling units. These changes represented a net overall area decrease of 8 dwelling units resulting in total dwelling unit count for both PA1 and PA6 to 917 units. Additionally, the Specific Plan substantial conformance modified the trail system for Planning Areas 1, 3, 5, and 6 along the northern side of Domenigoni Parkway to Western Hills Drive and approved the width of the trail along Rice Road, north of Domenigoni Parkway, as 10 feet. Finally, clarification was added throughout the SP document regarding pedestrian connections within the Specific Plan boundary and to the Salt Creek Channel Combination Trail.

Tentative Tract Map No. 38035 (TTM38035) consists of 128 detached residential dwelling units, within PA1 for SP288, accessible via private roadways or reciprocal access easements. The tract development would also include an HOA pocket play park and regional trails connecting to the Salt Creek Channel Combination Trail and other trails systems associated with SP288. Further discussion with Staff addressed trail system connections within SP288 connecting to the neighboring commercial development (PA3 for SP288), previously approved this under PPT200012 and CUP200023 earlier this year, unassigned or guest parking, and the addition of a manual emergency access with a Knox Box for access from Rice Road for the Riverside County Fire Department.

Tentative Parcel Map No. 38037 and Plot Plan No. 210007 consists of 124 attached multi-family dwelling units, within PA6 for SP288, accessible via private roadways or reciprocal access easements. The condominium development would also include a HOA recreation site with a pool, pool house, splash pad, bocce ball court, passive recreational turf pocket park with exercise equipment for use by both subdivision developments and further trail connections to the trail system associated with SP288. Further discussion with Staff addressed unassigned or guest parking and trash pick-up locations for the Waste Resources Department.

General Plan Consistency

The General Plan designations for both the Tentative Tract and Parcel Maps for the proposed building areas are Community Development: High Density Residential (CD: HDR) and Community Development: Very High Density Residential (CD: VHDR). In these designations, the following is allowed: 1) For HDR, 8 to 14 dwellings per acre are the required building intensity range and for VHDR, 14 to 20 dwellings units

per acres are the required building intensity range, and 2) Single Family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. The Project is in conformance with the High-Density and Very High-Density Residential designations.

The Housing Element of the General Plan adopted 9/28/2021, first Goals is to, "Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories. The Housing Element Policy, H.1.5, further details, "Encourage the development of higher-density, multifamily housing in locations where adequate infrastructure and public services are planned or are available. The Project is in agreeance with this Housing Element Goal and Policy.

Ordinance No. 348 Consistency

The existing zone classification for the project sites are Specific Plan No. 288, Planning Areas 1 and 6 (SP288 – PA1 & PA6). PA1 and 6 under SP288 are approximately 23.5 gross acres and within the Specific Plan zoning ordinance reference of One-Family Dwellings (R-1) zone for permitted uses and development standards, with certain modifications. The R-1 Zone allows for detached one-family dwellings as well as planned residential developments in conjunction with a subdivision map entitlement (Tract or Parcel Maps). The proposed subdivisions are planned residential developments consisting of a tract map with detached one-family dwelling units (in PA1) and multi-family dwelling units (in PA6). Additionally, the plot plan is associated with the Parcel Map development for site development (i.e., pool, pool house, splash pad, bocce ball court, and passive recreational turf pocket park with exercise equipment for both subdivision developments. The project is consistent with the intended uses of PA1 and PA6 for SP288 for residential uses.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Environmental Impact Report No. 376 (EIR 376) analyzed the potential effects for Specific Plan No. 288. Based on the findings and conclusions in Environmental Impact Report No. 376, including all amendments or addendums, plus the recently approved addendum under Specific Plan No. 288, Substantial Conformance No. 2 on February 16, 2022, the County of Riverside has determined no further environmental document is needed.

No new environmental document is required for this current Projects because all potentially significant effects have been adequately analyzed in the previously adopted EIR 376 and their associated addendums and none of the conditions described in State CEQA Guidelines section 15162 exist based on the fact that no substantial changes are proposed or have occurred with respect to circumstances for which the initial study analyzed and/or mitigated for no new physical environmental impacts would occur; no underlying changes to the environment have occurred; and no impacts previously evaluated will now be substantially worse than that were evaluated within the prior initial study/ environmental impact report didn't address. The Projects currently proposed is the same or similar to those mentioned within Environmental Impact Report No. 376.

Furthermore, per State CEQA Guidelines section 15182.c, the County of Riverside prepared EIR 376 for a specific plan (SP288) and was approved after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements. Residential projects covered by section 15182.c include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. Both projects in this staff report are planned residential projects and meet this CEQA guideline section.

The most recent Addendum to EIR 376 and related applications was noticed February 6, 2022, for a 10-day noticing as required by law. Additionally, the current proposed project was also noticed for a 10-day noticing on March 7, 2022. No comment letters in response to the circulated Addendum or project noticing were received. Requests for additional information and documentation was provided to the public as requested. No further comments or responses were received.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day care centers, libraries, and other cultural and civic uses. The Project site has General Plan Land Use Designations of Community Development: High Density Residential (CD: HDR) and Community Development: Very High Density Residential (CD: VHDR). HDR designation within the General Plan allows for detached, small lot single family and attached single family dwellings, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses, with the potential for clustered developments as well. The VHDR designation allows for the development of multi-family apartments, duplexes, and condominiums. Planning Area 1 (PA1) proposes 128 single lot detached dwelling units and Planning Area 6 (PA6) proposes 124 attached multi-family condominium dwelling units, respectively. The project is also consistent with the land use designations and all applicable requirements of the Specific Plan (SP 288).
2. The project site is within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the area (Temecula, Hemet, San Jacinto, and Banning), The proposed residential subdivision developments would not increase the residential densities for PA1 or PA6 of SP288. Moreover, per SP288S02, PA1 and PA6 provided an overall reduction of 8 dwelling units. Furthermore, any changes to generated vehicle trips were previously approved under SP288A2. In conclusion, with many infrastructure roadways already developed and the reduction of dwelling units per SP288S02; plus the development of Western Hills Drive per the project and based on the approved Specific Plan, the proposed residential subdivision developments are consistent with the policy area.
3. The project site has a Zoning Classification of Specific Plan (SP288, PA1 & PA6), which is consistent with the Riverside County General Plan. Under SP288, PA1 and PA6's zoning classification is based on One Family Dwelling (R-1), with certain modifications. The Project proposes new homes of detached one-family dwelling units (in PA1) and attached multi-family dwelling units (in PA6) with architectural designs complementary to the homes built in the area. Recently a substantial conformance was approved (SP288S02) to modify the dwelling unit count in these Planning Areas to match what is being proposed with these subdivision development projects (TTM and TPM), but SP288S02 did not changing the intensity of what was approved under the Specific Plan originally (via SP288A2) and still retains Community Development density ranges of 8 to 14 dwelling units (per HDR) and 14 to 20 dwelling units (per VHDR). The project is consistent with the intended uses approved in SP288 PA1 and PA6 for residential developments as planned residential developments with recreational amenities are consistent with the zoning for these Planning Areas and are allowed

subjected to subdivision development projects, tracts and parcel maps, and the approval of a Plot Plan for multi-family developments.

Tentative Tract and Parcel Map Findings:

The following findings shall be made prior to making a recommendation to approve a Tentative Tract Map and/or Tentative Parcel Map, pursuant to Riverside County Ordinance No. 460:

1. The proposed maps, subdivision designs and improvements are consistent with General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract and parcel maps provide for a variety of housing types in one-family residential and multi-family dwelling communities with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations (PA1 and PA6). The proposed maps are also consistent with the Specific Plan it is located within (SP288); including the recently approved Specific Plan Substantial Conformance (SP288S02) that was to modify the dwelling counts for PA1 and PA6. The proposed map is consistent with all other provisions of the Specific Plan.
2. The sites of the proposed land divisions are physically suitable for the types of developments and densities because it is sensitive to the portions of the project site with unusual terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state that are to be conserved. The overall densities and lot sizes proposed are compatible with the existing and planned surrounding land uses, which generally consist of Commercial Retail (CR) to the east, High Density Residential (VHDR) and Open: Space Recreation (OS: R) to the south, Medium Density Residential (MDR) and Open: Space Recreation (OS: R) to the west, and Open: Space Recreation (OS: R), the Salt Creek Channel and trails to the north.
3. The designs of the proposed land divisions or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the original initial study and addendum to Environmental Impact Report No. 376 (EIR376), the residential development projects' impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The designs of the proposed land divisions or the type of improvements are not likely to cause serious public health problems, since as detailed in the original initial study and addendum prepared for the residential planned developments, the projects would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
5. The proposed projects are consistent with a "Schedule A" subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below:

- a. Streets. Streets are proposed as shown on the Tentative Tract and Parcel Maps, which include frontage improvements to Domenigoni Parkway and Rice Road consistent with the required improvements for an Urban Arterial Highway and Secondary Highway, respectively. The projects will develop Western Hills Drive, a collector street, along with improvements to Seta Street (also a collector street) and create local streets that will be privately maintained within Planning Areas 1. Planning Area 6 will have internal drive aisles within the condominium development.
 - b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The projects will provide water system(s) for fire protection as set forth in Ordinance No. 787 (COA 10. FIRE) and the required water system will be installed prior to any combustible building material being placed on the site (COA 50. FIRE)
 - d. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District.
 - e. Fences/Walls. The project will install a minimum 6-foot-high CMU wall with split-face pilasters along the majority of the project's perimeter, except along Domenigoni Parkway will be an 8-foot-high decorative CMU sound wall and along the Salt Creek Channel will be 6-foot-high combo wall with tubular steel. The project will provide internal 6-foot-high vinyl fencing and 6-foot-high open view fence. A 4-foot-high split rail fence will be near the water quality basin. CMU walls with stone veneer will be for entry monuments.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines place underground
6. The designs of the proposed land divisions or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land divisions. There is existing dedication for Western Hills Drive and will connect to Seta Street and continue through to the commercial development approved to the east. Privately maintained roads for public access will be developed with the Tentative Tract Map and connect to reciprocal access easements for access to the detached dwelling units. The Tentative Parcel Map will have entry drive isles connecting from Western Hills Drive and connect to other internal drive isles throughout the condominium development. No other easements or dedications exist on the site for the public.
 7. The lots or parcels as shown on the Tentative Tract and Parcel Maps are consistent with the minimum sizes allowed by the project site's Zoning Classification of Specific Plan, specifically Planning Areas 1 and 6 as noted in the Specific Plan zoning ordinance and for planned residential developments.

Development Standards Findings:

1. The proposed TTM38035 is consistent with the development standards for Planning Area 1 for detached single-family homes as detailed below:

- A. *A subdivision map prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to County Ordinance No. 460. The Tentative Tract Map will be required to be recorded with the Riverside County Survey Department before any process grading or any building permit can be issued.*
- B. Height and Density. *(Per Amended Ordinance No. 348 Related to Zoning; PA1, Section 2)*
- a. *Building height shall not exceed three (3) stories with a maximum height of forty feet (40'). The Tentative Tract Map does not have any three (3) story dwellings. The maximum height of any dwelling unit is 28 feet.*
 - b. *Lot areas shall do be les than two thousand (2,000) square feet (sqft). The Tentative Tract Map does not have any lots less than 2,000 sqft.*
 - c. *The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58'). The Tentative Tract Map design does meet the minimum average widths and depths for the detached one-family dwelling units*
 - d. *The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards. The Tentative Tract Map does not have any frontages from knuckles or cul-de-sacs.*
- C. Yard Setbacks. *(Per Amended Ordinance No. 348 Related to Zoning; PA1, Section 2)*
- e. *The front yard shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure. The Tentative Tract Map meets the three foot (3') front yard setback.*
 - f. *Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides. The Tentative Tract Map meets the side yard setback with a minimum of five feet (5').*
 - g. *The rear yard shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line. The Tentative Tract Map meets the rear yard setback with a minimum of ten feet (10').*
 - h. *Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second-floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348. The Tentative Tract Map architectural plans do not purpose any encroachments by architectural features at this time.*
 - i. *In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling. The Tentative Tract Map does not have any lot covered more than seventy-five percent (75%) in dwelling square-footage or structures.*
 - j. *Tandem garages are permitted. The Tentative Tract Map does provide each dwelling with tandem garages.*
 - k. *All detached high density; single-family home products as defined by Section 21.59a of Ordinance No. 348 shall submit a Planned Residential Development application in*

conjunction with a land subdivision application. The Tentative Tract Map has provided additional exhibits associated with the Planned Residential Development with setbacks, architectural designs, lot dimensions, fire access, trails, wall and fencing, trash collections, and parking.

- D. Streets. *Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460. The Tentative Tract Map's proposed private streets shall meet the requirements of Riverside County Ordinance No. 460 and requirements from the Riverside County Transportation Department.*
- E. Residential Structures. *The number of dwelling units in one building shall not exceed two in the R-1 Zone and all other zones that permit planned residential developments as an R-1 use, or eight dwelling units in one building in the R-2 and R-2-A Zones. The number of dwelling units in a building in the R-3 Zone and all other zones that permit planned residential developments as an R-3 use shall not exceed that permitted by the R-3 Zone development standards. Residential buildings shall have a minimum ground floor living area of 1,000 square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11. of this ordinance. The Tentative Tract Map residential development within the R-1 zone only provides only one building on each lot and that building is for only one-family dwelling unit.*
- F. Recreational Buildings. *Recreational public assembly, and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties. The Tentative Tract Map does not provide for any recreational, public assembly, or similar buildings in its subdivision development.*
- G. Maintenance of Common Areas. *A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map. The Tentative Tract Map has been conditioned to record a declaration of covenants, conditions and restrictions (CC&R) prior to or in conjunction with the recordation the Tentative Tract Map.*
- H. Trash Areas. *Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project. The Tentative Tract Map for one-family dwelling units will have their residents keep their own trash receptacles (cans) within their garages of their homes and trash receptacles (cans) pickups will be in accordance with the proposed trash pickup location exhibit provided for approval with the Tentative Tract Map and will be incorporated into the CC&Rs for the residential development.*
- I. Screening. *A six-foot-high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located. The Tentative Tract Map is providing six-foot-high masonry walls as a part of the overall wall and fencing for the residential development.*

- J. Walkways. *Five foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.* The Tentative Tract Map does provide for five-foot-wide pedestrian walkways between the dwelling units and recreational areas.
 - K. Access. *Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.* The Tentative Tract Map meets this requirement providing two (2) access openings greater in distance of 400 feet from each other.
 - L. Parking. All parking for the Tentative Tract Map meets the requirements for Ordinance No. 348, Section 18.12. Each dwelling unit is provided with a 2-car garage and the residential development provides 72 unassigned or guest parking spaces.
2. The proposed TPM38037 and PPT210007 are consistent with the development standards for Planning Area 6 for multi-family homes as detailed below:
- A. *A subdivision map prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to County Ordinance No. 460.* The Tentative Parcel Map will be required to be recorded with the Riverside County Survey Department before any process grading or any building permit can be issued.
 - B. Height. *The height of buildings shall not exceed forty-five feet (45').* The Tentative Parcel Map does not have any buildings higher than forty-five feet (45'). The tallest building is thirty-two feet (32') high.
 - C. Setbacks. *(Per Amended Ordinance No. 348 Related to Zoning; PA6, Section 3)*
 - a. *The distance between buildings shall not be less than six feet (6').* The Tentative Parcel Map's buildings provide a greater distance between buildings than six feet (6').
 - b. *The minimum buildings setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum buildings setback from the interior drives shall be three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.* The Tentative Parcel Map setbacks from the exterior streets and boundary lines are 2.5 feet or greater.
 - D. Streets. *Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460.* The Tentative Parcel Map private streets shall meet the requirements of Riverside County Ordinance No. 460 and requirements from the Riverside County Transportation Department.
 - E. Residential Structures. *(Per Amended Ordinance No. 348 Related to Zoning; PA6, Section 3)*
 - a. *The number of dwelling units in one building shall not exceed eighteen (18) units.* The Tentative Parcel Map does not have any of its buildings exceed eighteen units. The Tentative Parcel Map and Plot Plan maximum dwelling unit amount per building is six (6).
 - b. *No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.* The Tentative Parcel Map does not have any dwelling units less than 750 square feet.

- c. *Tandem garages are permitted.* The Tentative Parcel Map does provide each dwelling with tandem garages.
- F. Recreational Buildings. *Recreational public assembly, and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.* The Tentative Parcel Map does provide recreational, public assembly, or similar buildings in its subdivision development. There is a pool and pool house area with splash pad. These amenities are for both the Tentative Parcel Map subdivision as well as the Tentative Tract Map subdivision directly to the north across Western Hills Drive. Both are a part of the same Homeowners Association (HOA).
- G. Maintenance of Common Areas. *A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.* The Tentative Parcel Map has been conditioned to record a declaration of covenants, conditions and restrictions (CC&R) prior to or in conjunction with the recordation the Tentative Parcel Map.
- H. Trash Areas. *Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.* The Tentative Parcel Map for multi-family dwelling units will have their residents keep their own trash receptacles (cans) within their garages of their homes and trash receptacles (cans) pickups will be in accordance with the proposed trash pickup location exhibit provided for approval with the Tentative Parcel Map and will be incorporated into the CC&Rs for the residential development.
- I. Screening. *A six-foot-high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.* The Tentative Parcel Map is providing six-foot-high masonry walls as a part of the overall wall and fencing for the residential development.
- J. Walkways. *Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.* The Tentative Parcel Map provides pedestrian walkways greater than four feet (4') in width to the dwellings and recreational areas.
- K. Access. *Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.* The Tentative Parcel Map meets this requirement providing two (2) access openings greater in distance of 400 feet from each other.
- L. Parking. All parking for the Tentative Parcel Map meets the requirements for Ordinance No. 348, Section 18.12. Each dwelling unit is provided with a 2-car garage and the residential development provides 66 unassigned or guest parking spaces.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The Project site is not located within a city's Sphere of Influence.
3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for these Projects since EIR 376 (including all amendments or addendums) were previously considered for the underlining Specific Plan and no further environmental document is being required. These project site locations were detailed in the previous Environmental Findings and Initial Studies. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and the Specific Plan will still apply to the Tentative Tract and Parcel Maps and Plot Plan relative to cultural resources, tribal cultural resources, and related monitoring.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. Review of this development project was done by the Riverside County Fire Department, Fire Marshall's office to make sure that the proposed project meets all requirements of Ordinance No.

787, plus fire suppression elements as addressed within the current California Building Code (CBC). The project has been conditioned by the Riverside County Fire Department.

- b. Fire protection and suppression services will be available for the development through the Riverside County Fire Department. The closest Fire Station is Station No. 76 at 29950 Menifee Road, approximately 3.68 miles west of the project site.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc. and other fire standards.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed Project.

This project was presented before the Winchester/Homeland Municipal Advisory Council (MAC) on May 19, 2021.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. The decision of the Planning Commission shall be considered final unless the applicant or an interested party files an appeal with the Clerk of the Board of Supervisors accompanied by the fee set forth in County Ordinance No. 671 within ten days after the notice of decision appear on the Board's agenda.

CASE: TTM68035
 EXHIBIT: Exp. B&C
 DATE: 3/23/2022
 PLANNER: TWHEELER
  



Plan 1 | Cottage



Plan 2 | Cottage



Plan 3 | Cottage

PA-1 DRC SUBMITTAL

OUR TEAM

Regent Properties

Contact: Hannah Soroudi
 12100 Wilshire Blvd #1750, Los Angeles, CA 90025
 310.806.9800 | www.regentproperties.com/

WHA. Architects . Planners . Designers .

Contact: Fernando Laullon, AIA, NCARB, EVP
 Mike Cantrell, Senior Principal
 2850 Redhill Ave, Suite 200 Santa Ana, CA 92705-5543
 949.250.0607 | www.WHAinc.com

SHEET INDEX:

- A1.1 Plan 1 Floor Plan
- A1.2 Plan 1 Cottage Exterior Elevations
- A1.3 Plan 2 Floor Plan
- A1.4 Plan 2 Cottage Exterior Elevations
- A1.5 Plan 3 Floor Plan
- A1.6 Plan 3 Cottage Exterior Elevations
- CS Color Schemes



REGENT PROPERTIES

CROSSROADS IN WINCHESTER

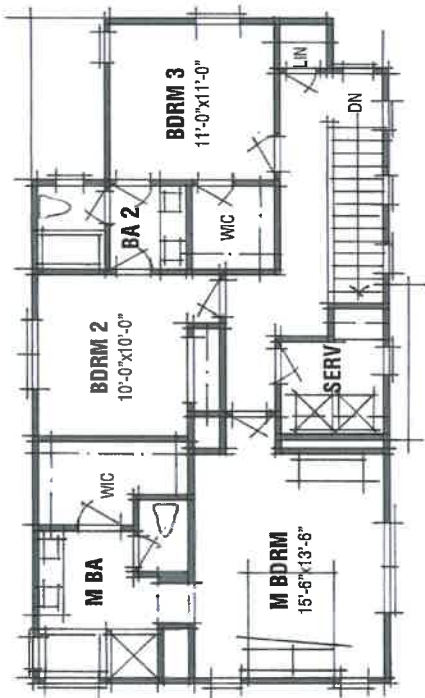
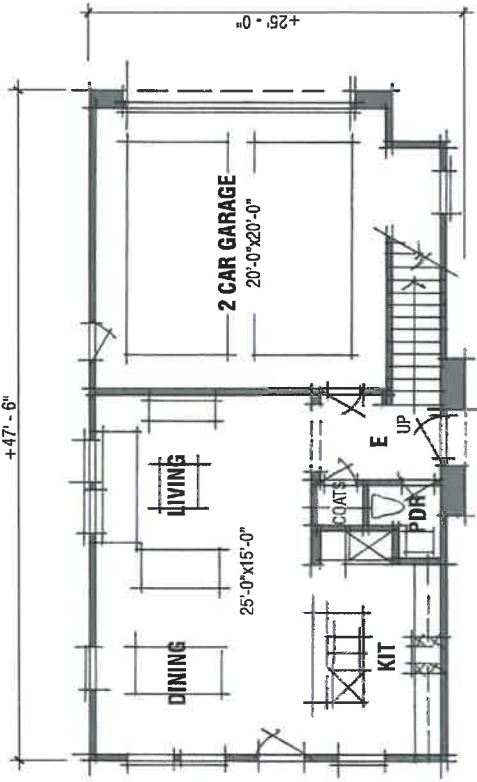
WINCHESTER, CA

DRC SUBMITTAL

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Note: Artist's conception; colors, materials and application may vary



3 Bedroom | 2.5 Bath
 2 Car Garage
 1,800 SF

Plan 1 | Floor Plan

CROSSROADS IN WINCHESTER

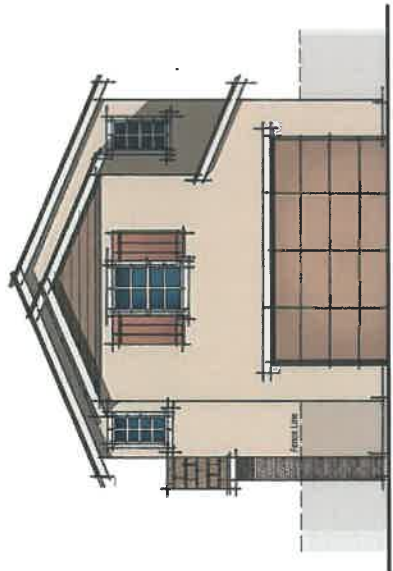
WINCHESTER, CA

A1.1

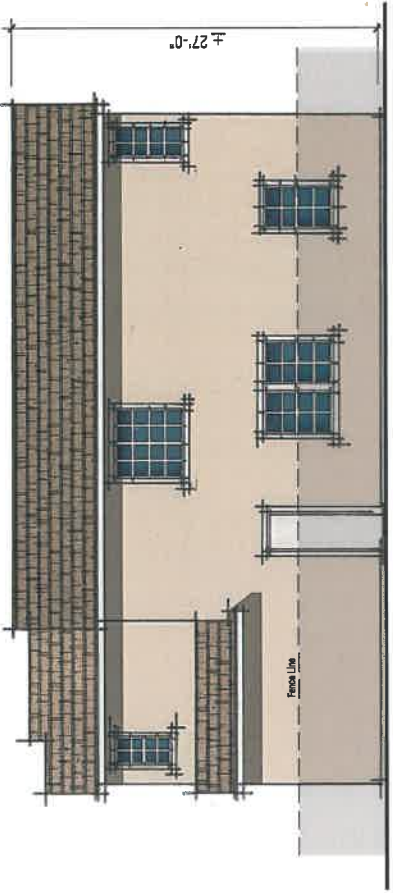
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DRC SUBMITTAL

