

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



ITEM: 1.2
(ID # 18969)

MEETING DATE:
Tuesday, May 17, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE TRACT MAP NO. 38050 (TTM38050) – CEQA Exempt Section 15061(b) (3)
(Common Sense Exemption) – Applicant: Forestar Toscana Development Company, Stanisal
Rush – Engineer/Representative: T & B Planning, Inc., Joel Morse – First Supervisorial District
– Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium
Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish
Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 42.1 Gross Acres - Zoning:
Specific Plan No. 327 - REQUEST: Tentative Tract Map No. 38050 proposes a Schedule “J”
subdivision of 42.1 gross acres into a total of 11 lots for the purposes of financing/conveyance
of parcels. No development is a part of this subdivision. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director’s Notice of Decision for the above referenced cases acted on by the Planning Director on April 1, 2022.

ACTION:Consent


John Hildebrand, Planning Director 5/2/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: May 17, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE TRACT MAP NO. 38050 proposed a Schedule J Finance Map for a subdivision of approximately 42.1 gross acres into a total of 11 lots for the purpose of conveying parcels.

Application Submittal

On May 4, 2021, Specific Plan Amendment No. 327A02 (SP327A02), General Plan Amendment No. 210005 (GPA210005), Change of Zone No. 2100013 (CZ2100013), Tentative Tract Map No. 38050 (TTM38050), and Tentative Tract Map No. 38051 (TTM38051), were submitted to the County of Riverside. These applications are considered the final phase of development of for the Specific Plan (3B). When the application for TTM38050 was submitted it was originally a Schedule "A" Map. However, given that this map was strictly for financing and conveyancing purposes it was revised to a Schedule "J" Map and reviewed independently of the other applications.

Planning Director's Decision

Ordinance No. 460, Section 6.4 C., allows for Parcel (exception Schedule "E" Maps) and Schedule "J" maps to be filed and approved by the Planning Director, provided a public hearing is not requested. Notices were mailed to property owners within 1,200 feet of the project site informing them of the proposed Project and inviting their comments or to request a public hearing within ten (10) days of receipt of the notification. The 10-day deadline to request a public hearing expired on April 1, 2022. No requests for a public hearing were received by Planning Staff. Since, no public hearing was requested the Planning Director approved the Tentative Tract Map on April 1, 2022.

Board Action

The Planning Director's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public

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hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Planning Director's Staff Report Package



Jason Farin, Principal Management Analyst 5/9/2022



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

April 19, 2022

RE: TENTATIVE TRACT MAP NO. 38050 (TTM38050)

From: Deborah Bradford – Project Planner

To: John Hildebrand – Planning Director

TENTATIVE TRACT MAP NO. 38050 (TTM38050) is a Schedule “J” subdivision of 42.1 gross acres into eleven (11) lots for the purposes of financing/conveyance of parcels. On April 1, 2022 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore, staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: N/A

PROPOSED PROJECT

Case Number(s): TTM38050	Applicant(s): Forestar Toscana
Environmental: Exempt: Section 15061 (b)(3) (Common Sense)	Development Company
	Representative(s): Rush Stanisai
Area Plan: Temescal Canyon	
Zoning Area/District: Temescal Area	
Supervisory District: First District	
Project Planner: Deborah Bradford	 John Hildebrand Planning Director
Project APNs: 283-240-021, 023, and 290-930-062	

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 38050 proposed a Schedule J Finance Map for a subdivision of approximately 42.1 gross acres into a total of 11 lots for the purpose of conveying parcels.

The above is hereinafter referred to in this staff report as the "project" or "Project."

The project is located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road, and west of Indian Truck Trail.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (Common Sense) based on the findings and conclusions in the staff report; and,

APPROVE Tentative Parcel Map NO. 38050, 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: Terramor Specific Plan No. 327
	Specific Plan Land Use: Medium Density Residential (MDR)

Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (MHDR); Medium Density Residential (MDR)
Policy / Overlay Area:	East Temescal Hillside Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open Space Rural (RUR)
South:	Medium Density Residential (MDR)
West:	Rural Residential (RR)
Existing Zoning Classification:	Specific Plan (SP) Planning Areas 11 and 14 are within the One-Family Dwelling (R-1) Zoning Classification.
Proposed Zoning Classification:	Specific Plan (SP) Planning Areas 11A, 11B, and 14B are proposed to be within the General Residential (R-3) Zoning Classification and Planning Area 14A is proposed to be within the One-Family (R-1) Zoning Classification.
Surrounding Zoning Classifications	
North:	Specific Plan No. 327A1 (SP No. 327A1) – Planning Areas 23, 24 and 26D are located within the Open Area Combining Zone-Residential Developments (R-5) Zoning Classification.
East:	Residential Agricultural 10ac Minimum (R-A-10)
South:	Specific Plan No. 327A1 (SP No. 327A1) – Planning Areas 12 and 13 are located within the One-Family (R-1) Zoning Classification.
West:	Residential Agricultural 5ac Minimum (R-A-5)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant, Conservation Area
East:	Vacant Land
South:	Proposed Residential Uses
West:	Scattered Residential Use