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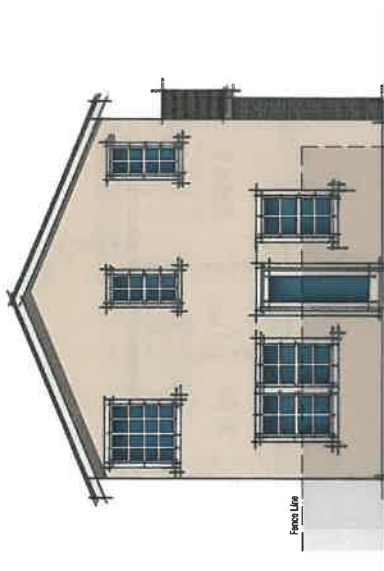
Right



Rear



Front



Left

Color Scheme# 4

STYLE ELEMENTS:

- Roof: Composition Roof
- Fascia: Wood Fascia & Wood Barge Board
- Gable: Lap Siding
- Exterior: Stucco
- Accent: Decorative Shutters
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Sectional Garage Door

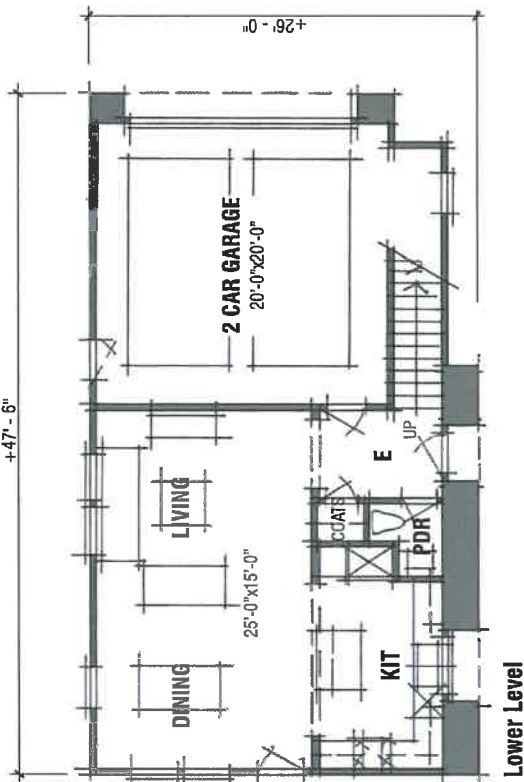
PLAN 1 | Cottage

CROSSROADS IN WINCHESTER

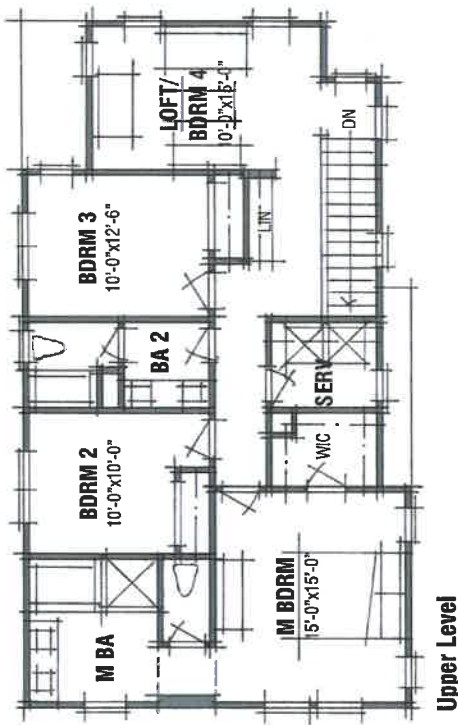
WINCHESTER, CA

0 2 4 6
A1.2
DRC SUBMITTAL

Note: Artist's conception; colors, materials and application may vary



Lower Level



Upper Level

4 Bedroom | 2.5 Bath
 2 Car Garage
 1,950 SF

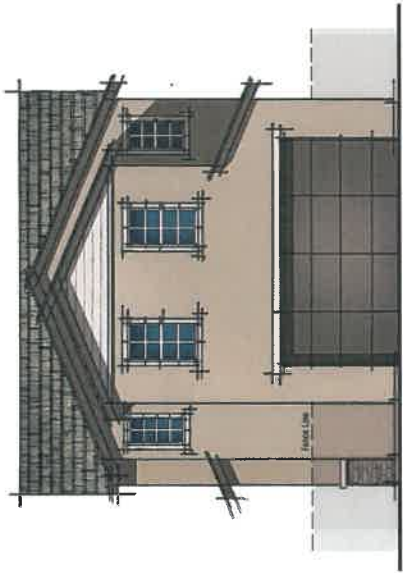
Plan 2 | Floor Plan
CROSSROADS IN WINCHESTER

WINCHESTER, CA

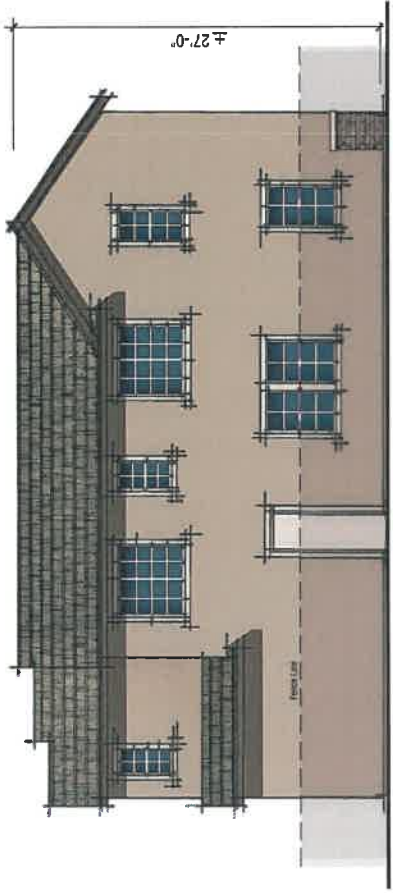
A1.3

DRC SUBMITTAL





Right



Rear



Front



Left

Color Scheme# 3

STYLE ELEMENTS:

- Roof: Composition Roof
- Fascia: Wood Fascia & Wood Barge Board
- Gable: Lap Siding
- Exterior: Stucco
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Sectional Garage Door

PLAN 2 | Cottage

CROSSROADS IN WINCHESTER

WINCHESTER, CA

A1.4

DRC SUBMITTAL

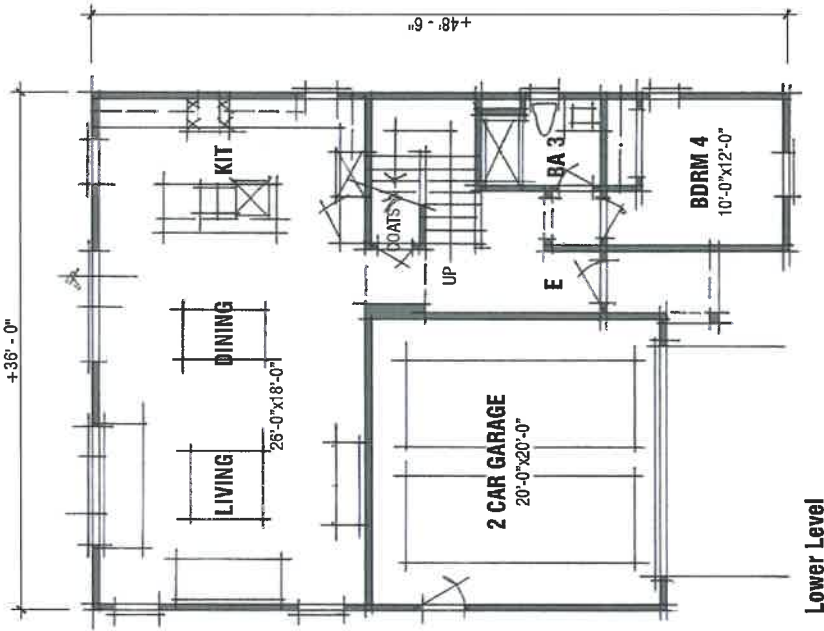


Note: Artist's conception; colors, materials and application may vary

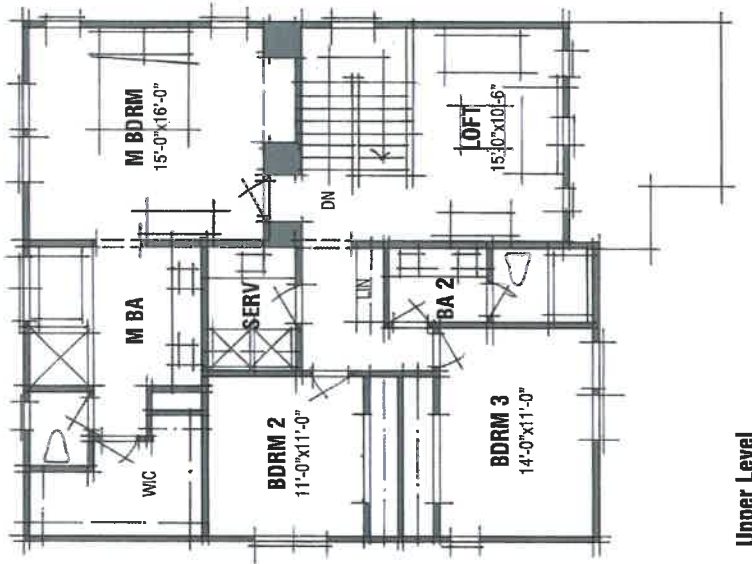
REGENT PROPERTIES



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Lower Level



Upper Level

4 Bedroom | 3 Bath | Loft
 2 Car Garage
 2,350 SF

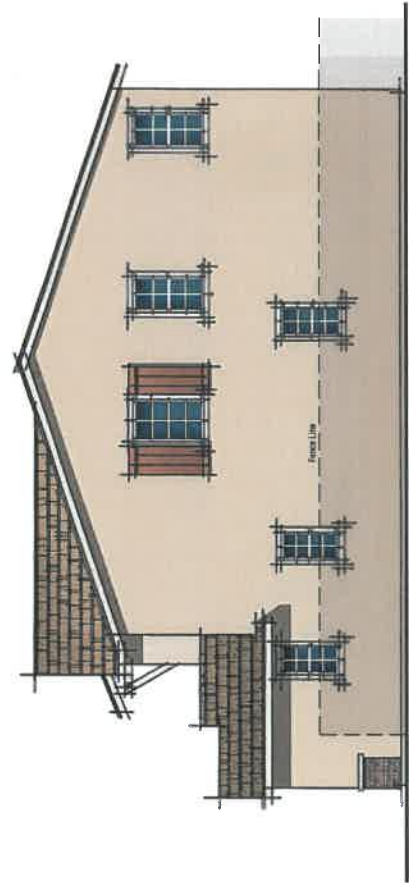
Plan 3 | Floor Plan
CROSSROADS IN WINCHESTER

WINCHESTER, CA

0 2 4 A1.5

DRC SUBMITTAL





Right



Rear



Front

STYLE ELEMENTS:

- Roof: Composition Roof
- Fascia: Wood Fascia & Wood Barge Board
- Gable: Lap Siding
- Exterior: Stucco
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Sectional Garage Door

Color Scheme# 4

PLAN 3 | Cottage

CROSSROADS IN WINCHESTER

WINCHESTER, CA



0 2 4 8
A1.6
DRC SUBMITTAL

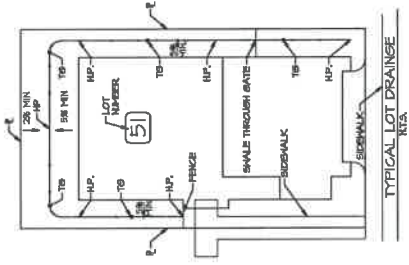
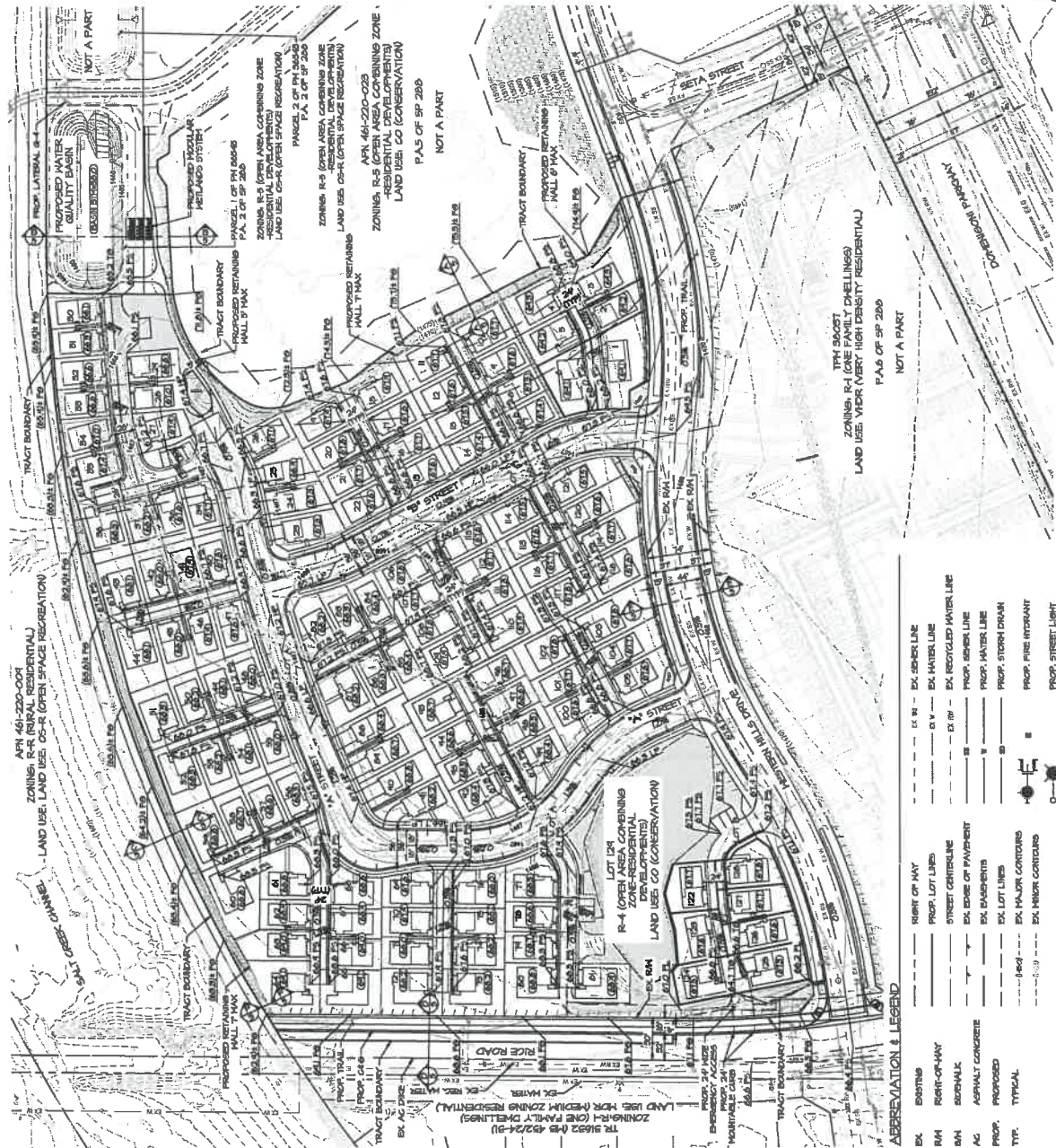
Note: Artist's conception; colors, materials and application may vary



REGENT PROPERTIES

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CASE: T1100035
 EXHIBIT: G
 DATE: 3/23/2022
 PLANNER: TWHEELER



NOTE
 ADD 1000 TO ALL ELEVATIONS

REVISION	DATE	BY

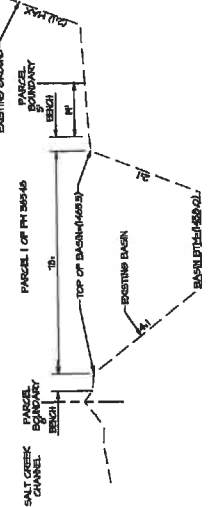
TENTATIVE MAP

TENTATIVE TRACT MAP NO. 38035
 SITE PLAN AND CONCEPTUAL GRADING
 CONCEPTUAL GRADING

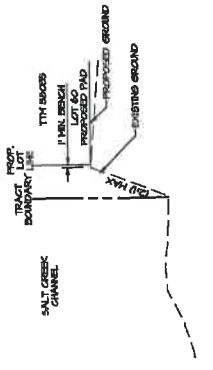
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 SHEET NO. 4
 DATE: 02/23/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: [Address]

ABBREVIATION & LEGEND

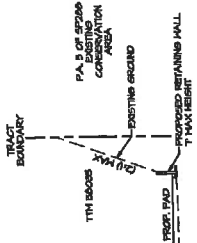
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RM	RIGHT-OF-WAY	PL	PROP. LOT LINES	EX 92	EX 92	EX 92	EX 92
SM	SIDEWALK	CL	STREET CENTERLINE	EX 93	EX 93	EX 93	EX 93
AC	ASPHALT CONCRETE	EX	EX. EDGE OF PAVEMENT	EX 94	EX 94	EX 94	EX 94
PROP.	PROPOSED	EX	EX. DRIVEWAYS	EX 95	EX 95	EX 95	EX 95
TYP.	TYPICAL	EX	EX. LOT LINES	EX 96	EX 96	EX 96	EX 96
		EX	EX. MAJOR CONTIGUOUS	EX 97	EX 97	EX 97	EX 97
		EX	EX. MINOR CONTIGUOUS	EX 98	EX 98	EX 98	EX 98
		EX	EX. FIRE FRONT	EX 99	EX 99	EX 99	EX 99
		EX	EX. STREET LIGHT	EX 100	EX 100	EX 100	EX 100



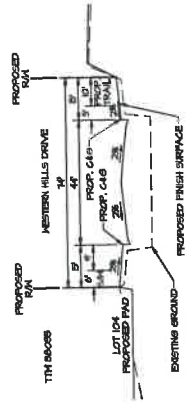
SECTION 1A-1A'
SCALE 1"=20'
VERTICAL EXAGGERATION 5



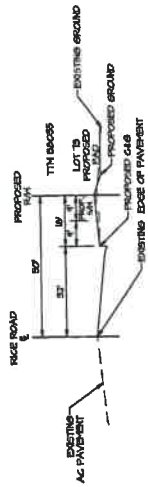
SECTION 1C-1C'
SCALE 1"=20'
VERTICAL EXAGGERATION 5



SECTION 1A-1A''
SCALE 1"=20'
VERTICAL EXAGGERATION 5



SECTION 1E-1E'
SCALE 1"=20'
VERTICAL EXAGGERATION 5



SECTION 1D-1D'
SCALE 1"=20'
VERTICAL EXAGGERATION 5

REVISIONS		DATE	BY

TENTATIVE MAP

DATE:	1/20/2022	SHEET:	5
PROJECT:	7TH BLDGS	OF 10 SHEETS	
DESIGNER:	ALM		
P.L. OR REF.:	REF		
P.A.:	74		

TENTATIVE TRACT MAP NO. 38085
SITE PLAN AND CONCEPTUAL GRADING SECTIONS

MA:	02-0044
PROPOSED CONSTRUCTION PERIOD:	12/2022 - 12/2024
PROPOSED CONSTRUCTION PERIOD:	12/2022 - 12/2024
PROPOSED CONSTRUCTION PERIOD:	12/2022 - 12/2024
PROPOSED CONSTRUCTION PERIOD:	12/2022 - 12/2024

PRELIMINARY

H:\2021-20-0946\PROJECTS\ENTIREMENT\7TH_BLDG-0946-0049 TRACT MAP 1/20/2022 10:12:01 AM

CASE: TR148035
 CLIENT: F
 DATE: 3/26/22
 PLANNER: TWHEELER



LEGEND

- FIRE ACCESS PROPOSED R/W
- FIRE HYDRANT

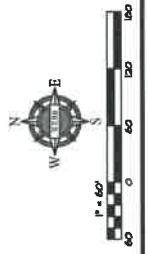


HAMMER HEAD TURNAROUND

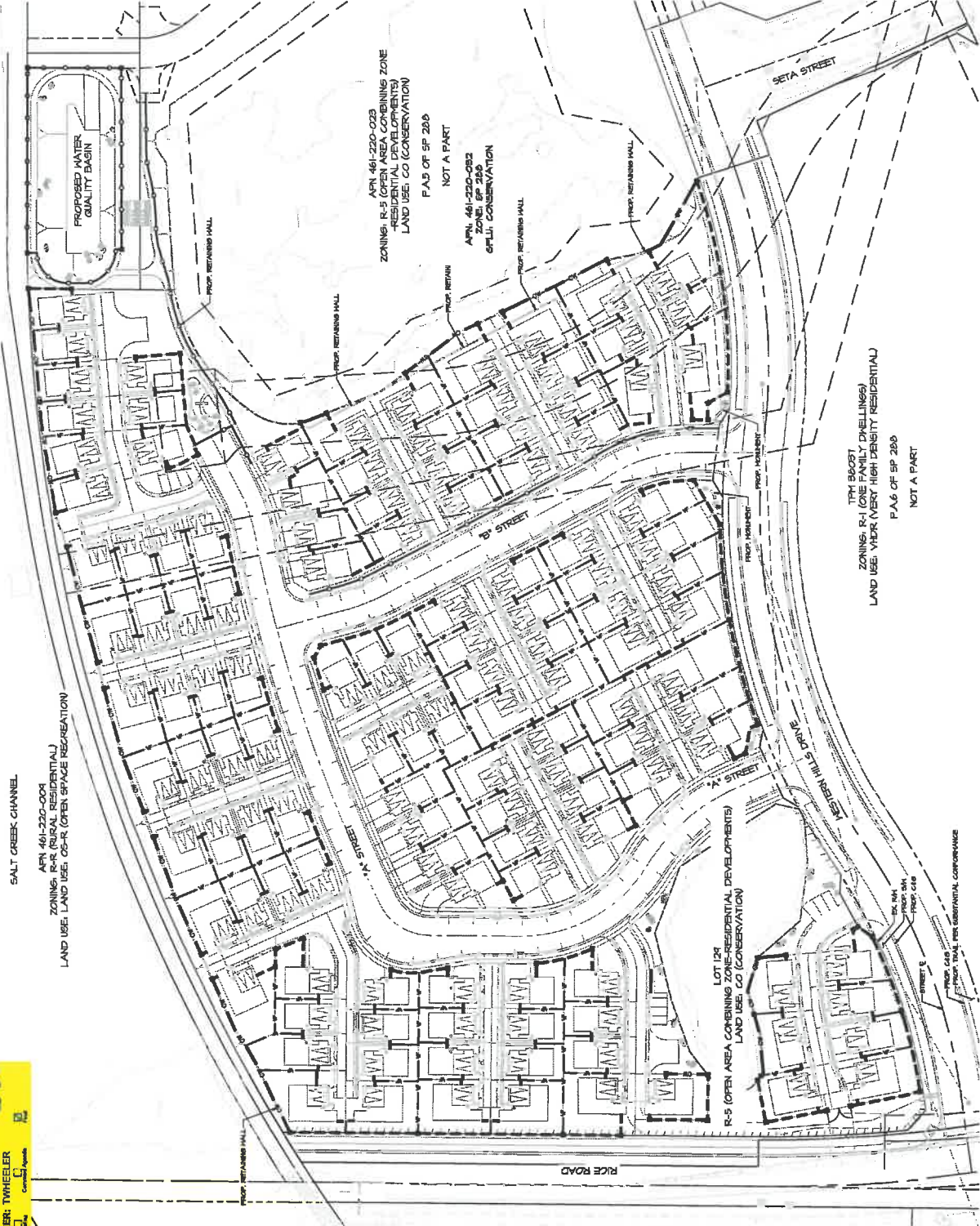
REVISION	DATE	BY

TENTATIVE MAP
 TENTATIVE TRACT MAP NO. 30035
 SITE PLAN AND CONCEPTUAL GRADING
 FIRE ACCESS

DATE: 3/26/22	DATE: 3/26/22	DATE: 3/26/22
BY: TWHEELER	BY: TWHEELER	BY: TWHEELER
CHECKED: TWHEELER	CHECKED: TWHEELER	CHECKED: TWHEELER
SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN
SHEET: 6	SHEET: 6	SHEET: 6
TOTAL SHEETS: 6	TOTAL SHEETS: 6	TOTAL SHEETS: 6
PROJECT: TR148035	PROJECT: TR148035	PROJECT: TR148035



CASE: TM190305
 EXHIBIT: W
 DATE: 3/23/2022
 PLANNER: WHEELER
 CONSULTANTS



SALT CREEK CHANNEL

APN 461-220-001
 ZONING: R-R (RURAL RESIDENTIAL)
 LAND USE: LAND USE, OS-R (OPEN SPACE RECREATION)

PROPOSED WATER QUALITY BASIN

APN 461-220-028
 ZONING: R-5 (OPEN AREA COMBINING ZONE-RESIDENTIAL DEVELOPMENTS)
 LAND USE: CO (CONSERVATION)

P.A.5 OF SF 280
 NOT A PART

APN 461-220-082
 ZONING: SF 280
 LAND USE: CO (CONSERVATION)

TPH 580BT
 ZONING: R-1 (ONE FAMILY DWELLINGS)
 LAND USE: VERY HIGH DENSITY RESIDENTIAL

P.A.6 OF SF 280
 NOT A PART

LOT 124
 R-5 (OPEN AREA COMBINING ZONE-RESIDENTIAL DEVELOPMENTS)
 LAND USE: CO (CONSERVATION)

LEGEND
 6" P WALL W/ 6" SPLIT-FACE PILASTER
 4" P WALL W/ 4" SPLIT-FACE PILASTER
 4" P WALL W/ 4" TUBULAR STEEL FENCE
 4" P WALL W/ 4" TUBULAR STEEL FENCE
 4" P WALL W/ 4" TUBULAR STEEL FENCE



COMMUNITY WALL 16' TALL TAN CHU WALL W/ SPLIT-FACE PILASTERS



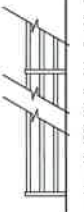
OPEN VIEW COMBO WALL 16' TALL TAN CHU WALL W/ TUBE STEEL FENCING & SPLIT-FACE PILASTERS



OPEN VIEW FENCE 16' TALL TUBULAR STEEL FENCE



INTERIOR FENCE 16' VINYL OR WOOD FENCE



SPLIT RAIL FENCE 14' TALL 3-RAIL PVC FENCE

TENTATIVE MAP

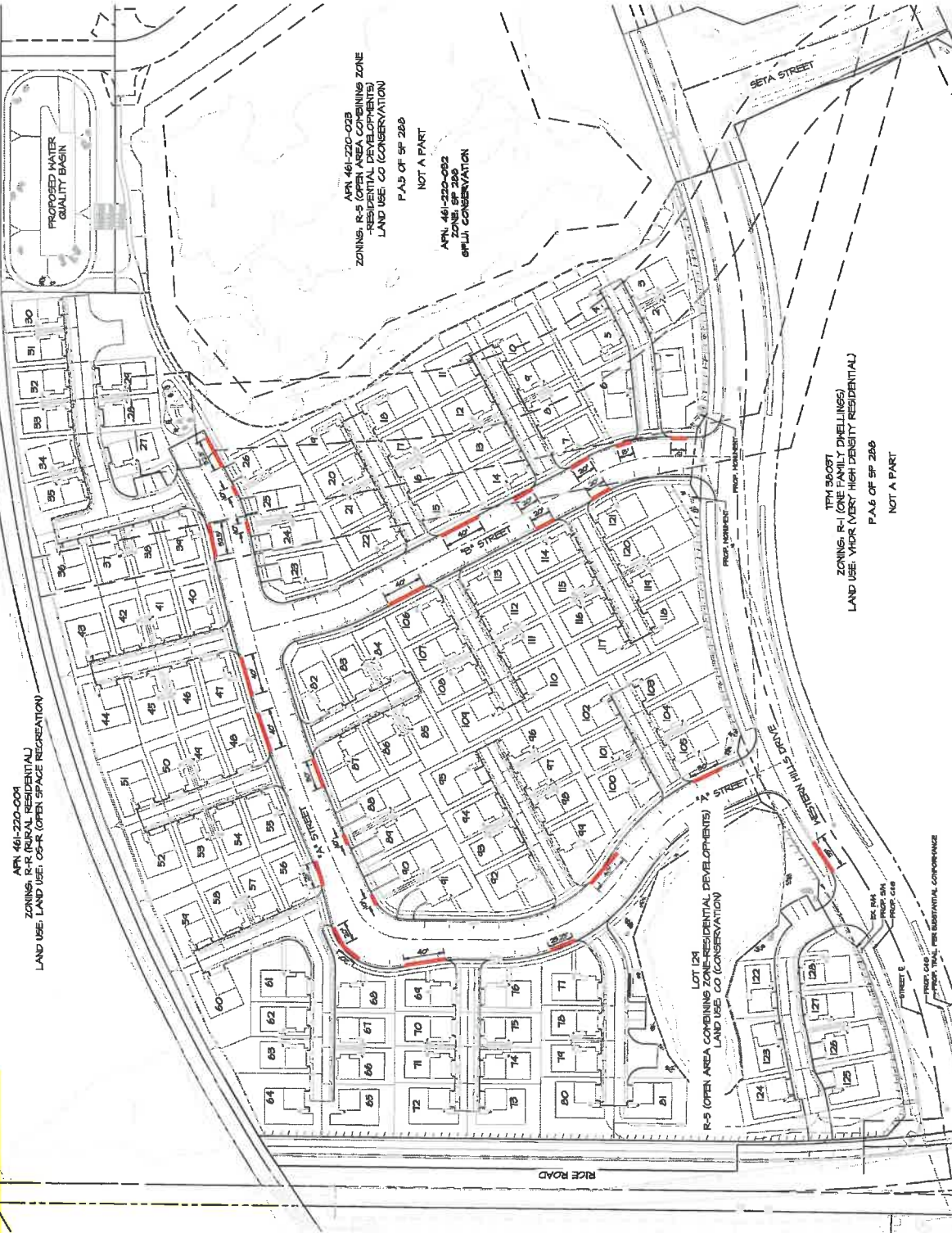
TENTATIVE TRACT MAP NO. 88032E
 SITE PLAN AND CONCERN FENCE AND WALL EXHIBIT

APN	461-220-001	461-220-028	461-220-082
ACRES	1.00	1.00	1.00
TOTAL ACRES	3.00		
DATE	3/23/2022		
SCALE	1" = 40'		
DATE	3/23/2022		
BY	[Signature]		
CHECKED BY	[Signature]		
TITLE	TENTATIVE TRACT MAP NO. 88032E SITE PLAN AND CONCERN FENCE AND WALL EXHIBIT		

PRELIMINARY

SALT CREEK CHANNEL

APN 461-220-004
 ZONING: R-R (RURAL RESIDENTIAL)
 LAND USE: OGR (OPEN SPACE RECREATION)



APN 461-220-028
 ZONING: R-5 (OPEN AREA CONSERVATION)
 LAND USE: CO (CONSERVATION)
 P.A.3 OF SF 280

NOT A PART
 APN 461-220-082
 ZONING: SF 200
 LAND USE: CONSERVATION

TPN 5808T
 ZONING: R-1 (ONE FAMILY DWELLINGS)
 LAND USE: VHDR (VERY HIGH DENSITY RESIDENTIAL)
 P.A.6 OF SF 280
 NOT A PART

LOT 124
 R-5 (OPEN AREA CONSERVATION DEVELOPMENTS)
 LAND USE: CO (CONSERVATION)

LEGEND

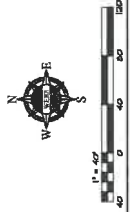
- PROPERTY BOUNDARY
- EXISTING DRIVE
- PROPOSED DRIVE
- PROPOSED WATER QUALITY BASIN

TENTATIVE MAP

TENTATIVE TRACT MAP NO. 39028
 SITE PLAN AND CONCEPTUAL GRADING
 TRASH COLLECTION EXHIBIT

DATE	3/23/2022
BY	TWHEELER
SCALE	1" = 40'
SHEET	9
TOTAL SHEETS	10
PROJECT NO.	TT1030035
DATE	3/23/2022
BY	TWHEELER

PRELIMINARY



CASE: TTM80035
 EXHIBIT: P
 DATE: 3/23/2022
 PLANNER: TWHEELER
  

PA-1 Project Summary

Total Site Area: +/- 12.0 Acres
 Total Units: 129 Homes (2-story SFD stub-alley)
 Density: 10.8 Homes per Acre
 Parking:
 Required: 323 Spaces (2.50 spaces per home)
 Provided: 330 Spaces (2.55 spaces per home)
 Garage Spaces (2 spaces per home) 258
 Unassigned Guest Spaces (58 spaces per home) 72



- Notes:**
1. All units are to be constructed in accordance with the applicable building code and all units are to be constructed in accordance with the applicable building code.
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 10. All units are to be constructed in accordance with the applicable building code and all units are to be constructed in accordance with the applicable building code.

ARCHITECTS • PLANNERS • DESIGNERS

WHA

© 2021 WILLIAM HEDMULLICH ARCHITECTS, INC. dba WHA | 2019258 | 09-23-21
 CONCEPTUAL SITE PLAN

0 25 50 100

WINCHESTER CROSSROADS
 WINCHESTER, CA


 REGENT PROPERTIES

CASE: TTM38035
 EXHIBIT: Exh. 1
 DATE: 3/23/2022
 PLANNER: TWHEELER



COUNTY OF RIVERSIDE CROSSROADS NORTH RESIDENTIAL - TTM NO. 38035 CONCEPTUAL LANDSCAPE PLAN



TABLE OF CONTENTS

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LANDSCAPE CONCEPT

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL CONTRIBUTE TO THE CLIMATE OF THE COUNTY OF RIVERSIDE AND PROVIDE A HIGH QUALITY ENVIRONMENT FOR THE PROJECT. THE LANDSCAPE DESIGN FOR THIS PROJECT IS PROVIDED TO PRESENT AND TO BE CONSIDERED AS PART OF THE PROJECT. THE LANDSCAPE DESIGN WILL BE SUBJECT TO THE APPROVAL OF THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE. THE LANDSCAPE DESIGN WILL BE SUBJECT TO THE APPROVAL OF THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE. THE LANDSCAPE DESIGN WILL BE SUBJECT TO THE APPROVAL OF THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE.

PLANTING NOTES

PROVIDE 2 INCH LAYERS OF MULCH OVER THE ENTIRE AREA OF THE PROJECT. THE MULCH SHALL BE A 2 INCH LAYER OF MULCH IN THE PLANTING AREAS. THE MULCH SHALL BE A 2 INCH LAYER OF MULCH IN THE PLANTING AREAS. THE MULCH SHALL BE A 2 INCH LAYER OF MULCH IN THE PLANTING AREAS. THE MULCH SHALL BE A 2 INCH LAYER OF MULCH IN THE PLANTING AREAS.

EROSION NOTES

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL BROWNSHED DESIGN PLANS AND SPECIFICATIONS. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL BROWNSHED DESIGN PLANS AND SPECIFICATIONS. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL BROWNSHED DESIGN PLANS AND SPECIFICATIONS. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL BROWNSHED DESIGN PLANS AND SPECIFICATIONS.

NOT TO SCALE
 PAGE 699, GRID E7, FT PAGE 698, GRID E7

OWNER/APPLICANT:
 DIAMOND VALLEY, LLC
 10000 W. 10TH STREET, SUITE 110
 LOS ANGELES, CA 90024
 ATTN: TRAVIS BROWN
 TEL: (310) 330-8800
 FAX: (310) 330-8801
 EMAIL: TRAVIS@DIAMONDVALLEY.COM

LANDSCAPE ARCHITECT:
 TWHEELER CONSULTING AGENTS
 10000 W. 10TH STREET, SUITE 110
 LOS ANGELES, CA 90024
 ATTN: TRAVIS BROWN
 TEL: (310) 330-8800
 FAX: (310) 330-8801
 EMAIL: TRAVIS@DIAMONDVALLEY.COM

CIVIL ENGINEER:
 ALBERTA WEBB ASSOCIATES
 10000 W. 10TH STREET, SUITE 110
 LOS ANGELES, CA 90024
 ATTN: TRAVIS BROWN
 TEL: (310) 330-8800
 FAX: (310) 330-8801
 EMAIL: TRAVIS@DIAMONDVALLEY.COM

TOPOGRAPHY SOURCE:
 BASED ON MASS GRADIENT FOR ROAD BROWN

LEGAL DESCRIPTION:
 TRACT 10000 W. 10TH STREET, SUITE 110, LOS ANGELES, CA 90024, TRACT 10000 W. 10TH STREET, SUITE 110, LOS ANGELES, CA 90024, TRACT 10000 W. 10TH STREET, SUITE 110, LOS ANGELES, CA 90024, TRACT 10000 W. 10TH STREET, SUITE 110, LOS ANGELES, CA 90024.

LAND USE:
 EXISTING LAND USE FOR THIS PROJECT IS RESIDENTIAL, LOT COVERED WITH CONCRETE DRIVEWAY AND DRIVEWAY. THE LAND USE FOR THIS PROJECT IS RESIDENTIAL, LOT COVERED WITH CONCRETE DRIVEWAY AND DRIVEWAY. THE LAND USE FOR THIS PROJECT IS RESIDENTIAL, LOT COVERED WITH CONCRETE DRIVEWAY AND DRIVEWAY.

ACREAGE:
 GROSS ACREAGE: 13.81 AC
 NET ACREAGE: 13.71 AC

SCHOOL DISTRICT:
 HUNTER LEONARD SCHOOL DISTRICT

DIGALERT
 NO WORK WITHIN 15 FEET OF UTILITIES
 CALL 811 BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERSTANDING SERVICE ALERT

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

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

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

NOTES CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ANY KIND AND ANY/ALL A GRADING PERMIT HAS BEEN ISSUED. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

DIGALERT
 NO WORK WITHIN 15 FEET OF UTILITIES
 CALL 811 BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERSTANDING SERVICE ALERT

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION

PLAN CHECK OVERSIGHT LIA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP #

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

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

DATE	SCALE	V.	V.	V.	DATE

FOR	COUNTY FILE NO.	XXXX
DIAMOND VALLEY, LLC	20-0049	

SHEET NO.	01
TENTATIVE TRACT MAP #	88035
CROSSROADS NORTH PARCEL 1	
CONCEPTUAL LANDSCAPE PLAN	
SITE CONTEXT & NOTICES	

BENCHMARK:	
BENCHMARK:	
ENGINEERING CONSULTANTS	ALBERT A. WEBB ASSOCIATES
37785 MCCOY STREET	
IRVINE, CA 92614	
TEL: (951) 788-1258	
FAX: (951) 788-1258	
PREPARED UNDER THE SUPERVISION OF, DESIGNED BY, & CHECKED BY:	QUILTERMO GONZALEZ
DATE:	EXP. 06/2022
COST: NO COST	

REGISTERED PROFESSIONAL ENGINEER	
REGISTERED PROFESSIONAL ARCHITECT	
REGISTERED PROFESSIONAL CIVIL ENGINEER	
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	
REGISTERED PROFESSIONAL PLANNING	
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FOR	COUNTY FILE NO.	XXXX
DIAMOND VALLEY, LLC	20-0049	

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DATE	SCALE	V.	V.	V.	DATE

FOR	COUNTY FILE NO.	XXXX
DIAMOND VALLEY, LLC	20-0049	

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DATE	SCALE	V.	V.	V.	DATE

FOR	COUNTY FILE NO.	XXXX
DIAMOND VALLEY, LLC	20-0049	

SHEET NO.	01
TENTATIVE TRACT MAP #	88035
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DATE	SCALE	V.	V.	V.	DATE

FOR	COUNTY FILE NO.	XXXX
DIAMOND VALLEY, LLC	20-0049	

SHEET NO.	01
TENTATIVE TRACT MAP #	88035
CROSSROADS NORTH PARCEL 1	
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REGISTERED PROFESSIONAL SAFETY ENGINEER	
REGISTERED PROFESSIONAL FIRE ENGINEER	
REGISTERED PROFESSIONAL MARINE ENGINEER	
REGISTERED PROFESSIONAL PETROLEUM ENGINEER	

DATE	SCALE	V.	V.	V.	DATE

FOR	COUNTY FILE NO.	XXXX
DIAMOND VALLEY, LLC	20-0049	

SHEET NO.	01
TENTATIVE TRACT MAP #	88035
CROSSROADS NORTH PARCEL 1	
CONCEPTUAL LANDSC	

PLAN CHECK OVERSIGHT ENGINEER	DATE SIGNED	TENTATIVE APP P#
REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#
REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#
REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#

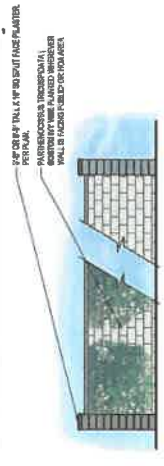
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REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#
REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#
REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#

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

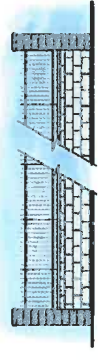
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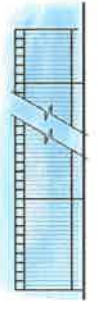
- LEGEND**
- 1" = 6" TALL 6" X 6" SPLIT-FACE PILASTER
 - 2" = 6" TALL 6" X 6" SPLIT-FACE PILASTER
 - 3" = 6" TALL 6" X 6" SPLIT-FACE PILASTER
 - 4" = 6" TALL 6" X 6" SPLIT-FACE PILASTER
 - 5" = 6" TALL 6" X 6" SPLIT-FACE PILASTER



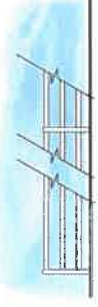
1. COMMUNITY WALL | 6' TALL TAN CMU WALL W/ SPLIT-FACE PILASTERS



2. OPEN VIEW COMBO WALL | 6' TALL TAN CMU WALL W/ TUBE STEEL FENCING & SPLIT-FACE PILASTERS



3. OPEN VIEW FENCE | 6' TALL TUBULAR STEEL FENCE



5. SPLIT RAIL FENCE | 4' TALL -3-RAIL PVC FENCE



4. INTERIOR FENCE | 6' VINYL OR WOOD FENCE

DIG ALERT

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1-800-485-4333

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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

SCALE: UNLESS OTHERWISE NOTED, THESE PLANS SHALL NOT BE CONSIDERED UNTIL AN ENCROACHMENT PERMIT AND/OR A BRIDGING PERMIT HAS BEEN ISSUED. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST VALLEY. THE PLANNING DEPARTMENT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS FROM ANY OTHER AGENCY.



ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 3789 ARCHWAY STREET
 WEST VALLEY, UT 84086-1070
 PH: (951) 886-1070
 FAX: (951) 788-1256
 PREPARED UNDER THE SUPERVISION OF: DESIGNED BY: A. CHECKED BY: J.M.
 GUILLERMO GONZALEZ
 CERT. NO. XXXX EXP. XX/20XX

ENGINEER'S SEAL
 STATE OF UTAH
 EXPIRES: XX/XX/XX
 COUNTY: XXXX

PROJECT NAME	PROJECT NO.
COUNTY OF RIVERSIDE	07
TENTATIVE TRACT MAP #88888	07 OF 08 SHEETS
CROSSROADS NORTH PARCEL 1	
CONCEPTUAL LANDSCAPE PLANS	
CONCEPTUAL FENCE AND WALL PLAN	
TITLE: DAMOND VALLEY, LLC	DATE: 20-0049

PRELIMINARY

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).			
PLAN CHECK OVERSIGHT LTA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPA
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			



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

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



WBBB
WILLIAM B. BROWN & ASSOCIATES
 ENGINEERING CONSULTANTS
 3748B MCCRAY STREET
 RIVERSIDE CA 92506
 PH: (951) 988-1070
 FAX: (951) 798-1235

PREPARED UNDER THE SUPERVISION OF: **GUILLERMO GONZALEZ**
 CE#17101234 - EXP. 08/2022

BENCHMARK: BENCHMARK

SCALE: N. XX. Y. XX. Z. XX

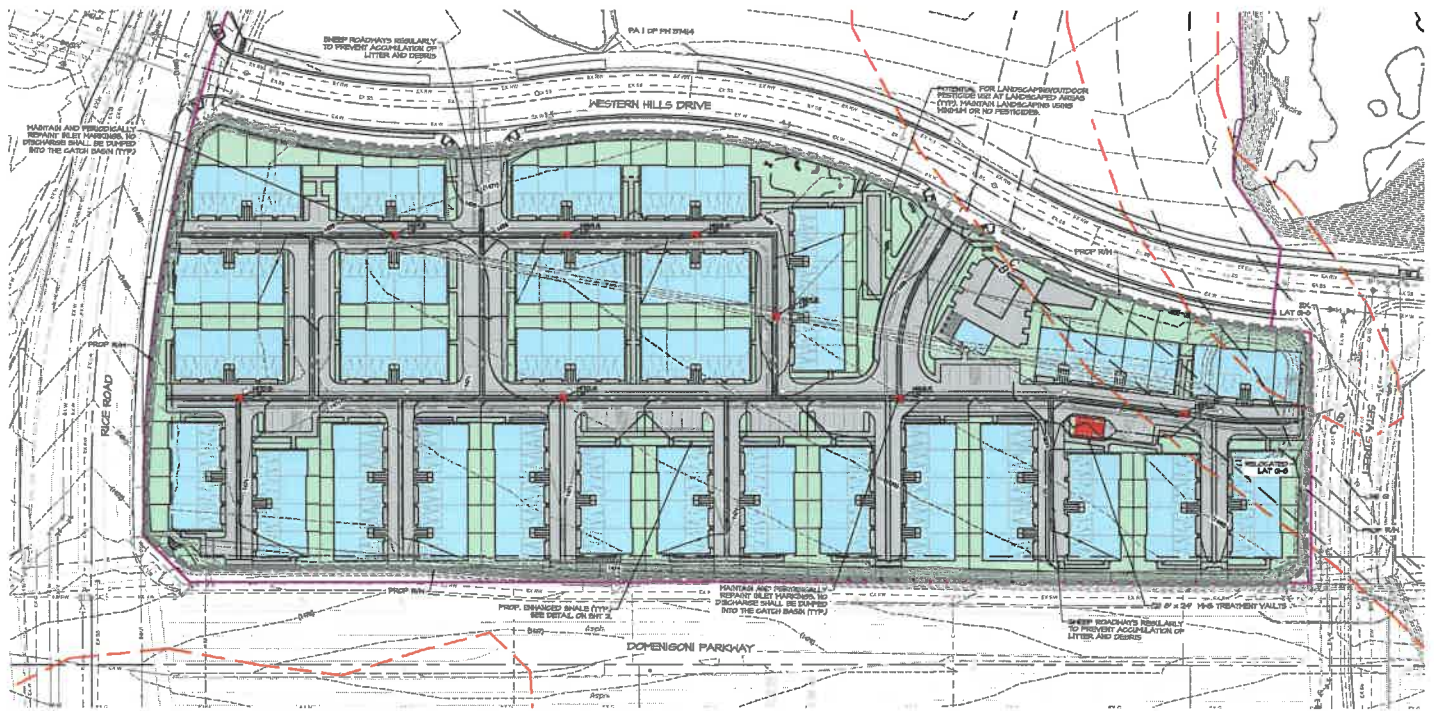
SHEET NO. 08

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP #86035
 CROSSROADS NORTH PARCEL 1
 CONCEPTUAL LANDSCAPE PLANS
 MAINTENANCE PLAN

FOR: DORLAND WILLEY, LLC

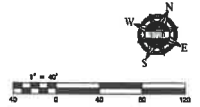
PROJECT NO.: 20-0048

COUNTY FILE NO.: XXXX



- LEGEND**
- ROOF
 - CONCRETE/ASPHALT
 - LANDSCAPE
 - DWA BOUNDARY
 - PM STRIP BOUNDARY
 - FLOORLINE
 - ENHANCED SHALE BELT-RETAINED
 - NEUS SOIL BOUNDARY
 - PROPOSED SETBACK

DWA AREA TABLE	
AREA TYPE	AREA / VOLUME
ROOF [SF]	142,000
CONCRETE / ASPHALT [SF]	190,007
LANDSCAPE [SF]	903,708
SWEP [SF]	33
GRANITE [SF]	1.5

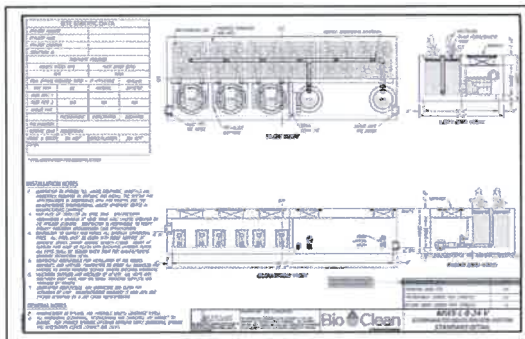


COUNTY OF RIVERSIDE
TPM 58037
CROSSROADS SOUTH - RESIDENTIAL

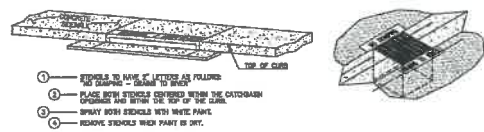
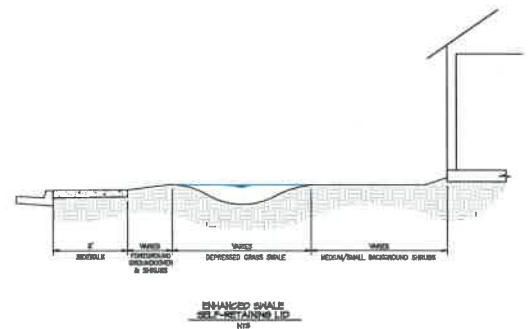
PRELIMINARY WQMP EXHIBIT

DATE	REVISED	BY	CHECKED	SCALE
1/11/2011				AS SHOWN
WQMP				1
WATER QUALITY MANAGEMENT PLAN				1
PROJECT NO. 58037				1
SHEET NO. 1				1

COUNTY OF RIVERSIDE, CALIFORNIA, COUNTY ENGINEER'S OFFICE, 1211/2011, 1:00PM



GARAGE FLOOR VAULT DETAIL
N/S



COUNTY OF RIVERSIDE	
TPM 38037	
CROSSROADS SOUTH - RESIDENTIAL	
PRELIMINARY WQMP EXHIBIT	
SCALE: 1/4" = 1'-0"	DATE: 08/22/2011
BY: [Signature]	NO. 2
DATE: 08/22/2011	BY: [Signature]
DATE: 08/22/2011	BY: [Signature]

COUNTY OF RIVERSIDE, CALIFORNIA - COUNTY ENGINEER'S OFFICE - 1717/2011 - 10/20/11

CASE: PPT210007/TPM38037
EXHIBIT: Exh. B&C
DATE: 3/23/2022
PLANNER: TWHEELER
 Meeting
 Commercial Agenda
 PDF



6-Plex | Bungalow

PA-6 DRC SUBMITTAL

OUR TEAM

Regent Properties

Contact: Hannah Soroudi
 12100 Wilshire Blvd #1750, Los Angeles, CA 90025
 310.806.9800 | [www.https://www.regentproperties.com/](https://www.regentproperties.com/)

WHA. Architects . Planners . Designers .