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	42.1	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	11	
Map Schedule:	"J"	

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High, State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 3144 and 3248
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No
Environmental Justice Community:	No

PROJECT LOCATION MAP

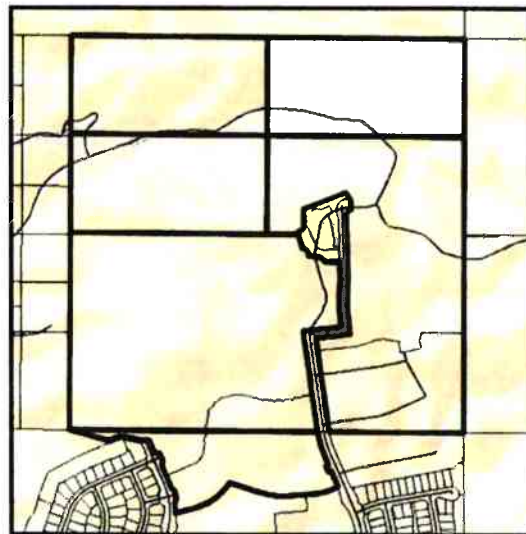


Figure 1: Project Location Map

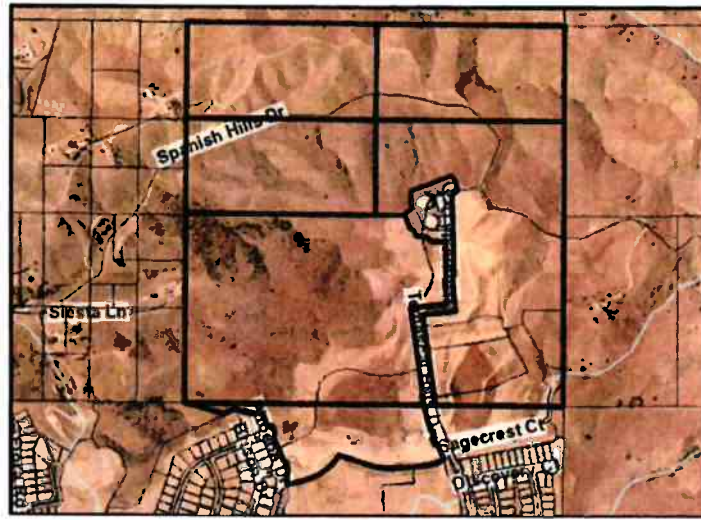


Figure 2: Aerial

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 327 (SP No. 327) was adopted on December 19, 2006 by the Board of Supervisors. SP No. 327 was approved as a 960-acre master planned community. As originally approved, full specific plan buildout would result in the construction of 1,443 dwelling units on 353.3 acres. The project would also include roadways, and other infrastructure improvements. In addition there would be 4.4 acres for retail commercial uses, 14.2 acres for parks and a community recreation center, 8.1 acres for paseos, 70 acres of fire fuel modification zones for fire protection, and 510 acres for permanent natural open spaces. The Specific Plan was also associated with a general plan amendment, change of zone, and Environmental Impact Report (EIR) No. 439.

On December 9, 2014 the Riverside County Board of Supervisors adopted Amendment No. 1 to SP No. 327 (SP No. 327A1), adopted Change of Zone No. 7807, approved Tentative Tract Map No. 36643, and approved Addendum No. 1 to EIR 439. The amendment to the specific plan retained the 1,443 residential units, but modified the specific plan to create a private, guard gated community, increased the open space from 510 acres to 543 acres, decreased the acreage of the Medium Density, Medium High Density, and High Density Residential land uses, removed the commercial site, increased park land, refined the internal circulation system, added stormwater quality features and created a planning area for public facility land uses.

On March 18, 2015 the Riverside County Board of Supervisors approved Tentative Tract Map No. 36593 which further subdivided a portion of property previously included within TR 36643 into individual conveyable lots was approved along with Addendum No. 2 to EIR 439. Approval of this tract map allowed for the subdivision of 602 residential lots along with 31 lettered lots for neighborhood parks, open

On May 23, 2017 the Board of Supervisors adopted Addendum No. 3 to EIR 439 and approved Tentative Tract Map No. 36825 which resulted in the subdivision of 153.25 acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP No. 327A1.

Tentative Tract Map No. 36825 subdivided a portion of the SP No. 327A1 property into eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. Tentative Tract Map No. 36825 enabled mass grading throughout the project area, installation of backbone circulation/access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by SP No. 327A1.