Contact: Fernando Laullon, AIA, NCARB, EVP
 Mike Cantrell, Senior Principal
 2850 Redhill Ave, Suite 200 Santa Ana, CA 92705-5543
 949.250.0607 | www.WHAinc.com

SHEET INDEX:

- A1.1 6-Plex Composite Floor Plans
- A1.2 6-Plex Bungalow Exterior Elevations
- A1.3 6-Plex Bungalow Exterior Elevations
- A1.4 Rec Building Floor Plan
- A1.5 Rec Building Exterior Elevations
- CS Color Schemes



REGENT PROPERTIES

Note: Artist's conception; colors, materials and application may vary

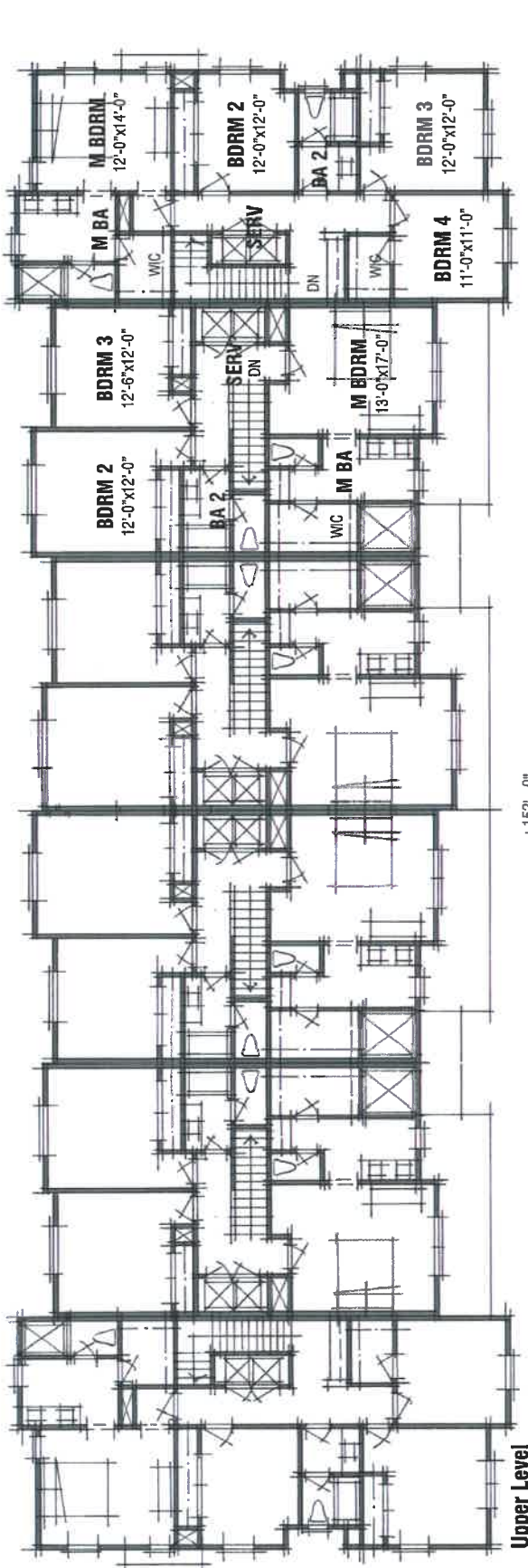
CROSSROADS IN WINCHESTER

WINCHESTER, CA

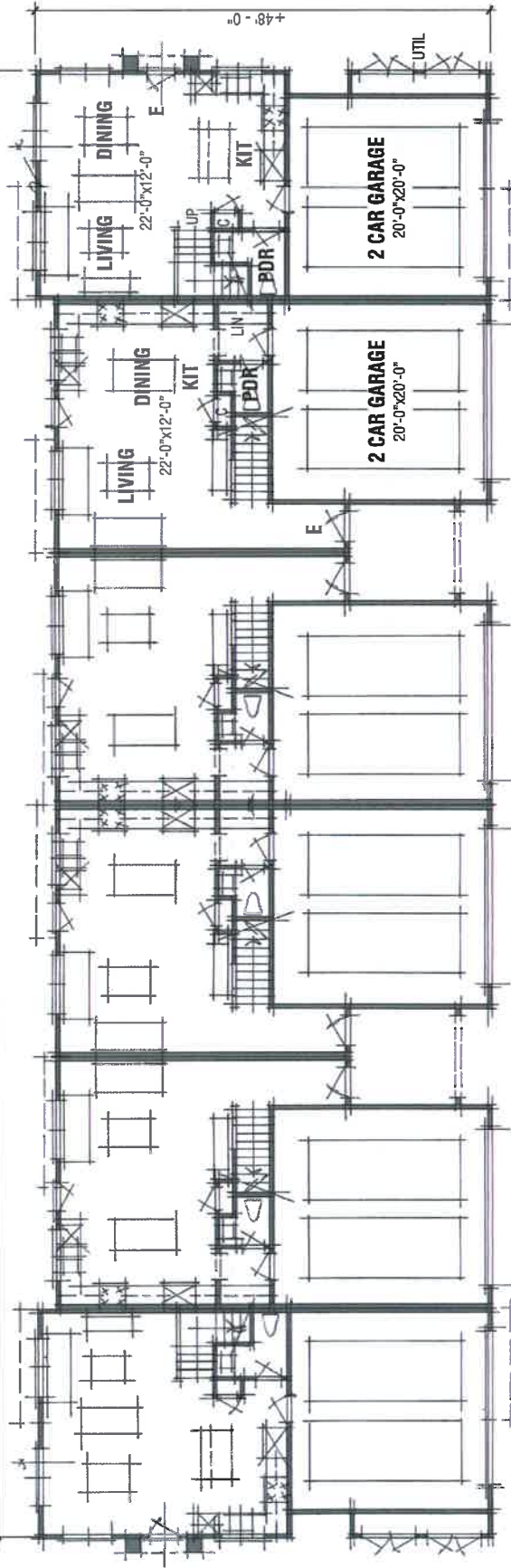
0 4 8 16
DRC SUBMITTAL

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Upper Level



Lower Level

Plan 2 | Plan 1 | Plan 1 | Plan 1 | Plan 1 | Plan 1 | Plan 2
 6-Plex | Floor Plan | 3 Bdrm | 2.5 Ba | 2 Car Garage | 4 Bdrm | 2.5 Ba | 2 Car Garage



REGENT PROPERTIES

CROSSROADS IN WINCHESTER

WINCHESTER, CA

DRC SUBMITTAL
 A1.1



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Rear



Front

STYLE ELEMENTS:

- Roof: Composition Roof & Metal Shed Roof
- Fascia: Wood Fascia & Wood Barge Board
- Gable: Vertical Board & Batt Siding
- Exterior: Stucco
- Accent: Decorative Shutters
- Veneer: Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Sectional Garage Door

6-Plex | Bungalow

CROSSROADS IN WINCHESTER

WINCHESTER, CA

A1.2

DRC SUBMITTAL

Note: Artist's conception; colors, materials and application may vary



REGENT PROPERTIES



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Right



Left

STYLE ELEMENTS:

- Roof: Composition Roof & Metal Shed Roof
- Fascia: Wood Fascia & Wood Barge Board
- Gable: Vertical Board & Batt Siding
- Exterior: Stucco
- Accent: Decorative Shutters
- Veneer: Stone Veneer
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Sectional Garage Door

6-Plex | Bungalow

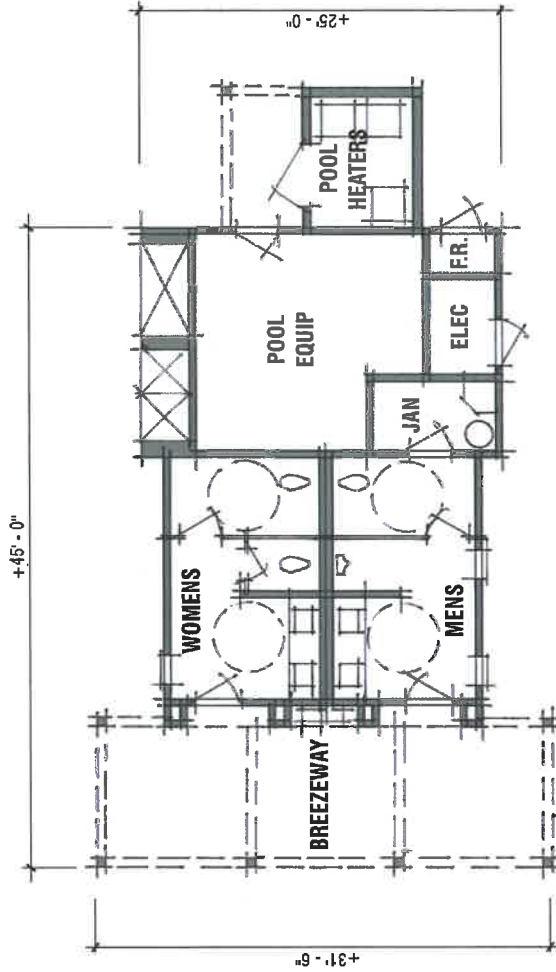
CROSSROADS IN WINCHESTER

WINCHESTER, CA



0 4 8 16
A1.3
DRC SUBMITTAL

Note: Artist's conception; colors, materials and application may vary



Rec Building Floor Plan

CROSSROADS IN WINCHESTER

WINCHESTER, CA

0 2 4 A1.4

DRC SUBMITTAL



ARCHITECTS • PLANNERS • DESIGNERS

ORANGE COUNTY, LOS ANGELES, SAN DIEGO

REGENT PROPERTIES



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Right



Rear



Front



Left

Color Scheme# 2

STYLE ELEMENTS:

- Roof: Composition Roof
- Fascia: Wood Fascia & Wood Barge Board
- Gable: Lap Siding
- Exterior: Stucco
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Sectional Garage Door

Rec Building Exterior Elevations

CROSSROADS IN WINCHESTER

WINCHESTER, CA



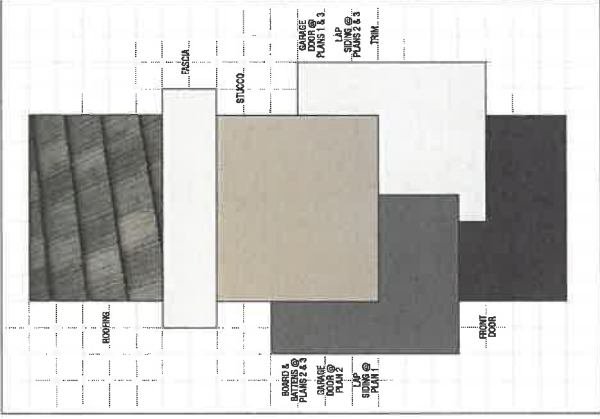
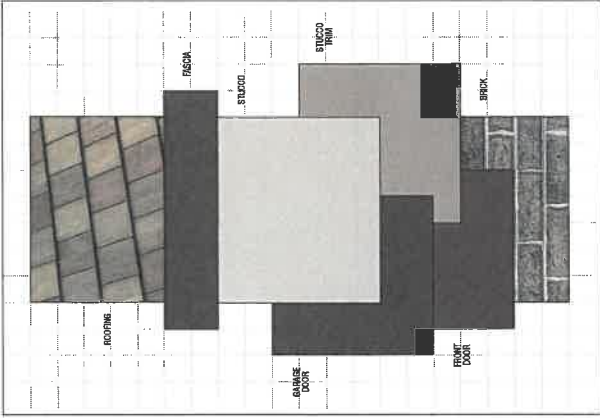
REGENT PROPERTIES

Note: Artist's conception; colors, materials and application may vary

0 2 4 **A1.5**
DRC SUBMITTAL

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Material	Color	Manufacturer
Roofing Concrete Slate Tile	Concrete Slate Ref: 14, Cat. #0, A.S.P. 16 CIBC 0218-2021	Daigle
Wing Windows (entry lobby)	TBD	Champion
Windows & Doors (entry lobby)	Weather-Beats	ASC
Manufactured Brick (Rear Porch)	Down Job	Everl Brick
Roofing @ Deck	Dark Tile	Orco
Roofing Color (10/20 roof finish)	Match Sherwin Williams Medium Gray	Omega
Trim Color #1 (Garage/Dr): Garage Door Front Door	SW 7020 Dark Gray	Sherwin Williams
Trim Color #2 (Roofing): Roofing	SW 7033 Dark Gray	Sherwin Williams
Accent Color (Garage/Dr): Garage Door Front Door	SW 7033 Dark Gray	Sherwin Williams
Accent Color (Garage/Dr): Garage Door Front Door	Match Sherwin Williams Dark Charcoal	TBD

Color Scheme # 1

Material	Color	Manufacturer
Roofing Concrete Slate Tile	Concrete Slate Ref: 17, Cat. #0, A.S.P. 20 CIBC 0218-2021	Daigle
Wing Windows (entry lobby)	Match	Custom-Br Made
Windows & Doors (entry lobby)	TBD	Champion
Roofing Color (10/20 roof finish)	1, Iron	ASC
Trim Color #1 (Garage/Dr): Garage Door Front Door	Match Sherwin Williams Dark Charcoal	Omega
Trim Color #2 (Roofing): Roofing	SW 7033 Dark Gray	Sherwin Williams
Accent Color (Garage/Dr): Garage Door Front Door	SW 7033 Dark Gray	Sherwin Williams
Accent Color (Garage/Dr): Garage Door Front Door	Match Sherwin Williams Dark Charcoal	TBD

Color Scheme # 2



REGENT PROPERTIES

Color Schemes

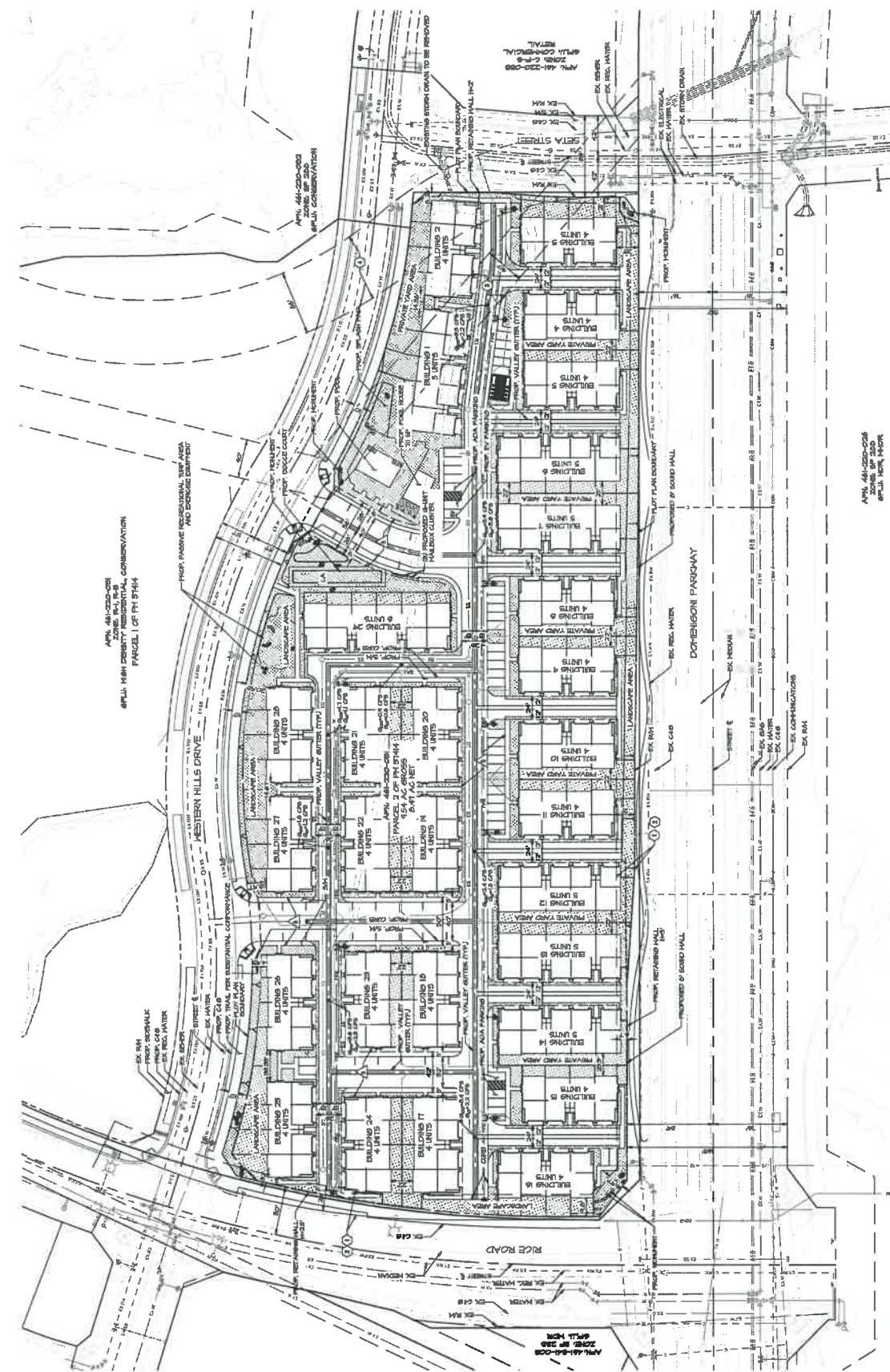
CROSSROADS IN WINCHESTER

WINCHESTER, CA

CS

DRC SUBMITTAL

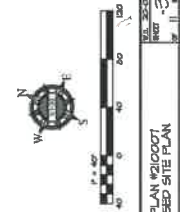
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APN 441-020-028
 APN 441-020-029
 APN 441-020-030
 APN 441-020-031
 APN 441-020-032
 APN 441-020-033
 APN 441-020-034
 APN 441-020-035
 APN 441-020-036
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 APN 441-020-040
 APN 441-020-041
 APN 441-020-042
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 APN 441-020-044
 APN 441-020-045
 APN 441-020-046
 APN 441-020-047
 APN 441-020-048
 APN 441-020-049
 APN 441-020-050

- LEGEND**
- CL CENTERLINE
 - CG CONCRETE GRADING
 - CR CONCRETE RETAINING WALL
 - CS CONCRETE SIDEWALK
 - CP CONCRETE PAVEMENT
 - CS CONCRETE SIDEWALK
 - FL FLOOR FINISH
 - PL PLUMBING
 - PE PROPOSED ELEVATION
 - PR PROPOSED ROADWAY
 - RS REINFORCED CONCRETE
 - SA SURFACE AREA
 - US UNITS

- EASEMENT TABLE**
- 1 AN EASEMENT FOR WATER AND SEWERAGE SERVICES, RECORDED IN OFFICIAL RECORDS, BOOK 10, PAGE 10,000,000, OF OFFICIAL RECORDS.
 - 2 AN EASEMENT FOR WATER AND SEWERAGE SERVICES, RECORDED IN OFFICIAL RECORDS, BOOK 10, PAGE 10,000,000, OF OFFICIAL RECORDS.
 - 3 AN EASEMENT FOR WATER AND SEWERAGE SERVICES, RECORDED IN OFFICIAL RECORDS, BOOK 10, PAGE 10,000,000, OF OFFICIAL RECORDS.
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 - 10 AN EASEMENT FOR WATER AND SEWERAGE SERVICES, RECORDED IN OFFICIAL RECORDS, BOOK 10, PAGE 10,000,000, OF OFFICIAL RECORDS.



DATE: 01/15/2024	SCALE: AS SHOWN	PROJECT: APN 441-020-028
DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]
DATE: 01/15/2024	SCALE: AS SHOWN	PROJECT: APN 441-020-028
DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]

FLAT PLAN #20007
 PROPOSED SITE PLAN
 COUNTY OF RIVERSIDE, CA

CASE: PPT210007/TPM38037

EXHIBIT: P

DATE: 3/23/2022

PLANNER: TWHEELER

Missing Comment Agenda Final

PA-6 Project Summary

Total Site Area: +/- 8.5 Acres
Total Units: 124 Townhomes (2-story w/ private rear yards)

Density: 14.7 Homes per Acre

Parking:
Required: 310 Spaces (2.50 spaces per home)
Provided: 314 Spaces (2.53 spaces per home)

248 Garage Spaces (2 spaces per home)
66 Unassigned Guest Spaces (.5 spaces per home)
4 ADA Parking Spaces (includes 1 van accessible sp)
1 EVA Changing Space*

* Spaces are included in the 66 total unassigned guest spaces



- Notes:**
1. This plan is for conceptual purposes only.
 2. All plans are subject to change without notice.
 3. All dimensions are subject to change without notice.
 4. All information is for informational purposes only.
 5. All information is subject to change without notice.
 6. All information is subject to change without notice.
 7. All information is subject to change without notice.
 8. All information is subject to change without notice.
 9. All information is subject to change without notice.
 10. All information is subject to change without notice.
 11. All information is subject to change without notice.
 12. All information is subject to change without notice.

**TOWNHOME PARKING ANALYSIS
WINCHESTER CROSSROADS**

WINCHESTER, CA

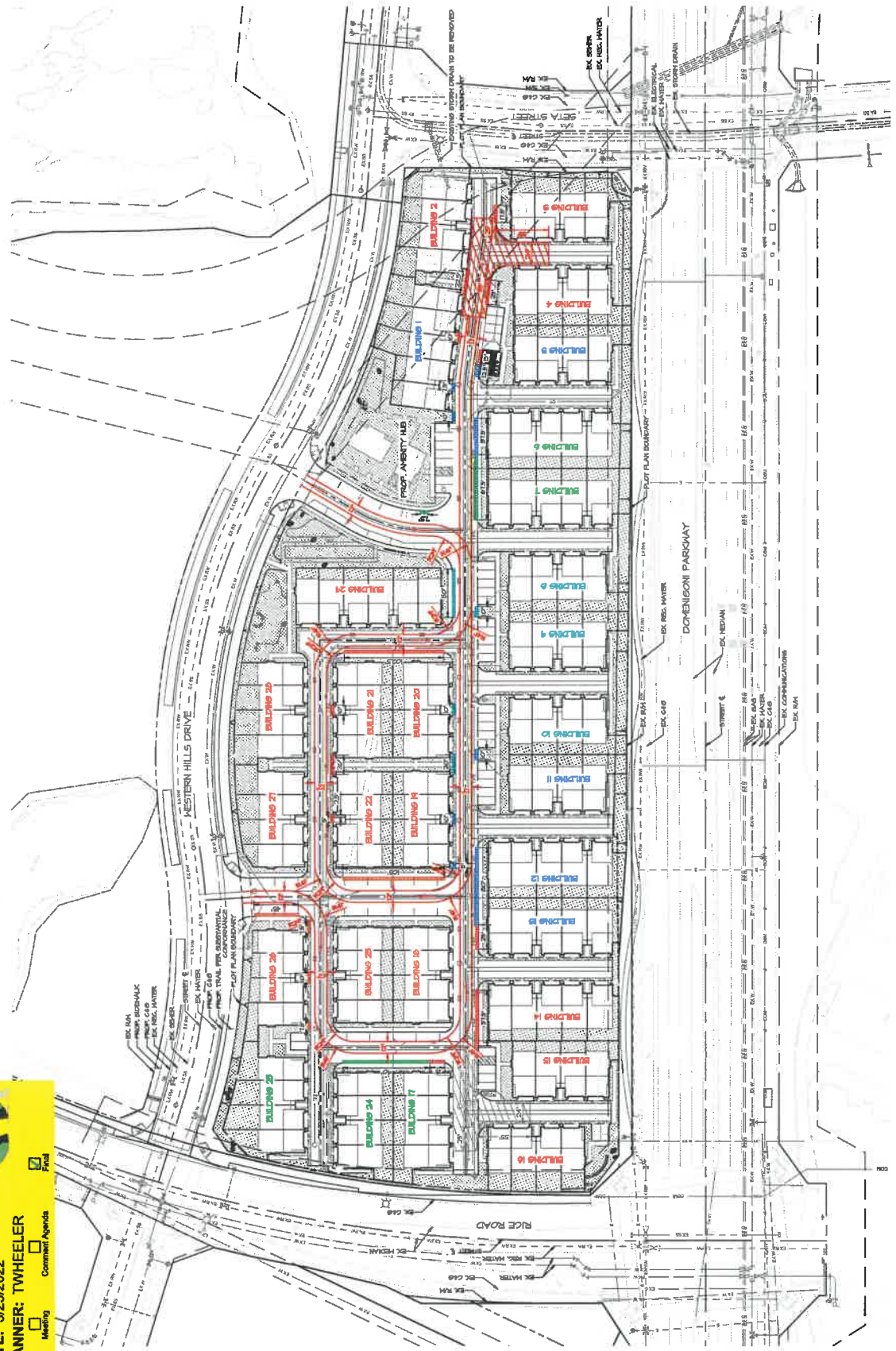
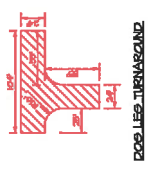


ORANGE COUNTY, LOS ANGELES, BAY AREA

REGENT PROPERTIES
CONCEPTUAL SITE PLAN
© 2021 WILLIAM HETZELMACH ARCHITECTS, INC. dba WHA. | 2019258 | 08-19-21

CASE: PPT210007/TPM38037
 EXHIBIT: X
 DATE: 3/23/2022
 PLANNER: TWHEELER
 Meeting Comment Agenda Final

LEGEND
 PROPERTY BOUNDARY
 PROPOSED RAIL
 50' TRUCK LANE (5 PER UNIT)
 PROPOSED TRUCK TRUCK PAVI



PRELIMINARY

DATE: 3/23/2022	SCALE: AS SHOWN
DRAWN BY: J. WHEELER	CHECKED BY: J. WHEELER
DATE: 3/23/2022	SCALE: AS SHOWN
DRAWN BY: J. WHEELER	CHECKED BY: J. WHEELER

PROJECT: PPT210007/TPM38037
 SHEET: 11 OF 11
 COUNTY OF RIVERSIDE, CA

COUNTY OF RIVERSIDE, CALIFORNIA
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 100 WEST 9TH STREET, SUITE 200
 RIVERSIDE, CALIFORNIA 92501

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 899 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSET).			
PLAN CHECK OVERSIGHT TIA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. P/F
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			



ENLARGEMENT B | PASSIVE PARK & BOCCO COURT

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

NOTES:
 1. THESE PLANS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ANY KIND.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

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 www.digalert.com
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ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 5708 MACDONALD STREET
 RIVERSIDE, CA 92506
 PH. (951) 884-0770
 FAX (951) 758-1256
 PREPARED UNDER THE SUPERVISION OF: **GUILLERMO GONZALEZ**
 CERT. NO. 69722 EXP. 08/2022

BENCHMARK: COUNTY OF RIVERSIDE
 TYP. 38037 CROSSROADS SOUTH RESIDENTIAL
 SHEET NO. 04
 LANDSCAPE PLANS ENLARGEMENTS
 FOR: LANDSCAPE PLANS ENLARGEMENTS
 W.G. 20-0049 COUNTY FILE NO. XX
 DATE: 8/1/2022
 SCALE: 1/8" = 1'-0"

PRELIMINARY

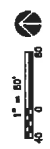
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).			

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).			



LEGEND

	K.O.A. MAINTAINED.....	4,000 SF
	HOMEOWNER MAINTAINED.....	5,100 SF
	VALLEYWIDE PARKS & REC MAINTAINED (OFF-SITE).....	3,000 SF



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

NOTE: WORK CONTAINING WITHIN THE ROAD RIGHT-OF-WAY SHALL NOT BE CONSIDERED A PERMIT UNDER THE COUNTY AND CITY ORDINANCES AND/OR A PERMIT UNDER THE COUNTY AND CITY ORDINANCES. THE PRIVATE LANDOWNER'S ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY AND CITY OF DENVER. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY AND CITY OF DENVER. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY AND CITY OF DENVER.



ALBERT A. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO
 LICENSE NO. 12144
 EXPIRES 08/2027

ENGINEERING CONSULTANTS
 3768 MCCRAY STREET
 DENVER, CO 80202
 PH: (303) 686-1070
 FAX: (303) 788-1254

PREPARED UNDER THE SUPERVISION OF DESIGNER DR. J.C. CHECKED BY: J.P.
 DATE: 8/4/2021

BENCHMARK: BENCHMARK
 SCALE: XX' = 1" XX'
 COUNTY FILE NO.: XX

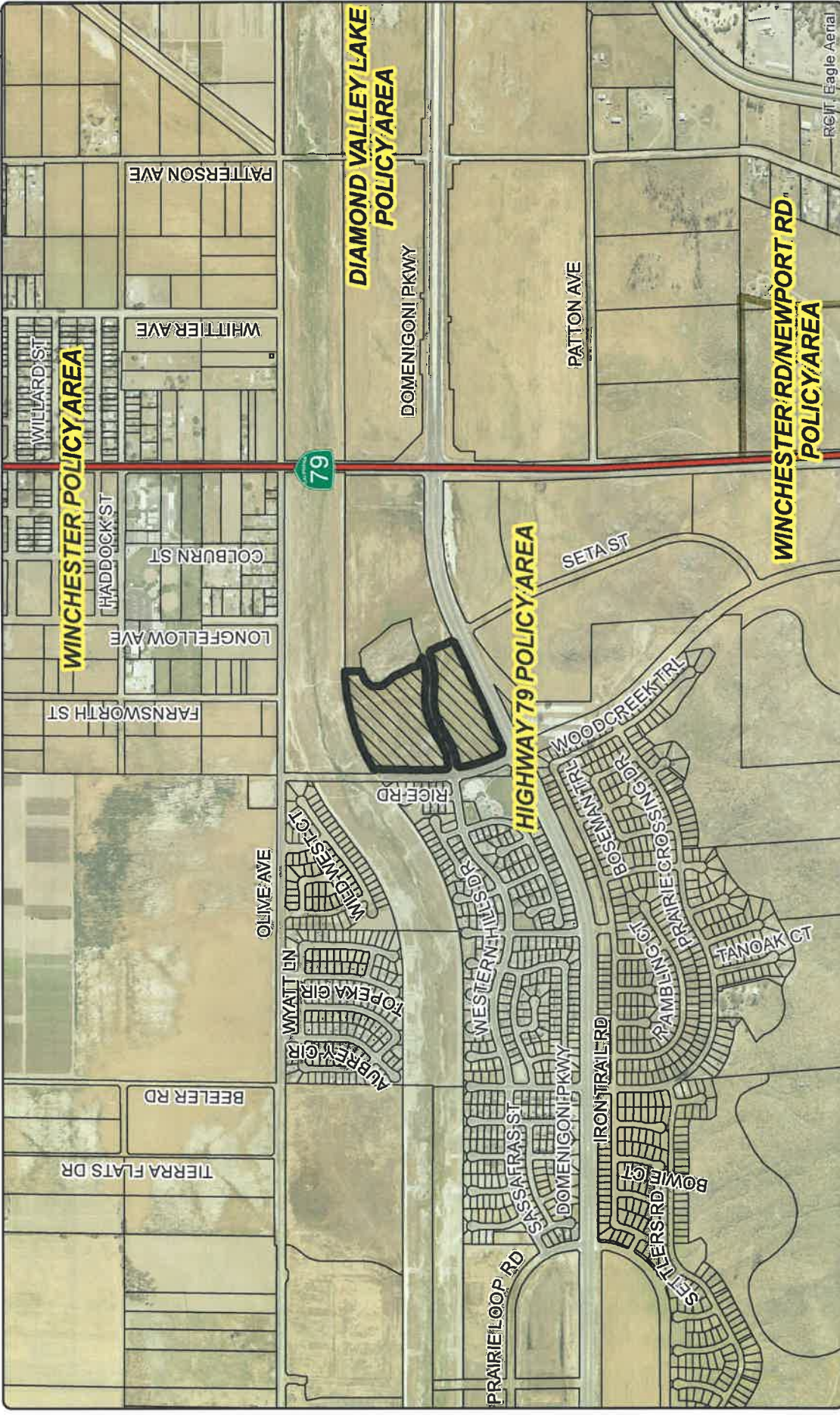
TPM 38037 COUNTY OF RIVERSIDE PP 210007 SHEET NO. 09
 CROSSROADS SOUTH RESIDENTIAL
 TPM 38037
 LANDSCAPE PLANS
 MAINTENANCE PLAN
 FOR: DENVER VALLEY LLC W.O. 20-0049
 COUNTY FILE NO. XX

PRELIMINARY

RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM38035 TPM38037 PPT210007
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 02/24/2022
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department located in Riverside at (951)350-0200 (Western County) or in Palm Desert at (760)440-4277 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

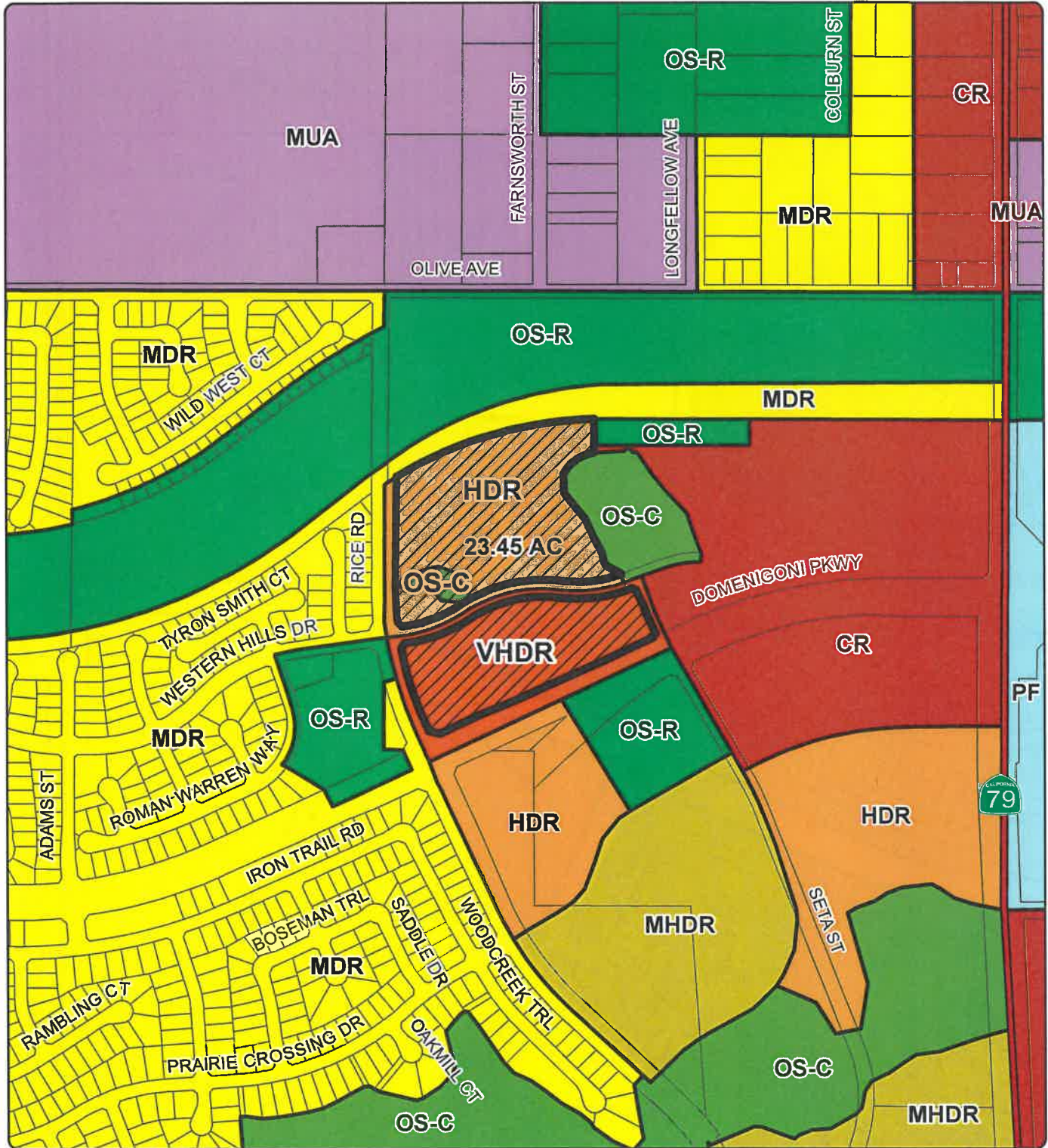
TTM38035 TPM38037 PPT210007

Supervisor: Washington
District 3

Date Drawn: 02/24/2022

Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

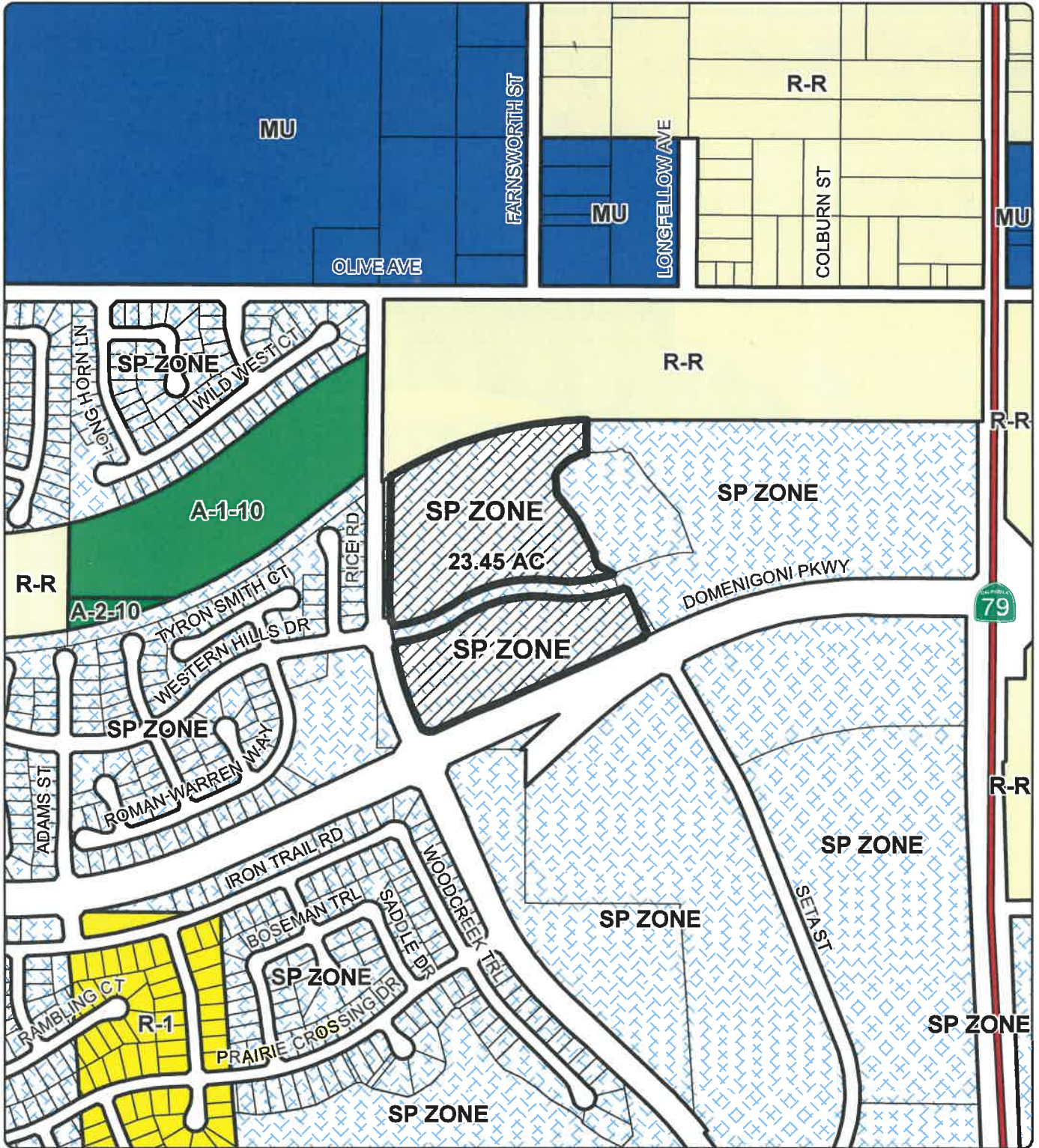
TTM38035 TPM38037 PPT210007

Supervisor: Washington
District 3

Date Drawn: 02/24/2022

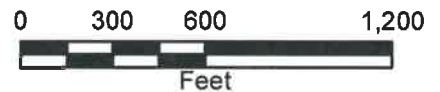
EXISTING ZONING

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

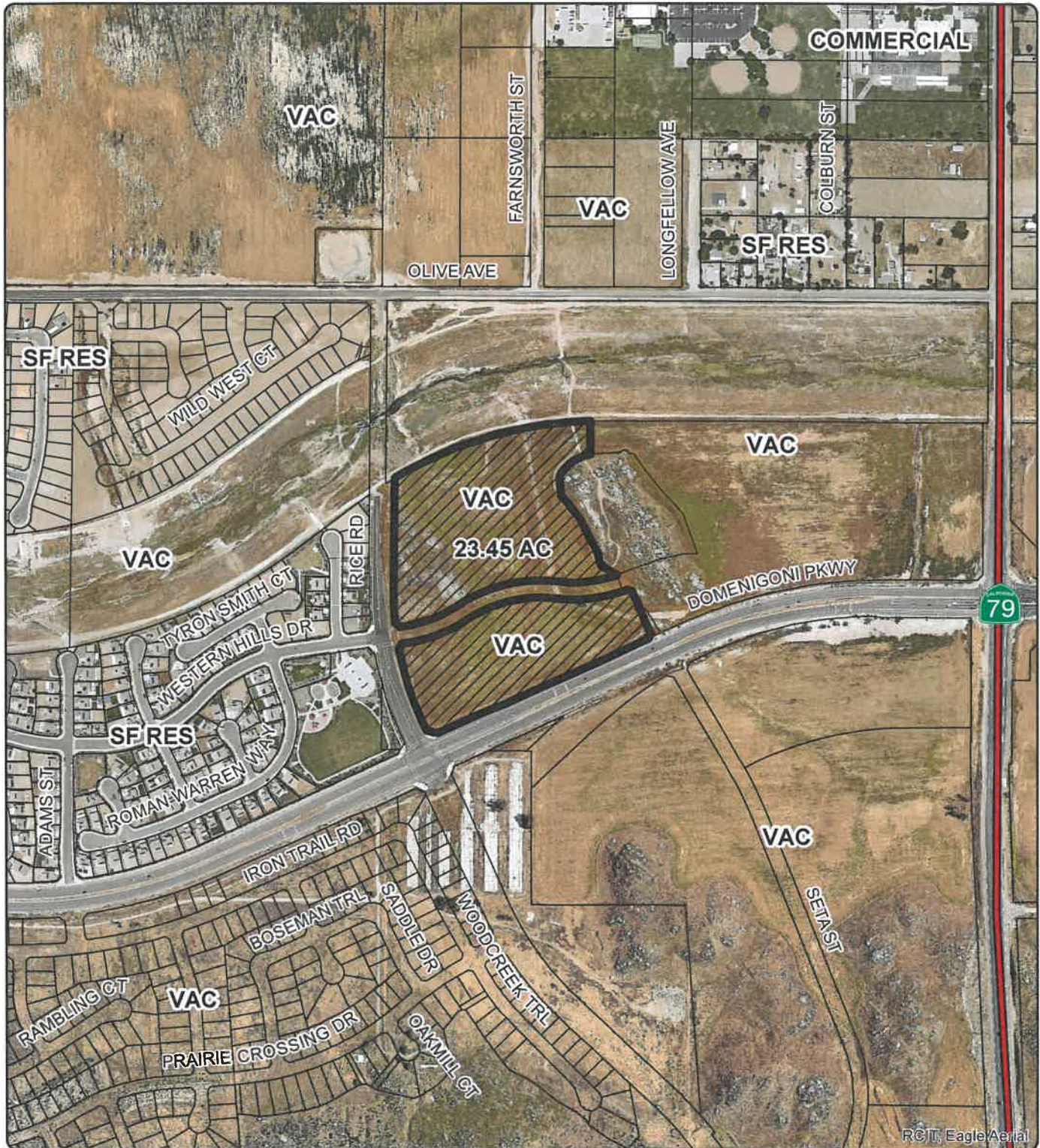
TTM38035 TPM38037 PPT210007

Supervisor: Washington
District 3

Date Drawn: 02/24/2022

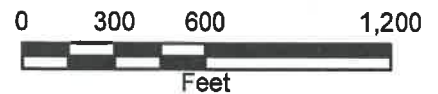
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen



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



Charissa Leach, P.E.
Assistant CEO/TLMA Director

03/14/22, 4:26 pm

TTM38035

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38035. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38035) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 38035 is a proposal for a Schedule A subdivision of 13.91 acres for 128 lots for residential dwellings and 7 open space or conservation lots. Reciprocal access is proposed between dwelling developments. Landscaped open space areas would be maintained by a homeowner's association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 72 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288), Planning Areas 1, 2, and 4. Planning Area 1 includes the residential lots and related amenities and uses. Planning Area 4 of SP288 will remain undisturbed as a conserved open space area. Planning Area 2, consisting of parcel 1 of Parcel Map 36545 will include a proposed water quality basin with pump modular wetland system.

The Project is located on the Northeast corner of Domenigoni Parkway and Rice Road, South of Olive Avenue, and West of Highway 79/Winchester Road

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan 288 - The Crossroads in Winchester (Approved through SP00288A2)
 - D. Architectural Design Guidelines

Advisory Notification. 4 AND - Exhibits

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

Tentative Tract Map No. 38035, dated October 26, 2021.

Exhibit B (Arch. Elevations & Color Scheme), dated October 26, 2021.

Exhibit C (Floor Plans), dated October 26, 2021.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Exhibit D (Details & Street Section Plans), dated October 26, 2021.
 Exhibit F (Fire Access Plan), dated October 26, 2021.
 Exhibit G (Conceptual Grading Plan), dated October 26, 2021.
 Exhibit L (Concept Landscape, Irrigation, Entry Monument Plans), dated October 26, 2021.
 Exhibit M (Maintenance Plan), dated October 26, 2021.
 Exhibit P (Parking Plan), dated October 26, 2021.
 Exhibit T (Trail Exhibit Plans), dated October 26, 2021.
 Exhibit W (Wall and Fencing Plans), dated October 26, 2021.
 Exhibit X (Trash Collection Plan), dated October 26, 2021.

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances:
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 DEH ECP COMMENTS

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

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

E Health. 2 Eastern Municipal Water District (EMWD) Water and Sewer Service

This development shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service with EMWD are met.

Fire

Fire. 1 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. A rolled/mountable curb has been approved for use at the end of Lot B, providing access to lots 122 through 128. The following provisions shall be met: - Mountable curb along Rice Road for access road - Addition of gate with knox box and signage indication this is emergency access only. - Call-out indicating that proposed surface shall be capable of handling minimum fire truck loads.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****Flood Hazard Report**

FLOOD HAZARD REPORT: 11/18/2021 BB ID: 072-450-887 (related cases BBID 881-884-931)

Tentative Tract Map (TTM) 38035 is a proposal for a schedule A subdivision map for 129 lots for residential dwellings on the norther portion of a 24.87 acre parcel; the southern portion is proposed for development under TPM 38037 and PP 210007 as a 124-unit condominium development. The site is located in the Winchester area at the northeast corner of Domenigoni Parkway and Rice Road, south of Olive avenue, and west of Highway 79/Winchester Road. This proposal was previously reviewed under PAR 200025.

The two developments maps are within the Winchester Crossroads Specific Plan (SP 288) Planning Area 1 (PA1) and Planning Area 6 (PA6). PA1 is located at northern half of the site and proposes for high density residential lots, and PA6 proposes for very high density residential lots. This project site was previously reviewed under SP288A2, PM28605, TR37079, GPA315, CEQ180058 and BGR1800190.

The project site is subject to an off-site drainage area of approximately 220 acres from the south through an existing double 48-inch culvert under Domenigoni Parkway. Downstream of the 48-in culvert is an existing interim dirt swale that conveys offsite tributary flows to Salt Creek Channel (Project Number 4-0-00110/Drawing Number 4-0698). Salt Creek Channel, which borders the north portion of this specific plan, is a 100-year facility. However, due to the interim nature of Salt Creek Channel downstream of Rice Road a backwater condition will affect the northern portion of the project. The northwestern corner of TR 38035 is located within the 100-year Zone A floodplain limits for Salt Creek as delineated on Panel No. 06065C-2080H (4/19/2017) of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The current FEMA mapping shows flows escaping Salt Creek near the northwest corner of TTM 38035, which is likely due to the old topography the floodplain mapping was based on. The exhibits submitted with TTM 38035 propose several lots (lots 52 and 59-65) which are impacted by the current FEMA floodplain. The applicant has submitted a LOMR package to the District's floodplain management section which indicated that the floodplain can be revised based on current topography, so that the floodplain is contained within Salt Creek and will not impact TR 38035.

In order to remove lots from the floodplain, the project shall submit a Letter of Map Revision (LOMR) with FEMA. The LOMR must be obtained prior to issuance of occupancy permits for only lots 52 and 59-65. Future exhibits shall show the limits of the FEMA floodplains. See condition 90-Flood "SUBMIT LOMR"

The District has reviewed the submitted Site Plan dated October 15, 2021 and preliminary drainage report dated December 2020. This project relies on the construction of a stormdrain to provide 100-year flood protection from offsite flows from the south, which are currently conveyed through the site in an earthen swale. PM36545 has submitted plans for Line Q, which will convey flows from the existing culvert in an underground stormdrain alignment on the site east of TTM 38035. The drainage report states that "Line Q of the existing drainage study will be constructed prior to the construction of the CSR project." The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of Line Q (proposed under PM 36545) is necessary to protect the developments proposed by TTM 38035, TPM 38037, and PPT 210007. Therefore, the District will not release occupancy permits for any

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1 Flood Hazard Report (cont.)**

portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District. See condition 90-Flood "FACILITY COMPLETION-MAP"

If TR 38035 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards and provide an outlet for onsite runoff. Should TR 38035 build Line Q, additional conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", and "OFFSITE EASEMENT OR REDESIGN"

Both TR 38035 and PM 38037 propose laterals that discharge onsite flows to Line Q, as previously proposed in the drainage report for PM 36545 (Line Q). Plans for Line Q included stubouts for a 36" Lateral Q-4 (privately maintained) and 30" Lateral Q-6 (maintained by RCTD) for TR 38035 and PM 38037 respectively. The preliminary drainage report for TR 38035 (dated December 2020) shows onsite drainage improvements including stormdrains and a water quality basin with an outlet structure that will bypass the 100-year storm event to Lateral Q-4, to Line Q. This hydrology report is acceptable for entitlement, with the understanding that hydraulics will be verified once final plans are prepared for the basin outlet and Lateral Q-4.

An encroachment permit may be required for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If required, see 50/60/80 conditions "ENCROACHMENT PERMIT REQUIRED".

If TR 38035 develops prior to PM 38037 (south of project), TR 38035 will be subject to offsite runoff from PM 38037. If TR 38035 develops prior to PM 38037, they shall construct improvements that protect from offsite flows.

Any proposed drainage facility must be designed to the District's standards and have 100-year capacity. All drainage facilities proposed outside the public right-of-way shall be contained within drainage easements. All drainage easements should be delineated on the site plan. The drainage easements must be kept free of all buildings and obstructions. In order to protect any proposed structures from flooding, all underground facilities must have an emergency escape path in the event any inlets become blocked with debris.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. See Condition 50 Flood- ADP FEE NOTICE, 60 and 80 Flood- ADP FEE, and 50 Flood SUBMIT ECS & FINAL MAP.

Please note, the purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1****GEO210010 ACCEPTED (cont.)**

2. Based on our background research and previous investigation, it is our opinion active, potentially active, or inactive faults do not extend across the site. Risks associated with seismic activity consist of the potential for moderate to strong seismic shaking. 3. The potential for ground rupture is considered to be very low due to the absence of active or potentially active faults at the subject site. 4. Based on the results of our updated liquefaction analyses utilizing 2019 CBC and ASCE 7-16 seismic parameters, the resulting settlement is expected to be up to approximately 2 inches, with 1 inch of differential settlement over the length of the structure. 5. Based on the results of our updated lateral spread analysis utilizing 2019 CBC and ASCE 7-16 seismic parameters, lateral spread of the slope adjacent to Salt Creek is expected to be up to approximately 20 inches of deformation. Appropriate structural setbacks should be considered in design. In addition, ground improvement methods may be considered as a method to reduce the potential for lateral spread. 6. Landslides are not mapped on or adjacent to the site. Due to the relatively level topography at the site, we opine that landslides are not present at the property or at a location that could impact the subject site. 7. The two granitic bedrock outcrops of the central and west portion of the site have boulders that may warrant further investigation as to the potential for rock fall hazard at the site. 8. The risk of inundation, seiche, and tsunamis affecting the site is negligible and not a design consideration. 9. Laboratory testing results indicate a sample of the near surface soils exhibits a "very low" expansion potential (expansion index [EI] of 20 or less) with test results showing expansion index of 0. 10. Soils obtained during our investigation were tested for hydrocompression and exhibited a collapse potential of 0.0 to 1.6 percent when loaded to the expected post-grading pressures. The test results indicate that the soils are classified as having a "slight" (0.1 to 2.0 percent) degree of specimen collapse in accordance with ASTM D5333. GEO No. 210010 recommended: 1.

Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. The depth of removal should be such that material exposed in cut areas or soil to be used as fill is relatively free of organic matter. Deleterious material generated during stripping and/or site demolition should be exported from the site. 2. The upper portion of the young and old alluvium and highly weathered granitic bedrock within building areas should be removed to expose competent alluvium, old alluvium, or bedrock. 3. Competent alluvium and old alluvium is defined as having a relative compaction of approximately 85 percent (based on ASTM D1557). 4. Based on our findings, we expect the younger alluvium within approximately 6 feet of the existing ground surface will require remedial excavation and replacement with compacted fill. In the area of the older alluvium and highly weathered bedrock, the existing soils within approximately 3 feet of the existing ground surface will require remedial excavation and replacement with compacted fill. 5. Removals should extend at least 2 feet below the bottom of the planned foundations, and the excavations should be extended laterally a minimum distance of 5 feet beyond the building footprint or for a distance equal to the depth of removal, whichever is greater. Where the lateral over-excavation is not possible, structural setbacks or deepened footings may be required. 6. Where the expected settlement exceeds the tolerable levels for shallow foundations, a grade beam system (waffle slab) or a mat foundation may be needed to accommodate the anticipated settlement. In addition, ground improvement methods may be considered as a method to reduce the potential for liquefaction.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1 GEO210010 ACCEPTED (cont.)**

7. The maximum expected static settlement for the planned structures, supported on conventional foundation systems with the above allowable bearing pressures, and deriving support in engineered fill is estimated to be 1 inch and to occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is not expected to exceed ½ inch over a horizontal distance of 40 feet. GEO No. 210010 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210010 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation**Transportation. 1 RCTD - GENERAL CONDITIONS**

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50-foot tangent, measured from flowline/curb-face to the end of the 50-foot tangent section.
9. Ramps shall be constructed at 4-way intersections and -T- intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
10. All interior streets shall be privately maintained.
11. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

Department.

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

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

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

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

Waste Resources

Waste Resources. 1 WASTE - Advisory Notices

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

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

Plan: TTM38035

Parcel: 461220031

50. Prior To Map Recordation

Fire

050 - Fire. 1

Prior to Recordation

Not Satisfied

Fire - 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

Prior to recordation

Not Satisfied

Fire - ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class A material as per the California Building Code.

050 - Fire. 3

Prior to recordation

Not Satisfied

Fire - ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) An owners' association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 4

Prior to recordation

Not Satisfied

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

050 - Fire. 5

Prior to recordation

Not Satisfied

FIRE - ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a

Plan: TTM38035

Parcel: 461220031

50. Prior To Map Recordation

Planning

050 - Planning. 1 **050 - Planning** **MAP - CC&R RES POA COM. AREA (cont.)** **Not Satisfied**
comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 2 **050 - Planning** **MAP - ECS NOTE MAP CONSTRAINT** **Not Satisfied**
The following Environmental Constraints Note shall be placed on the ECS: "No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects Lot 129 of the Tentative Tract Map as shown on the Environmental Constraints Sheet."

050 - Planning. 3 **050 - 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. 4 **050 - Planning** **MAP - FEE BALANCE** **Not Satisfied**
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 5 **050 - Planning** **MAP - OFFER OF TRAILS** **Not Satisfied**
In offer of dedication to the County of Riverside for regional trails within TTM38035 along Rice Road,

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50. Prior To Map Recordation

Planning

050 - Planning. 5 **050 - Planning** **MAP - OFFER OF TRAILS (cont.)** **Not Satisfied**

Western Hills Drive, private streets, and property boundaries (Salt Creek Channel) shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 6 **050 - Planning** **MAP - TRAIL MAINTENANCE** **Not Satisfied**

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of regional trails associated with TTM38035 along Rice Road, Western Hills Drive, private streets, and property boundaries (Salt Creek Channel). The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the regional trail easements until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 7 **Map - ECS Note-Mt. Palomar Lighting** **Not Satisfied**

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

050 - Planning. 8 **Map - Quimby Fees (1)** **Not Satisfied**

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

Survey

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

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

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Lot access shall be restricted on Rice Road (except one emergency access for Fire Department), Western Hills Drive, and Seta Drive so noted on the final map.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 **RCTD-MAP - Access Restriction** **Not Satisfied**

Lot access shall be restricted on Rice Road and Western Hills Drive and so noted on the final map with the exception of an emergency access on Rice Road and two access points on Western Hills Drive. or as approved by the Director of Transportation.

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50. Prior To Map Recordation Survey

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

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

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - BCS ANNEX OTHER Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

050 - Transportation. 2 50 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

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

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

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

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

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

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD - ADA COMPLIANCE Not Satisfied

The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461, and Riverside County Improvement Plan Check Policies and Guidelines. Approval of the improvement plans will clear this condition.

050 - Transportation. 4 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

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

050 - Transportation. 5 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

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

050 - Transportation. 6 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

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

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

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

050 - Transportation. 8 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

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

050 - Transportation. 9 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

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

050 - Transportation. 10 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied

landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD).

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

050 - Transportation. 11 RCTD - COORDINATION WITH OTHERS Not Satisfied

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

Coordinate with Coordinate with TTM38037 and PPT210007.

050 - Transportation. 12 RCTD - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, sidewalks (north side), and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

[http://rctlma.org/trans/General-Information/Pamphlets- Brochures](http://rctlma.org/trans/General-Information/Pamphlets-Brochures)

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

NOTE:

A 5-foot meandering sidewalk shall be constructed within the 21-foot parkway.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 RCTD - LIGHTING PLAN Not Satisfied

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

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

Rice Road along project boundary is designated as a secondary highway and shall be improved with 44-foot (32-foot project side and 12-foot on the other side of the centerline) part-width AC pavement and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 65-foot (50-foot project side and 15-foot, minimum on the other side of the centerline) part-width dedicated right-of-way per the Standard No. 94, Ordinance 461.

Note:

1. An 8-foot trail (DG or concrete) shall be constructed on the project side within the 18-foot parkway as directed by the Planning Department and Director of Transportation. The material used to construct the trail shall be evaluated and determined during final design.
2. In the vicinity of Lots 124-128, a 24-foot emergency access may be constructed connecting to Rice Road with an approved gate and mountable curb/driveway for Fire apparatus as approved by Fire Department and Director of Transportation.

or as approved by the Director of Transportation.

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

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

"A" and "B" Street along project boundaries are designated RESERVED PRIVATE ROADS. These roads shall be improved with 6-inch concrete curb and gutter, 40-foot full-width AC pavement, and concrete sidewalk (both sides) within a 56-foot reserved full-width private road easement in accordance with County Standard No. 105, Section "C". (40-feet/56-feet) (Modified for reduced reserved private street easement width from 60-feet to 56-feet.)

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

NOTES:

1. A 4-foot concrete sidewalk (on both sides) shall be constructed within the 8-foot parkway.
2. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
3. Install a stop control sign at the intersection of "A" and "B" Streets with Western Hills Drive.

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50. Prior To Map Recordation

Transportation

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

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

050 - Transportation. 16 RCTD - ROAD IMPROVEMENTS & DEDICATION Not Satisfied

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

Western Hills Drive along project boundary is designated as a COLLECTOR ROAD and shall be improved with 44-foot (22-foot project side and 22-foot on the other side of the centerline) full-width AC pavement within the 74-foot full-width dedicated right-of-way per the County Standard No. 103, Section A, Ordinance 461. (44 feet/74 feet)

Note:

1. A 6-foot concrete sidewalk shall be constructed (project side) adjacent the property line within the 15-foot parkway.
2. A 10-foot Trail shall be constructed (south side) adjacent the property line within the 15-foot parkway.

Seta Street from Western Hills Drive to Domenigoni Parkway (off-site) is designated as a modified COLLECTOR ROAD and shall be improved with 39-foot part-width AC pavement (27-foot west of the centerline and 12-foot, minimum, other side of the centerline) curb & gutter and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving on within the 84-foot full-width dedicated right-of-way per the modified County Standard No. 103, Section A, Ordinance 461. (54'/84') (Modified for increasing AC pavement from 34' to 39' and increasing full-width right-of-way from 74' to 84'.

Note: A 5-foot concrete sidewalk (west side) shall be constructed 3-foot from the property line within the 15-foot parkway.

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

or as approved by the Director of Transportation.

050 - Transportation. 17 RCTD - STREET IMPROVEMENT PLANS Not Satisfied

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

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50. Prior To Map Recordation Transportation

050 - Transportation. 18 RCTD - SUBMIT APPLICATION-MAINTENANCE DISTRICTS Not Satisfied

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

050 - Transportation. 19 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 20 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Per TPM38037 Approved PWQMP, the western half of Seta Street will flow to the west onto Western Hills Drive and be treated with the flows of Western Hills drive within TTM38035.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 EASEMENTS/PERMISSION (cont.) Not Satisfied

obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

E Health

060 - E Health. 1 E. HEALTH CLEARANCE REQUIRED Not Satisfied

Prior to the issuance of a grading permit, clearance from the Department of Environmental Health shall be required. -Any existing septic systems and/or wells shall be properly removed or abandoned under permit with this Department.

Flood

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

If TR 38035 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards and provide an outlet for onsite runoff. Should TR 38035 build Line Q, the following condition shall apply:

6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE PRIOR TO SUBMITTAL FOR REVIEW. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Off-site Easement or Redesign (cont.) Not Satisfied

and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 5 Submit Plans Not Satisfied

If TR 38035 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards and provide an outlet for onsite runoff. Should TR 38035 build Line Q, the following condition shall apply:

SUBMIT PLANS

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

Planning

060 - Planning. 1 060 - Planning MAP - BUILDING PAD GRADING Not Satisfied

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

060 - Planning. 2 060 - 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. 3 060 - 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. 4 060 - 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 13.91 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 **060 - Planning MAP - SKR FEE CONDITION (cont.)** **Not Satisfied**
revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-EPD

060 - Planning-EPD. 1 **0060 – EPD – Habitat Mitigation and Monitoring Plan** **Not Satisfied**

Prior to the issuance of a grading permit, a Habitat Mitigation and Monitoring Plan (HMMP) must be submitted as outlined in the document titled "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020. The report must be prepared by a biologist who has an MOU with the County of Riverside. The applicant will prepare a Habitat Mitigation and Monitoring Plan (HMMP) as part of the required wetland permit (401) that will define performance standards and a performing exotic weed removal for a period of one (1) year. The HMMP shall be submitted to the County of Riverside and the RCRCD as well as the regulatory agencies for review and approval prior to implementation. In addition, the Environmental Programs Department may also inspect the site prior to permit issuance.

060 - Planning-EPD. 2 **0060-EPD-30-Day Burrowing Owl Preconstruction Survey** **Not Satisfied**

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. 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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 3 **0060-EPD-Biological Monitor** **Not Satisfied**

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-EPD-Landscape Plan Review 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. 5 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

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

060 - Planning-EPD. 6 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied
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.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, 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.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as Salt Creek or "MSHCP Conservation Area" as discussed in the "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 0060-Planning-EPD-Off-Site Restoration Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been performed. A total of 3.99-acres of native alkali habitat within the City of Hemet's vernal pool complex located within RCA lands (APN's 455-130-030, 455-130-036, and 455-130-046) will be restored to mitigate for permanent impacts to 1.33-acre of MSHCP Section 6.1.2 riverine resources. The restoration of 3.99-acres of native alkali habitat within the City of Hemet's vernal pool complex meet the criteria of a biologically equivalent or superior alternative.

The proposed action was redesigned to avoid impacts to PQP conserved lands. This information is documented in, "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

vertebrates. 10. Procedures and protocol for collecting and processing of samples and specimens. 11.

Fossil identification and curation procedures to be employed. 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 13. All pertinent exhibits, maps and references. 14. Procedures for reporting of findings. 15.

Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. 16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

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

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD). This condition does not apply for stockpile only permits.

060 - Transportation. 2 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICTS Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees. This condition does not apply for stockpile only permits.

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

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

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60. Prior To Grading Permit Issuance

Transportation

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

(WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Per TPM38037 Approved PWQMP, the western half of Seta Street will flow to the west onto Western Hills Drive and be treated with the flows of Western Hills drive within TTM38035.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 First Commitment Letter Required Not Satisfied

The applicant shall provide a copy of "First Commitment" letter for water and sewer service from the appropriate water and sewer purveyor to this Department.

Flood

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

If TR 38035 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 3 Encroachment Permit Required Not Satisfied

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

080 - Flood. 4 Off-site Easement or Redesign Not Satisfied

If TR 38035 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards and provide an outlet for onsite runoff. Should TR 38035 build Line Q, the following condition shall apply:

OFFSITE EASEMENT OR REDESIGN

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

080 - Flood. 5 Submit Plans Not Satisfied

If TR 38035 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards and provide an outlet for onsite runoff. Should TR 38035 build Line Q, the following condition shall apply:

SUBMIT PLANS

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

Planning

080 - Planning. 1 080 - Planning MAP - BUILDING SEPARATION Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 080 - Planning MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file a set of plans for an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 080 - Planning MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements: 1. A color photo-simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping. 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated. 3. An irrigation plan for the entry monument(s) and/or gate(s). NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 3 080 - 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. 4 080 - Planning MAP - MODEL HOME COMPLEX Not Satisfied

If Single / Separate Builders for Tract Development - If Tract Map No. 38035 is to be developed by a single builder or phases sold off to separate builders, the project must comply with the following: i. A plot plan application shall be submitted to the County Planning Department (for a Model Home Complex) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The Model Home Complex plot plan shall contain the following elements: 1) An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. 2) Show front, side and rear yard setbacks. 3) Provide two de-mentioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space. 4) Show detailed fencing plan including height and location. 5) Show typical model tour sign locations and elevation. 6) Three (3) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted. 7) Provide a Model Home Complex landscape and irrigation plan. ii. A plot plan application shall be submitted to the County Planning Department (for a Final Site Development Plan) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements: 1) A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots. 2) Each model floor plan and elevations (all sides). 3) Three (3) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted.

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80. Prior To Building Permit Issuance Planning

080 - Planning. 5 080 - Planning MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 6 080 - Planning MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 7 080 - Planning MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-Landscape Plan Review 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).

080 - Planning-EPD. 2 0080-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

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.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES)

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Planning-EPD

080 - Planning-EPD. 2 0080-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

requirements, 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.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

080 - Planning-EPD. 3 0080-Planning-EPD-Restoration of Temporary Onsite Not Satisfied

Prior to the issuance of a the first building permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the onsite restoration for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain. MSHCP riparian/riverine habitat would be restored onsite of 0.13 acres to pre-existing conditions.

Wherever temporary construction work disturbs the bed or bank of Salt Creek (0.13- acre), the ground surface will be returned to its pre-existing condition (recontoured), hydroseeded with a native seed mix, and the applicant will perform exotic weed removal for a period of one year as shown in Figure 9, Detailed Engineering Impact Map, and Figure 10, Detailed Engineering Post Construction Map. To the extent possible based on availability, the seed mix will consist of smooth tarplant (*Centromadia pungens* ssp. *laevis*, Lemmon's canarygrass (*Phalaris lemmonii*), vernal barley (*Hordeum intercedens*), Mexican sprangletop (*Leptochloa fusca* ssp. *uninervia*), salt heliotrope (*Heliotropium curassavicum*), alkali mallow (*Malvella leprosa*), and alkali barley (*Hordeum depressum*). The seed mix will be obtained from S&S Seeds.

Hydroseeding will occur between September 1st and October 31st as stated by the Wildlife Agencies: "so as to maximize the chance that hydroseeded seedlings will grow large enough to bloom and produce seeds by the end of the subsequent rainy season, and that all non-native plants inside the temporary impact areas should be removed during the periods of March 1st to February 28th subsequent to the application of the hydroseed mix" (Wildlife Agencies

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Planning-EPD

080 - Planning-EPD. 3 0080-Planning-EPD-Restoration of Temporary Onsite Not Satisfied
2020).

Within 60 days of completing the hydroseeding application within the 0.13-acre temporary impact areas, the applicant will submit an "As-built Report" to the Riverside County Environmental Programs Division for review and approval. The report will include documentation of the post construction grading activities to original contours and hydroseed application as shown in Figure 10, Detailed Engineering Post Construction Map. This information is documented in, " MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

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

Landscape Inspection Deposit Required

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

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

Landscape Plot Plan/Permit Required

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

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

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Transportation

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

PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

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

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

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

Landscape Project Specific Requirements

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

- a. Landscape screening located from (Rice Rd) to (Western Hills Drive) shall be designed to ensure

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Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

full, opaque, coverage up to a minimum height of (15) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.

c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.

d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.

e. Project shall prepare water use calculations as outlined in Ord 859.3.

f. Trees shall be hydrozoned separately.

g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.

h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.

i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.

j. Project shall use County standard details for which the application is available in County Standard Detail Format.

k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).

l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

m. Plant species shall meet ALUC requirements, if applicable.

n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures.

o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.

p. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.

r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.

s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 5 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

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

080 - Transportation. 6 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 3. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 4. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of Line Q (to be constructed by PM 36545) is necessary to protect the developments proposed by TTM 38035, TPM 38037, and PPT 210007.

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

090 - Flood. 2 Submit LOMR Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for a portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits for only lots 52 and 59-65. A LOMR-F will not be accepted in lieu of a LOMR.

Planning

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

Prior 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,

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90. Prior to Building Final Inspection

Planning

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

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 13.91 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 2 090 - Planning MAP - WALL/FENCING COMPLIANCE Not Satisfied

Walls and/or fencing shall be provided throughout the subdivision in accordance with the approved TTM38035 and the final site development plans.

090 - Planning. 3 090 - Planning MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the County Planning Department - Development Review Division that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) and/or Recreation and Parks District (Valley-Wide).

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

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

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

090 - Transportation. 2 90 - TRANSPORTATION - Landscape Signage Required on Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall: Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 90 - TRANSPORTATION - Landscape Signage Required on Not Satisfied
that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3 RCTD - LANDSCAPING Not Satisfied

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

Landscaping shall be improved within the street associated with the project.

090 - Transportation. 4 RCTD - RBBD FEE 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 E4 of the MENELEE VALLEY Road and Bridge Benefit District.

090 - Transportation. 5 RCTD - TUMF FEE Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

090 - Transportation. 7 RCTD-MAP - 80% COMPLETION Not Satisfied

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

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD-MAP - 80% COMPLETION (cont.) Not Satisfied

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

- Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.
- Written confirmation of acceptance from sewer purveyor is required.
- Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 8 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

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

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



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



03/14/22, 5:16 pm

TPM38037

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38037. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38037) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map 38037 is a proposal for a Schedule H subdivision with Schedule A improvements; of 9.54 gross acres for a 124-unit condominium development. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288), Planning Area 6.

The Project is located on the Northeast corner of Domenigoni Parkway and Rice Road, South of Olive Avenue, and West of Highway 79/Winchester Road

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan 288 - The Crossroads in Winchester (Approved through SP00288A2)
 - D. Architectural Design Guidelines

Advisory Notification. 4 AND - Exhibits

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

Tentative Parcel Map No. 38037, dated September 29, 2021.

Exhibit D (Details & Street Section Plans), dated September 29, 2021.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)

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

E Health

E Health. 1 DEH ECP COMMENTS

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

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1 DEH ECP COMMENTS (cont.)**

further environmental assessment is required for this project.

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

E Health. 2 TPM38037 - DEH LAND USE COMMENTS

Project Summary: -Schedule "A" Map proposed -124 Unit Condominium Development (concurrent planning case - PPT210007) -Eastern Municipal Water District (EMWD) Water and Sewer Service. *It is the responsibility of the developer to ensure all requirements are met to obtain water and sewer service with the purveyor.

Fire**Fire. 1 Fire - Advisory**

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. In order to assure adequate evacuation times, alternate or secondary access shall be provided.

Flood**Flood. 1 FLOOD HAZARD REPORT**

FLOOD HAZARD REPORT: 7/12/2021 BB ID: 881-884-931 (related cases BBID 072-450-887)

Tentative Parcel Map (TPM) 38037 (and PP 210007) is a schedule A map which proposal a 124 townhome/condo development with amenities on the southern portion of a 24.87 acre parcel; the northern portion is proposed for development under TTM 38035 as a 129 lot residential development. The site is located in the Winchester area at the northeast corner of Domenigoni Parkway and Rice Road, south of Olive avenue, and west of Highway 79/Winchester Road. This proposal was previously reviewed under PAR 200025.

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

The two developments maps are within the Winchester Crossroads Specific Plan (SP 288) Planning Area 1 (PA1) and Planning Area 6 (PA6). PA1 is located at northern half of the site and proposes for high density residential lots, and PA6 proposes for very high density residential lots. This project site was previously reviewed under SP288A2, PM28605, TR37079, GPA315, CEQ180058 and BGR1800190.

The project site is subject to an off-site drainage area of approximately 220 acres from the south through an existing double 48-inch culvert under Domenigoni Parkway. Downstream of the 48-in culvert is an existing interim dirt swale [dCD1] that conveys offsite tributary flows to Salt Creek Channel (Project Number 4-0-00110/Drawing Number 4-0698). Salt Creek Channel, which borders the north portion of this specific plan, is a 100-year facility. However, due to the interim nature of Salt Creek Channel downstream of Rice Road a backwater condition will affect the northern portion of the site.

The District has reviewed the submitted Site Plan dated June 1, 2021 and preliminary drainage report dated January 2021. This project relies on the construction of a stormdrain to provide 100-year flood protection from offsite flows from the south, which are currently conveyed through the site in an earthen swale. PM36545 has submitted plans for Line Q, which will convey flows from the existing culvert in an underground stormdrain alignment on the site east of PM 38037. The drainage report states that "Line Q of the existing drainage study will be constructed prior to the construction of the CSR project." The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of Line Q (proposed under PM 36545) is necessary to protect the developments proposed by TTM 38035, TPM 38037, and PPT 210007. Therefore, the District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District. See condition 90-Flood "FACILITY COMPLETION-MAP"

If PM 38037 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards. Should PM 38037 build Line Q, additional conditions shall apply. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", and "OFFSITE EASEMENT OR REDESIGN"

Both TR 38035 and PM 38037 propose laterals that discharge onsite flows to Line Q, as previously proposed in the drainage report for PM 36545 (Line Q). Plans for Line Q included stubouts for a 36" Lateral Q-4 (privately maintained) and 30" Lateral Q-6 (maintained by RCTD) for TR 38035 and PM 38037 respectively. The preliminary drainage report for PM 38037 (dated January 2021) shows onsite drainage improvements including stormdrains that will convey 100-year storm event to Lateral Q-6, to Line Q. This hydrology report is acceptable for entitlement, with the understanding that hydraulics will be verified once final plans are prepared for Lateral Q-6.

An encroachment permit may be required for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If required, see 50/60/80 conditions "ENCROACHMENT PERMIT REQUIRED".

Any proposed drainage facility must be designed to the District's standards and have 100-year capacity. All

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

drainage facilities proposed outside the public right-of-way shall be contained within drainage easements. All drainage easements should be delineated on the site plan. The drainage easements must be kept free of all buildings and obstructions. In order to protect any proposed structures from flooding, all underground facilities must have an emergency escape path in the event any inlets become blocked with debris.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning**Planning. 1 015 - Planning MAP - 90 DAYS TO PROTEST**

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

Planning. 2 015 - Planning MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 3 015 - Planning Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE TRACT MAP, TENTATIVE PARCEL MAP, and PLOT PLAN; 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 TRACT MAP, TENTATIVE PARCEL MAP, and PLOT PLAN, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)

typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning-GEO

Planning-GEO. 1

GEO210010 ACCEPTED

County Geologic Report GEO No. 210010 submitted for the projects PPT200012, PPT210007, TTM38037, and TPM38035 (APNs 461-220-032, -035, -037, -039, and -040), was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation, Crossroads North Commercial Development, TPM 36545, Northwest Corner of Domenigoni Parkway and Winchester Road, Winchester Area, Riverside County, California," dated November 9, 2018. In addition, Geocon has submitted the following report for the project: "Geotechnical Update, Winchester Crossroads – Residential, TTM38085 (sic) and 38037, Winchester area, Riverside County, California," dated February 2, 2021. GEO No. 210010 concluded: 1. The site is not within a currently established State of California Alquist-Priolo Earthquake Fault Zone nor a Riverside County Fault Zone. Nor do any active or potentially active faults trend towards the site. 2. Based on our background research and previous investigation, it is our opinion active, potentially active, or inactive faults do not extend across the site. Risks associated with seismic activity consist of the potential for moderate to strong seismic shaking. 3. The potential for ground rupture is considered to be very low due to the absence of active or potentially active faults at the subject site. 4. Based on the results of our updated liquefaction analyses utilizing 2019 CBC and ASCE 7-16 seismic parameters, the resulting settlement is expected to be up to approximately 2 inches, with 1 inch of differential settlement over the length of the structure. 5. Based on the results of our updated lateral spread analysis utilizing 2019 CBC and ASCE 7-16 seismic parameters, lateral spread of the slope adjacent to Salt Creek is expected to be up to approximately 20 inches of deformation. Appropriate structural setbacks should be considered in design. In addition, ground improvement methods may be considered as a method to reduce the potential for lateral spread. 6. Landslides are not mapped on or adjacent to the site. Due to the relatively level topography at the site, we opine that landslides are not present at the property or at a location that could impact the subject site. 7. The two granitic bedrock outcrops of the central and west portion of the site have boulders that may warrant further investigation as to the potential for rock fall hazard at the site. 8. The risk of inundation, seiche, and tsunamis affecting the site is negligible and not a design consideration. 9. Laboratory testing results indicate a sample of the near surface soils exhibits a "very low" expansion potential (expansion index [EI] of 20 or less) with test results showing expansion index of 0. 10. Soils obtained during our investigation were tested for hydrocompression and exhibited a collapse potential of 0.0 to 1.6 percent when loaded to the expected post-grading pressures. The test results

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO210010 ACCEPTED (cont.)

indicate that the soils are classified as having a "slight" (0.1 to 2.0 percent) degree of specimen collapse in accordance with ASTM D5333. GEO No. 210010 recommended: 1. Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. The depth of removal should be such that material exposed in cut areas or soil to be used as fill is relatively free of organic matter. Deleterious material generated during stripping and/or site demolition should be exported from the site. 2. The upper portion of the young and old alluvium and highly weathered granitic bedrock within building areas should be removed to expose competent alluvium, old alluvium, or bedrock. 3.

Competent alluvium and old alluvium is defined as having a relative compaction of approximately 85 percent (based on ASTM D1557). 4. Based on our findings, we expect the younger alluvium within approximately 6 feet of the existing ground surface will require remedial excavation and replacement with compacted fill. In the area of the older alluvium and highly weathered bedrock, the existing soils within approximately 3 feet of the existing ground surface will require remedial excavation and replacement with compacted fill. 5. Removals should extend at least 2 feet below the bottom of the planned foundations, and the excavations should be extended laterally a minimum distance of 5 feet beyond the building footprint or for a distance equal to the depth of removal, whichever is greater. Where the lateral over-excavation is not possible, structural setbacks or deepened footings may be required. 6. Where the expected settlement exceeds the tolerable levels for shallow foundations, a grade beam system (waffle slab) or a mat foundation may be needed to accommodate the anticipated settlement. In addition, ground improvement methods may be considered as a method to reduce the potential for liquefaction. 7. The maximum expected static settlement for the planned structures, supported on conventional foundation systems with the above allowable bearing pressures, and deriving support in engineered fill is estimated to be 1 inch and to occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is not expected to exceed ½ inch over a horizontal distance of 40 feet. GEO No. 210010 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210010 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

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

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

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

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

9. All interior streets shall be privately maintained.

10. Ramps shall be constructed at 4-way intersections and -T- intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

11. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Waste Resources

Waste Resources. 1 WASTE - Advisory Notices

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

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

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

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50. Prior To Map Recordation

Flood

050 - Flood. 6

Submit Plans - Map

Not Satisfied

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

Planning

050 - Planning. 1

050 - Planning MAP - CC&R RES POA COM. AREA

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

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50. Prior To Map Recordation

Planning

050 - Planning. 1 **050 - Planning MAP - CC&R RES POA COM. AREA (cont.)** **Not Satisfied**
considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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

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

050 - Planning. 4 **050 - Planning MAP - OFFER OF TRAILS** **Not Satisfied**
In offer of dedication to the County of Riverside for regional trails within TPM38037 along Rice Road, Western Hills Drive, Seta Street, private streets, and property boundaries shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 5 **050 - Planning MAP - TRAIL MAINTENANCE** **Not Satisfied**
The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of regional trails associated with TPM38037 along Rice Road, Western Hills Drive, Seta Street, private streets, and property boundaries. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the regional trail easements until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 6 **Map - ECS Note-Mt. Palomar Lighting** **Not Satisfied**
The following Environmental Constraint Note shall be placed on the ECS: "This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 7 **Map - Quimby Fees (1)** **Not Satisfied**
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County of Riverside Economic Development

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50. Prior To Map Recordation

Planning

050 - Planning. 7 **Map - Quimby Fees (1) (cont.)** **Not Satisfied**

Agency (EDA) for Valley-Wide which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

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

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

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Access shall be restricted on Rice Road, Western Hills Drive, and Seta Drive so noted on the final map.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 **RCTD-MAP - Access Restriction** **Not Satisfied**

Lot access shall be restricted on Domenigoni Parkway, Rice Road, and Western Hills Drive and so noted on the final map with the exception of an emergency access on Rice Road and two access points on Western Hills Drive.

or as approved by the Director of Transportation.

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

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

Transportation

050 - Transportation. 1 **50 – TRANSPORTATION – BCS ANNEX OTHER** **Not Satisfied**

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

050 - Transportation. 2 **RCTD - ADA COMPLIANCE** **Not Satisfied**

The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 RCTD - ADA COMPLIANCE (cont.) Not Satisfied

designed, and included in the improvement plans, in accordance with Ordinance 461, and Riverside County Improvement Plan Check Policies and Guidelines. Approval of the improvement plans will clear this condition.

050 - Transportation. 3 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

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

050 - Transportation. 4 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

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

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

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

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

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

050 - Transportation. 7 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

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

050 - Transportation. 8 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

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

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

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied
maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD).

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

050 - Transportation. 10 RCTD - COORDINATION WITH OTHERS Not Satisfied

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

Coordinate with Coordinate with TTM38035 and PPT210007.

050 - Transportation. 11 RCTD - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, sidewalks (north side), and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [http://rctlma.org/trans/General-Information/Pamphlets- Brochures](http://rctlma.org/trans/General-Information/Pamphlets-Brochures)

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

NOTE: A 5-foot meandering sidewalk shall be constructed within the 21-foot parkway.

or as approved by the Director of Transportation.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD - LIGHTING PLAN (cont.) Not Satisfied

Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 RCTD - ROAD IMPROVEMENTS & DEDICATION Not Satisfied

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

Rice Road along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 32-foot half-width AC pavement, curb & gutter and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 50-foot half-width dedicated right-of-way per the Standard No. 94, Ordinance 461.

Note: 1. An 8-foot trail (DG or concrete) shall be constructed on the project side within the 18-foot parkway as directed by the Planning Department and Director of Transportation. The material used to construct the trail shall be evaluated and determined during final design.

Western Hills Drive along project boundary is designated as a COLLECTOR ROAD and shall be improved with 44-foot full-width AC pavement within the 74-foot full-width dedicated right-of-way per the County Standard No. 103, Section A, Ordinance 461. (44 feet/74 feet)

Note: 1. A 6-foot concrete sidewalk shall be constructed (north side) adjacent the property line within the 15-foot parkway.

2. A 10-foot Trail (DG or concrete) shall be constructed (project side) adjacent the property line within the 15-foot parkway.

Seta Street along project boundary is designated as a modified COLLECTOR ROAD and shall be improved with 39-foot part-width AC pavement (27-foot project side and 12-foot, minimum, on the other side of the centerline) within the 84-foot full-width dedicated right-of-way per the modified County Standard No. 103, Section A, Ordinance 461. (54 feet/84 feet) (Modified for increasing AC pavement from 34-feet to 39-feet and increasing full-width right-of-way from 74-feet to 84-feet.

Note: A 5-foot concrete sidewalk (project side) shall be constructed 3-foot from the property line within the 15-foot parkway.

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

or as approved by the Director of Transportation.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 RCTD - STREET IMPROVEMENT PLANS Not Satisfied

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

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

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

050 - Transportation. 16 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 17 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of the Final Map.

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

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

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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

060 - Flood. 2 ADP Fee - Map Not Satisfied

PM 38037 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 ADP Fee - Map (cont.) Not Satisfied

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

060 - Flood. 3 Encroachment Permit Required Not Satisfied

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

060 - Flood. 4 OFFSITE EASEMENT OR REDESIGN Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 5 Submit Plans Not Satisfied

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

Planning

060 - Planning. 1 060 - Planning MAP - BUILDING PAD GRADING Not Satisfied

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

060 - Planning. 2 060 - 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. 3 060 - 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.

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60. Prior To Grading Permit Issuance Planning

060 - Planning. 4 060 - 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 9.54 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-EPD

060 - Planning-EPD. 1 0060 – EPD – Habitat Mitigation and Monitoring Plan Not Satisfied

Prior to the issuance of a grading permit, a Habitat Mitigation and Monitoring Plan (HMMP) must be submitted as outlined in the document titled "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020. The report must be prepared by a biologist who has an MOU with the County of Riverside. The applicant will prepare a Habitat Mitigation and Monitoring Plan (HMMP) as part of the required wetland permit (401) that will define performance standards and a performing exotic weed removal for a period of one (1) year. The HMMP shall be submitted to the County of Riverside and the RCRCD as well as the regulatory agencies for review and approval prior to implementation. In addition, the Environmental Programs Department may also inspect the site prior to permit issuance.

060 - Planning-EPD. 2 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. 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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 4 0060-EPD-Landscape Plan Review 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. 5 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

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

060 - Planning-EPD. 6 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge

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060 - Planning-EPD. 6 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied
Effects that can adversely affect biological resources such as:

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.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, 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.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as Salt Creek or "MSHCP Conservation Area" as discussed in the "MSHCP Determination of Biologically Equivalent or Superior Preservation

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 8 0060-Planning-EPD-Off-Site Restoration Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been performed. A total of 3.99-acres of native alkali habitat within the City of Hemet's vernal pool complex located within RCA lands (APN's 455-130-030, 455-130-036, and 455-130-046) will be restored to mitigate for permanent impacts to 1.33-acre of MSHCP Section 6.1.2 riverine resources. The restoration of 3.99-acres of native alkali habitat within the City of Hemet's vernal pool complex meet the criteria of a biologically equivalent or superior alternative.

The proposed action was redesigned to avoid impacts to PQP conserved lands. This information is documented in, "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed. 2. PRIMP must be accompanied by the final grading plan for the subject project. 3. Description of the proposed site and planned grading operations.

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60. Prior To Grading Permit Issuance

Planning-PAL

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

4. Description of the level of monitoring required for all earth-moving activities in the project area. 5.

Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 10. Procedures and protocol for collecting and processing of samples and specimens. 11. Fossil identification and curation procedures to be employed. 12.

Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 13. All pertinent exhibits, maps and references. 14.

Procedures for reporting of findings. 15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. 16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 60 - TRANSPORTATION – Domenigoni Pkwy Median Not Satisfied

Prior to the issuance of a grading permit, the project proponent shall comply with County requirements and standards to construct landscaping (including hardscape) on Domengoni Parkway and complete annexation into Valleywide maintenance district for Domengoni Parkway median. Evidence of annexation into Valleywide's District shall be provided to the Transportation Dept – Landscape Section for clearance.

060 - Transportation. 2 80 - TRANSPORTATION – Domenigoni Pkwy Median Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements and standards to construct landscaping (including hardscape) on Domengoni Parkway and complete annexation into Valleywide maintenance district for Domengoni Parkway median.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 80 - TRANSPORTATION – Domenigoni Pkwy Median Not Satisfied

Evidence of approved construction documents and annexation into Valleywide's District shall be provided to the Transportation Dept – Landscape Section for clearance.

060 - Transportation. 3 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD). This condition does not apply for stockpile only permits.

060 - Transportation. 4 RCTD - SUBMIT APPLICATION- MAINTENANCE DISTRICTS Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees. This condition does not apply for stockpile only permits.

060 - Transportation. 5 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as

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80. Prior To Building Permit Issuance

BS-Grade

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

appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 "First Commitment" letter for water and sewer required. Not Satisfied

Prior to the issuance of a building permit, a copy of "First Commitment" letter for water and sewer service from the purveyor shall be submitted to this Department.

Flood

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

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 080 - Planning MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements: 1. A color photo-simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping. 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated. 3. An irrigation plan for the entry monument(s) and/or gate(s). NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 3 080 - 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. 4 080 - Planning MAP - MODEL HOME COMPLEX Not Satisfied

If Single / Separate Builders for Tract Development - If Tract Map No. 38035 is to be developed by a single builder or phases sold off to separate builders, the project must comply with the following: i. A plot plan application shall be submitted to the County Planning Department (for a Model Home Complex) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The Model Home Complex plot plan shall contain the following elements: 1) An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. 2) Show front, side and rear yard setbacks. 3) Provide two de-mentioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space. 4) Show detailed fencing plan including height and location. 5) Show typical model tour sign locations and elevation. 6) Three (3) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted. 7) Provide a Model Home Complex landscape and irrigation plan. ii. A plot plan application shall be submitted to the County Planning Department (for a Final Site Development Plan) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements: 1) A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots. 2) Each model floor plan and elevations (all sides). 3) Three (3) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 080 - Planning MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 6 080 - Planning MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 7 080 - Planning MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-Landscape Plan Review 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).

080 - Planning-EPD. 2 0080-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

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.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES)

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Planning-EPD

080 - Planning-EPD. 2 0080-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

requirements, 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.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

080 - Planning-EPD. 3 0080-Planning-EPD-Restoration of Temporary Onsite Not Satisfied

Prior to the issuance of a the first building permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the onsite restoration for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain. MSHCP riparian/riverine habitat would be restored onsite of 0.13 acres to pre-existing conditions.

Wherever temporary construction work disturbs the bed or bank of Salt Creek (0.13- acre), the ground surface will be returned to its pre-existing condition (recontoured), hydroseeded with a native seed mix, and the applicant will perform exotic weed removal for a period of one year as shown in Figure 9, Detailed Engineering Impact Map, and Figure 10, Detailed Engineering Post Construction Map. To the extent possible based on availability, the seed mix will consist of smooth tarplant (*Centromadia pungens* ssp. *laevis*), Lemmon's canarygrass (*Phalaris lemmonii*), vernal barley (*Hordeum intercedens*), Mexican sprangletop (*Leptochloa fusca* ssp. *uninervia*), salt heliotrope (*Heliotropium curassavicum*), alkali mallow (*Malvella leprosa*), and alkali barley (*Hordeum depressum*). The seed mix will be obtained from S&S Seeds.

Hydroseeding will occur between September 1st and October 31st as stated by the Wildlife Agencies: "so as to maximize the chance that hydroseeded seedlings will grow large enough to bloom and produce seeds by the end of the subsequent rainy season, and that all non-native plants inside the temporary impact areas should be removed during the periods of March 1st to February 28th subsequent to the application of the hydroseed mix" (Wildlife Agencies

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 3 0080-Planning-EPD-Restoration of Temporary Onsite Not Satisfied
2020).

Within 60 days of completing the hydroseeding application within the 0.13-acre temporary impact areas, the applicant will submit an "As-built Report" to the Riverside County Environmental Programs Division for review and approval. The report will include documentation of the post construction grading activities to original contours and hydroseed application as shown in Figure 10, Detailed Engineering Post Construction Map. This information is documented in, " MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

080 - Transportation. 2 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

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

080 - Transportation. 3 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 WASTE - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot

Plan: TPM38037

Parcel: 461220031

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 WASTE - Recyclables Collection and Loading Area (cont.) Not Satisfied
plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 WASTE - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required inspections. 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety clearance.

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of Line Q (proposed under PM 36545) is necessary to protect the developments proposed by TTM 38035, TPM 38037, and PPT 210007. Therefore, the District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Plan: TPM38037

Parcel: 461220031

90. Prior to Building Final Inspection

Planning

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

Prior 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 9.54 (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 2 090 - Planning MAP - WALL/FENCING COMPLIANCE Not Satisfied

Walls and/or fencing shall be provided throughout the subdivision in accordance with the approved TPM38037 and the final site development plans.

090 - Planning. 3 090 - Planning MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the County Planning Department - Development Review Division that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) and/or Recreation and Parks District (Valley-Wide).

Transportation

090 - Transportation. 1 RCTD - LANDSCAPING Not Satisfied

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

Landscaping shall be improved within the streets associated with the project.

090 - Transportation. 2 RCTD - RBBD FEE 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 E4 of the MENELEE VALLEY Road and Bridge Benefit District.

090 - Transportation. 3 RCTD - TUMF FEE Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

Plan: TPM38037

Parcel: 461220031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

090 - Transportation. 5 RCTD-MAP - 80% COMPLETION Not Satisfied

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

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

Plan: TPM38037

Parcel: 461220031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD-MAP - 80% COMPLETION (cont.) Not Satisfied

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

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

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

Waste Resources

090 - Waste Resources. 1 WASTE - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures – prior to final inspection Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 WASTE - Waste Reporting Form and Receipts Not Satisfied

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Charissa Leach, P.E.
Assistant CEO/TLMA Director

03/14/22, 5:41 pm

PPT210007

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT210007. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT210007) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 210007 is a proposal for the design and development for TPM38037 (a condominium unit subdivision). The 124-unit condominium development would consist of 22 4-unit buildings, 6 5-unit buildings, and 1 6-unit building with a pool, pool house, bocce ball court, and passive recreational turf pocket park with exercise equipment. Each condominium unit would provide a 2-car garage and a private yard. The condominium development would provide a total of 66 guest parking spaces, which includes 6 ADA and 3 EV parking spaces. Additionally, the condominium complex would include a planted garden area connected to a modular wetland vault system and landscaping throughout the development.

The Project is located on the Northeast corner of Domenigoni Parkway and Rice Road, South of Olive Avenue, and West of Highway 79/Winchester Road

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan 288 - The Crossroads in Winchester (Approved through SP00288A2)
 - D. Architectural Design Guidelines

Advisory Notification. 4 AND - Exhibits

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

- Exhibit A (Site Plan), dated September 29, 2021.
- Exhibit B (Arch. Elevations & Color Scheme), dated June 17, 2021.
- Exhibit C (Floor Plans), dated June 17, 2021.
- Exhibit F (Fire Access Plan), dated September 29, 2021.
- Exhibit G (Conceptual Grading Plan), dated September 29, 2021.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Exhibits (cont.)**

Exhibit L (Concept Landscape, Irrigation, Entry Monument Plans), dated September 29, 2021.
Exhibit M (Maintenance Plan), dated September 29, 2021.
Exhibit P (Parking Plan), dated September 29, 2021.
Exhibit T (Trail Exhibit Plans), dated September 29, 2021.
Exhibit W (Wall and Fencing Plans), dated September 29, 2021.
Exhibit X (Trash Collection Plan), dated November 1, 2021.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

4. Mitigation Fee Ordinances:

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

E Health

E Health. 1 DEH ECP COMMENTS

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

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

E Health. 2 PPT210007 - DEH LAND USE COMMENTS

Project Summary: -Schedule "A" Map proposed. -124-unit condominium development with a pool/pool house/splash pad amenity and other amenities. -This condominium development would consist of (22) 4-unit buildings, (6) 5-unit buildings, and (1) 6-unit building. -56 guest parking spaces (including 6 disabled persons spaces and 3 electric vehicle spaces.) -Project shall connect to EMWD Water and Sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer are met with the purveyor.

Fire

Fire. 1 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****FLOOD HAZARD REPORT**

FLOOD HAZARD REPORT: 07/12/2021 BB ID: 881-884-931 (related cases BBID 072-450-887)

Plot Plan (PP) 210007 (and PM 38037) proposes a 124 townhome/condo development with amenities on the southern portion of a 24.87 acre parcel; the northern portion is proposed for development under TTM 38035 as a 129 lot residential development. The site is located in the Winchester area at the northeast corner of Domenigoni Parkway and Rice Road, south of Olive avenue, and west of Highway 79/Winchester Road. This proposal was previously reviewed under PAR 200025.

The two developments maps are within the Winchester Crossroads Specific Plan (SP 288) Planning Area 1 (PA1) and Planning Area 6 (PA6). PA1 is located at northern half of the site and proposes for high density residential lots, and PA6 proposes for very high density residential lots. This project site was previously reviewed under SP288A2, PM28605, TR37079, GPA315, CEQ180058 and BGR1800190.

The project site is subject to an off-site drainage area of approximately 220 acres from the south through an existing double 48-inch culvert under Domenigoni Parkway. Downstream of the 48-in culvert is an existing interim dirt swale [dCD1] that conveys offsite tributary flows to Salt Creek Channel (Project Number 4-0-00110/Drawing Number 4-0698). Salt Creek Channel, which borders the north portion of this specific plan, is a 100-year facility. However, due to the interim nature of Salt Creek Channel downstream of Rice Road a backwater condition will affect the northern portion of the site.

The District has reviewed the submitted Site Plan dated June 1, 2021 and preliminary drainage report dated January 2021. This project relies on the construction of a stormdrain to provide 100-year flood protection from offsite flows from the south, which are currently conveyed through the site in an earthen swale. PM36545 has submitted plans for Line Q, which will convey flows from the existing culvert in an underground stormdrain alignment on the site east of PP 210007. The drainage report states that "Line Q of the existing drainage study will be constructed prior to the construction of the CSR project." The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of Line Q (proposed under PM 36545) is necessary to protect the developments proposed by TTM 38035, TPM 38037, and PPT 210007. Therefore, the District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District. See condition 90-Flood "FACILITY COMPLETION-MAP"

If PP 210007 develops prior to completion of Line Q by PM 36545, they shall construct Line Q (or equivalent) to protect the site from the tributary offsite flood hazards. Should PP 210007 build Line Q, additional conditions shall apply. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", and "OFFSITE EASEMENT OR REDESIGN"

Both TR 38035 and PM 38037 (PP 210007) propose laterals that discharge onsite flows to Line Q, as previously proposed in the drainage report for PM 36545 (Line Q). Plans for Line Q included stubouts for a 36" Lateral Q-4 (privately maintained) and 30" Lateral Q-6 (maintained by RCTD) for TR 38035 and PM 38037

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

respectively. The preliminary drainage report for PP 210007 (PM 38037 dated January 2021) shows onsite drainage improvements including stormdrains that will convey 100-year storm event to Lateral Q-6, to Line Q. This hydrology report is acceptable for entitlement, with the understanding that hydraulics will be verified once final plans are prepared for Lateral Q-6.

An encroachment permit may be required for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If required, see 60/80 conditions "ENCROACHMENT PERMIT REQUIRED".

Any proposed drainage facility must be designed to the District's standards and have 100-year capacity. All drainage facilities proposed outside the public right-of-way shall be contained within drainage easements. All drainage easements should be delineated on the site plan. The drainage easements must be kept free of all buildings and obstructions. In order to protect any proposed structures from flooding, all underground facilities must have an emergency escape path in the event any inlets become blocked with debris.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning**Planning. 1 015 - Planning MAP - 90 DAYS TO PROTEST**

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

Planning. 2 015 - Planning Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE TRACT MAP, TENTATIVE PARCEL MAP, and PLOT PLAN; 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 TRACT MAP,

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 6****15 - PLANNING - Landscape Requirement**

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 7**15 - PLANNING - LCP Landscape Concept Plan required at project**

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 7****15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)**

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning-GEO**Planning-GEO. 1****GEO210010 ACCEPTED**

County Geologic Report GEO No. 210010 submitted for the projects PPT200012, PPT210007, TTM38037, and TPM38035 (APNs 461-220-032, -035, -037, -039, and -040), was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation, Crossroads North Commercial Development, TPM 36545, Northwest Corner of Domenigoni Parkway and Winchester Road, Winchester Area, Riverside County, California," dated November 9, 2018. In addition, Geocon has submitted the following report for the project: "Geotechnical Update, Winchester Crossroads – Residential, TTM38085 (sic) and 38037, Winchester area, Riverside County, California," dated February 2, 2021. GEO No. 210010 concluded: 1. The site is not within a currently established State of California Alquist-Priolo Earthquake Fault Zone nor a Riverside County Fault Zone. Nor do any active or potentially active faults trend towards the site. 2. Based on our background research and previous investigation, it is our opinion active, potentially active, or inactive faults do not extend across the site. Risks associated with seismic activity consist of the potential for moderate to strong seismic shaking. 3. The potential for ground rupture is considered to be very low due to the absence of active or potentially active faults at the subject site. 4. Based on the results of our updated liquefaction analyses utilizing 2019 CBC and ASCE 7-16 seismic parameters, the resulting settlement is expected to be up to approximately 2 inches, with 1 inch of differential settlement over the length of the structure. 5. Based on the results of our updated lateral spread analysis utilizing 2019 CBC and ASCE 7-16 seismic parameters, lateral spread of the slope adjacent to Salt Creek is expected to be up to approximately 20 inches of deformation. Appropriate structural setbacks should be considered in design. In addition, ground improvement methods may be considered as a method to reduce the potential for lateral spread. 6. Landslides are not mapped on or adjacent to the site. Due to the relatively level topography at the site, we opine that landslides are not present at the property or at a location that could impact the subject site. 7. The two granitic bedrock outcrops of the central and west portion of the site have boulders that may warrant further investigation as to the potential for rock fall hazard at the site. 8. The risk of inundation, seiche, and tsunamis affecting the site is negligible and not a design consideration. 9. Laboratory testing results indicate a sample of the near surface soils exhibits a "very low" expansion potential (expansion index [EI] of 20 or less) with test results showing expansion index of 0.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210010 ACCEPTED (cont.)

10. Soils obtained during our investigation were tested for hydrocompression and exhibited a collapse potential of 0.0 to 1.6 percent when loaded to the expected post-grading pressures. The test results indicate that the soils are classified as having a "slight" (0.1 to 2.0 percent) degree of specimen collapse in accordance with ASTM D5333. GEO No. 210010 recommended: 1. Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. The depth of removal should be such that material exposed in cut areas or soil to be used as fill is relatively free of organic matter. Deleterious material generated during stripping and/or site demolition should be exported from the site. 2.

The upper portion of the young and old alluvium and highly weathered granitic bedrock within building areas should be removed to expose competent alluvium, old alluvium, or bedrock. 3. Competent alluvium and old alluvium is defined as having a relative compaction of approximately 85 percent (based on ASTM D1557). 4. Based on our findings, we expect the younger alluvium within approximately 6 feet of the existing ground surface will require remedial excavation and replacement with compacted fill. In the area of the older alluvium and highly weathered bedrock, the existing soils within approximately 3 feet of the existing ground surface will require remedial excavation and replacement with compacted fill. 5. Removals should extend at least 2 feet below the bottom of the planned foundations, and the excavations should be extended laterally a minimum distance of 5 feet beyond the building footprint or for a distance equal to the depth of removal, whichever is greater. Where the lateral over-excavation is not possible, structural setbacks or deepened footings may be required. 6. Where the expected settlement exceeds the tolerable levels for shallow foundations, a grade beam system (waffle slab) or a mat foundation may be needed to accommodate the anticipated settlement. In addition, ground improvement methods may be considered as a method to reduce the potential for liquefaction. 7. The maximum expected static settlement for the planned structures, supported on conventional foundation systems with the above allowable bearing pressures, and deriving support in engineered fill is estimated to be 1 inch and to occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is not expected to exceed ½ inch over a horizontal distance of 40 feet. GEO No. 210010 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210010 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, 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 exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may

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

require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

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

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

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

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

10. Ramps shall be constructed at 4-way intersections and -T- intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

11. All interior streets shall be privately maintained.

12. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 Gen - Custom**

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

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 50 – TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include a six inch high curb with a twelve(12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of the Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

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

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 3 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 4 0060-EPD-Landscape Plan Review 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. 5 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

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

060 - Planning-EPD. 6 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

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.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, 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.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as Salt Creek or "MSHCP Conservation Area" as discussed in the "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 8 0060-Planning-EPD-Off-Site Restoration Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been performed. A total of 3.99-acres of native alkali habitat within the City of Hemet's vernal pool complex located within RCA lands (APN's 455-130-030, 455-130-036, and 455-130-046) will be restored to mitigate for permanent impacts to 1.33-acre of MSHCP Section 6.1.2 riverine resources. The restoration of 3.99-acres of native alkali habitat within the City of Hemet's vernal pool complex meet the criteria of a biologically equivalent or superior alternative.

The proposed action was redesigned to avoid impacts to PQP conserved lands. This information is documented in, "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation

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60. Prior To Grading Permit Issuance

Planning-PAL

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

requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed. 2. PRIMP must be accompanied by the final grading plan for the subject project. 3. Description of the proposed site and planned grading operations. 4. Description of the level of monitoring required for all earth-moving activities in the project area. 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 10. Procedures and protocol for collecting and processing of samples and specimens. 11. Fossil identification and curation procedures to be employed. 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 13. All pertinent exhibits, maps and references. 14. Procedures for reporting of findings. 15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. 16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

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

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION (cont.) Not Satisfied
Street, Riverside, CA, for required annexation.

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

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

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

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

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 **ROUGH GRADE APPROVAL (cont.)** **Not Satisfied**
Building and Safety Department clearance.

E Health

080 - E Health. 1 **"First Commitment" letter for water and sewer service.** **Not Satisfied**

Prior to issuance of the building permit, the applicant shall provide a copy of "First Commitment" letter for water and sewer service from the appropriate purveyor(s).

080 - E Health. 2 **Pool Plans** **Not Satisfied**

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

Fire

080 - Fire. 1 **Fire - Access** **Not Satisfied**

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4) Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3) The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 **Fire - Water** **Not Satisfied**

Minimum fire flow for the construction of all residential buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 500 gpm at 20 psi for 1/2 hour. Subsequent design changes may increase or decrease the required fire flow. F25. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

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

F26. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 2 0080-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

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.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, 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.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

080 - Planning-EPD. 3 0080-Planning-EPD-Restoration of Temporary Onsite Not Satisfied

Prior to the issuance of a the first building permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the onsite restoration for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain. MSHCP riparian/riverine habitat would be restored onsite of 0.13 acres to pre-existing conditions.

Wherever temporary construction work disturbs the bed or bank of Salt Creek (0.13- acre), the ground surface will be returned to its pre-existing condition (recontoured),

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 3 0080-Planning-EPD-Restoration of Temporary Onsite Not Satisfied

hydroseeded with a native seed mix, and the applicant will perform exotic weed removal for a period of one year as shown in Figure 9, Detailed Engineering Impact Map, and Figure 10, Detailed Engineering Post Construction Map. To the extent possible based on availability, the seed mix will consist of smooth tarplant (*Centromadia pungens* ssp. *laevis*, Lemmon's canarygrass (*Phalaris lemmonii*), vernal barley (*Hordeum intercedens*), Mexican sprangletop (*Leptochloa fusca* ssp. *uninervia*), salt heliotrope (*Heliotropium curassavicum*), alkali mallow (*Malvella leprosa*), and alkali barley (*Hordeum depressum*). The seed mix will be obtained from S&S Seeds.

Hydroseeding will occur between September 1st and October 31st as stated by the Wildlife Agencies: "so as to maximize the chance that hydroseeded seedlings will grow large enough to bloom and produce seeds by the end of the subsequent rainy season, and that all non-native plants inside the temporary impact areas should be removed during the periods of March 1st to February 28th subsequent to the application of the hydroseed mix" (Wildlife Agencies 2020).

Within 60 days of completing the hydroseeding application within the 0.13-acre temporary impact areas, the applicant will submit an "As-built Report" to the Riverside County Environmental Programs Division for review and approval. The report will include documentation of the post construction grading activities to original contours and hydroseed application as shown in Figure 10, Detailed Engineering Post Construction Map. This information is documented in, "MSHCP Determination of Biologically Equivalent or Superior Preservation Crossroads North - TTM 36545 & 37414 Project Unincorporated Western Riverside County", California, prepared by Cadre Environmental 701 Palomar Airport Road, Suite 300 Carlsbad, CA 92011, dated October, 2020.

Survey

080 - Survey. 1 RCTD - PRIOR TO ROAD CONSTRUCTION Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

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

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

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

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

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

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied
along with applicable deposit (plan check and inspection are DBF fees).

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

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

1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect; 2) Weather-based controllers and necessary components to eliminate water waste; 3) A copy of the (stamped) approved grading plans; and, 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

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

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

080 - Transportation. 5 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

Plan: PPT210007

Parcel: 461220031

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied
Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

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

- a. Landscape screening located from (Domenigoni Parkway) to (Western Hills Drive) shall be designed to ensure full, opaque, coverage up to a minimum height of (20) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
- i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- j. Project shall use County standard details for which the application is available in County Standard Detail Format.
- k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

Plan: PPT210007

Parcel: 461220031

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied
m. Plant species shall meet ALUC requirements, if applicable.

n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures.

o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.

p. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.

r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.

s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 6 RCTD - COORDINATION WITH OTHERS Not Satisfied

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

1. Coordinate with TTM38035 and TTM38037.

080 - Transportation. 7 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

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

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24-foot x 36-foot). Landscaping plans shall with the street improvement plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 RCTD - LIGHTING PLAN Not Satisfied

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

080 - Transportation. 9 RCTD - UTILITY PLAN Not Satisfied

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

080 - Transportation. 10 RCTD-USE - Road Improvements and Dedication Not Satisfied

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

Rice Road along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 32-foot half-width AC pavement, curb & gutter and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 50-foot half-width dedicated right-of-way per the Standard No. 94, Ordinance 461.

Note: An 8-foot trail (DG or concrete) shall be constructed on the project side within the 18-foot parkway as directed by the Planning Department and Director of Transportation. The material used to construct the trail shall be evaluated and determined during final design.

Western Hills Drive along project boundary is designated as a COLLECTOR ROAD and shall be improved with 44-foot full-width AC pavement within the 74-foot full-width dedicated right-of-way per the County Standard No. 103, Section A, Ordinance 461. (44'/74')

Note: 1. A 6-foot concrete sidewalk shall be constructed (north side) adjacent the property line within the 15-foot parkway.

2. A 10-foot Trail (DG or concrete) shall be constructed (project side) adjacent the property line within the 15-foot parkway.

Seta Street along project boundary is designated as a modified COLLECTOR ROAD and shall be improved with 39-foot part-width AC pavement (27-foot project side and 12-foot, minimum, on the other side of the centerline) within the 84-foot full-width dedicated right-of-way per the modified County Standard No. 103, Section A, Ordinance 461. (54-feet/84-feet) (Modified for increasing AC pavement from 34-feet to 39-feet and increasing full-width right-of-way from 74-feet to 84-feet.

Note:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 RCTD-USE - Road Improvements and Dedication (cont.) Not Satisfied

A 5-foot concrete sidewalk (project side) shall be constructed 3-foot from the property line within the 15-foot parkway.

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

or as approved by the Director of Transportation.

080 - Transportation. 11 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 12 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 WASTE - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 WASTE - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 WASTE - Waste Recycling Plan (cont.) Not Satisfied

targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Waste Resources. 3 WASTE - 'Will Serve' letter from Franchise Waste Hauler Not Satisfied

'Will Serve' Letter from Franchise Waste Hauler The Prior to issuance of a building permit, a 'Will Serve' letter from the development's franchise waste hauler shall be submitted to the Riverside County Department of Waste Resources for approval. The letter shall contain language from the franchise hauler approving the development's site design and layout specifically addressing route feasibility for 3 bin curbside collection, including ingress, egress, and mobility of route trucks within the project site.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve(12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required inspections. 2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety clearance.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of Line Q (proposed under PM 36545) is necessary to protect the

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 Facility Completion - Use (cont.) Not Satisfied

developments proposed by TTM 38035, TPM 38037, and PPT 210007. Therefore, the District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

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

090 - Transportation. 2 RCTD - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, sidewalks (north side), and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [http://rctlma.org/trans/General - Information/Pamphlets- Brochures](http://rctlma.org/trans/General-Information/Pamphlets-Brochures)

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

NOTE: A 5-foot meandering sidewalk shall be constructed within the 21-foot parkway.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD - LANDSCAPING Not Satisfied

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - LANDSCAPING (cont.) Not Satisfied
Landscaping shall be improved within the streets associated with the project.

090 - Transportation. 4 RCTD - RBBD FEE 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 E4 of the MENESEE VALLEY Road and Bridge Benefit District.

090 - Transportation. 5 RCTD - TUMF FEE Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

090 - Transportation. 7 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 WASTE - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures – prior to final inspection Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 WASTE - Waste Reporting Form and Receipts Not Satisfied

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 15, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TTM38035/TPM38037/PPT210007 for

Company or Individual's Name RCIT – GIS

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

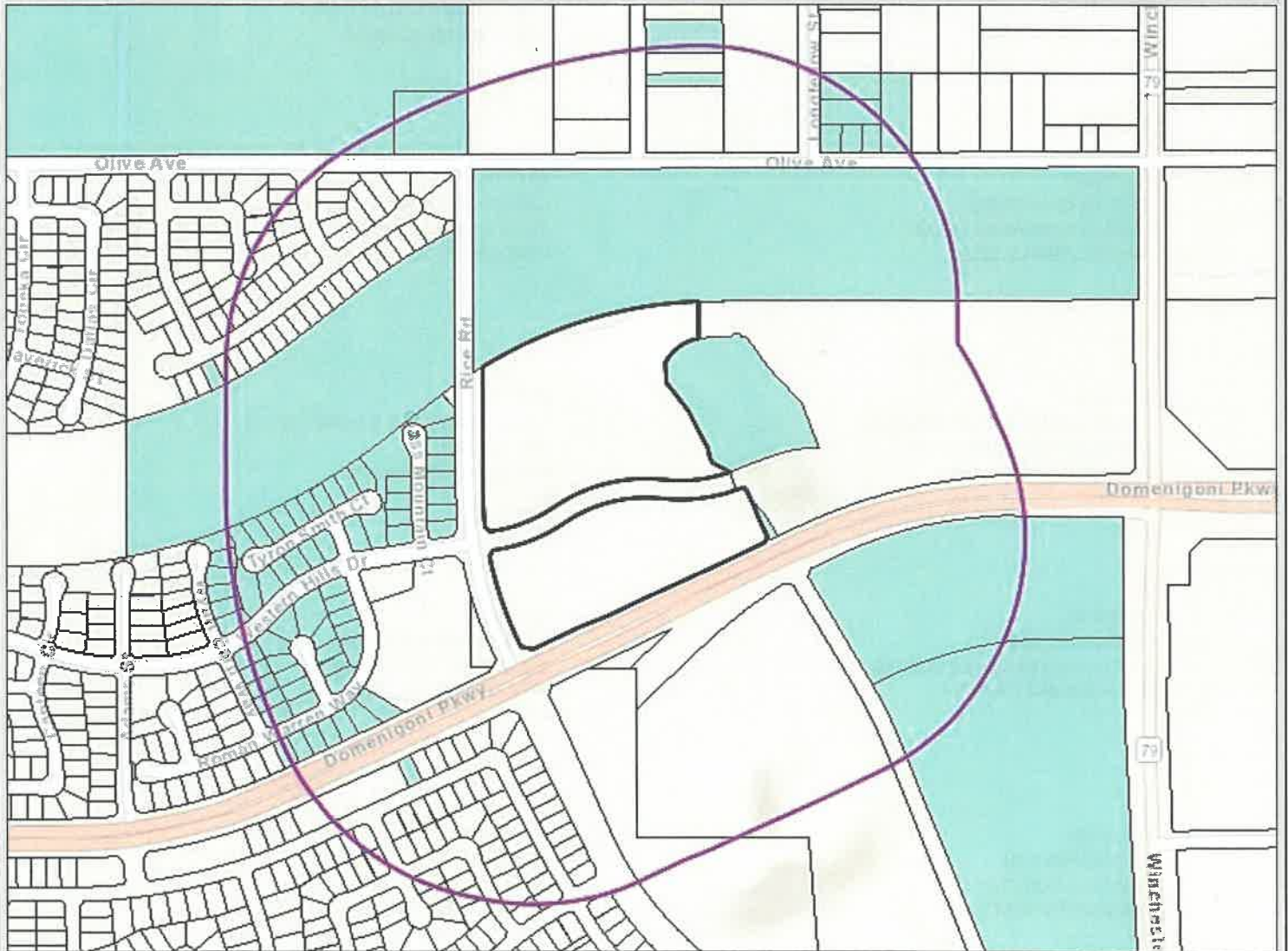
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TTM38035 TPM38037 PPT210007

(1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



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

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

REPORT PRINTED ON... 2/24/2022 11:42:14 AM

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WILDOMAR CA 92595

461320004
DONALD ROTHAN REID
32407 ROMAN WARREN WAY
WINCHESTER CA 92596

461320006
KYLE JORDAN GARCIA
32383 ROMAN WARREN WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461340017
LOUKOUMANE NDOUM MOUANSIE
29274 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461340020
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

461321004
MAGDALENA ASCENCIO
29456 WYATT EARP WAY
WINCHESTER CA 92596

461321008
DENISE AGUILAR
29437 BIG COUNTRY CT
WINCHESTER CA 92596

461321009
MARVIN T. NAGAL
29425 BIG COUNTRY CT
WINCHESTER CA 92596

461321017
ANTHONY LYNN MCCAULEY
32450 ROMAN WARREN WAY
WINCHESTER CA 92596

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461340006
MARICEL CRUDA
32455 TYRON SMITH CT
WINCHESTER CA 92596

461340014
AILEEN DELA CRUZ
29238 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461340019
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320005
JACENTA CHRYSTAL SIMS
32395 ROMAN WARREN WAY
WINCHESTER CA 92596

461320007
SHAWN ANDERSON
32371 ROMAN WARREN WAY
WINCHESTER CA 92596

461321006
TERRY LEE FAZEKAS
29461 BIG COUNTRY CT
WINCHESTER CA 92596

461321012
RUEBEN JAMES DAVIS
29406 BIG COUNTRY CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461340002
RICARDO PENA
32436 TYRON SMITH CT
WINCHESTER CA 92596

461340010
THOMAS MICHAEL PAYNE
29257 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461340013
JOSEPH MATTHEW BERLIN
29226 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461340018
ANTOINETTE MARIE-MARTINEZ
29286 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461220032
PECHANGA BAND OF LUISENO INDIANS
P O BOX 2183
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461321013
RAYMUNDO NAPOLES
29418 BIG COUNTRY CT
WINCHESTER CA 92596

461321016
PHI LA
29454 BIG COUNTRY CT
WINCHESTER CA 92596

461330016
JESUS FAJARDO HERNANDEZ
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461340004
CASEY PAUL LANG
32460 TYRON SMITH CT
WINCHESTER CA 92596

461340009
ABEL AMERICO HURTADO
29269 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461340011
RANDY NEIRA
29202 GLASS MOUNTAIN CT
WINCHESTER CA 92596

461340016
RACHEL M. KARAM
29262 GLASS MOUNTAIN CT
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462120028
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462120029
ROSA M. CRUZ
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462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120026
C MEJIA MALDONADO JUAN
33175 TEMECULA PKY STE A638
TEMECULA CA 92562

462120037
JACQUELYNN C. RIGNEY
32810 OLIVE AVE
WINCHESTER CA 92596

461320003
OSCAR CASTELLON BECERRA
32419 ROMAN WARREN WAY
WINCHESTER CA 92596

461321002
ASHLEE DRAKE
29432 WYATT EARP WAY
WINCHESTER CA 92596