On September 12, 2017 the Board of Supervisors adopted Addendum No. 4 to EIR No. 439 and approved Tentative Tract Map No. 36826 which resulted in the subdivision of 76.6 acres for the development of 501 residential lots and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins. Table 1 below provides the breakdown of lots and letter lots in each planning area of Tentative Tract Map No. 36826.

Planning Area	Numbered Lots	Lettered Lots	Total Acreage
PA 6	93	11	19.29
PA 7	72	10	15.72
PA 9	87	9	23.40
PA 10	78	11	18.19
Total	330 lots	41 lots	76.6 Acres
PA 8 Condominiums	171 units to be determined during the design review stage		

Table 1: Tentative Tract Map No. 36826 Planning Areas

Planning Area 8 was a part of Tentative Tract No. 36826 which resulted in the subdivision of High Density Residential lots that would accommodate up to 171 condominium units.

On June 14, 2018 applications were submitted for Substantial Conformance No. 1 to SP No. 327A1, Change of Zone No. 1800016 and Plot Plan No. 180018 (Planning Area 8) as described below:

Substantial Conformance No. 1 included modifications to text, graphics, reconfiguration of planning areas, decreasing and increasing acreage and residential units in Planning Area 7, 8, 10, 11, 12, 13, 14 and 15. With these modifications the overall development proposal provided in SP No. 327A1 remained as approved with a maximum of 1,443 residential units within the 961.2 acres that make up the Terramor Specific Plan. Revisions to the Specific Plan regarding text and graphics are to clarify the intended uses allowed in PA 8. Lastly, modifications to the Plant Palette were provided to eliminate prohibited plant species not allowed in the MSHCP and identify 6 additional plant species.

Change of Zone No. 1800016 modified the text of the SP No. 327A1 Zoning Ordinance as related to Planning Area 8. The modifications approved include allowable uses, lot area, lot coverage, lot width and depth, setback requirements, and building separation. Additions to the zoning ordinance included minimum private exterior open space, private alley width, minimum street width, parking dimensions, and parking ratio.

Plot Plan No. 180018 allowed for the development of 162 condominium duplex units. The development of these units were a part of Tentative Tract Map No. 36826 contained within lots 6, 7, and 9. Tentative Tract Map No. 36826 was approved by the Board of Supervisors on September 12, 2017.

On, September 20, 2018 an application was filed for Tentative Tract Map No. 37554. TTM37554 will result in the subdivision of approximately 110.4 gross acres into 7 numbered Lots and 3 Lettered Lots. The purpose of this map is primarily for financing purposes; however, as a part of this map there will be mass grading, the extensions of Temescal Hills and Phoebe Drives, and installation of storm drainage facilities. Ultimate development of this Project site will be done in two phases. Tentative Tract Map No. 37556 which was filed on January 17, 2019 is considered Phase 3A and is comprised of approximately 29 gross acres and will be subdivided into 143 residential lots. Tentative Tract Map No. 37554 and 37556 were approved by the Planning Commission on August 19, 2020.

The second phase of development, 3B which has not been submitted to the County will occur later and will result in the development of approximately 209 residential units. Phase 3B will complete the Terramor Specific Plan's development plan.

On May 4, 2021, Specific Plan Amendment No. 327A02 (SP327A02), General Plan Amendment No. 210005 (GPA210005), Change of Zone No. 2100013 (CZ2100013), Tentative Tract Map No. 38050 (TTM38050), and Tentative Tract Map No. 38051 (TTM38051), were submitted to the County of Riverside. These applications are considered the final phase of development of for the Specific Plan (3B). When the application for TTM38050 was submitted it was originally a Schedule "A" Map. However, given that this map was strictly for financing and conveyancing purposes it was revised to a Schedule "J" Map and reviewed independently of the other applications.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption, which provides the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as vacant and will not result in any additional impacts related to traffic, air quality, or public safety. As the land is not yet being developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). This designation allows for Single Family detached and attached

residences with a density range of 2-5 dwelling units per acre. The proposed Project is for the subdivision of approximately 42.1 gross acres into 11 lots for the purpose of financing/conveyance of parcels. No grading or construction will be a part of this Map. However, ultimate development of the site will occur with a future tract map (TTM38051) designed in accordance with the adopted specific Plan No. 327 and surrounding and future land uses.

2. The project site has a Zoning Classification of Specific Plan and is consistent with the Riverside County General Plan. The Proposed Tentative Parcel Map is a Schedule 'J' map and will not result in any grading or new construction. Ultimate development will occur with a future tract map (TTM38051) which will be designed in accordance with the development standards of the adopted Specific Plan No. 327.
3. The Project site is located within the East Temescal Hillside Policy Area of the Temescal Canyon Area Plan which requires compliance with Policies TCAP 3.1 - 3.5. The Project is in compliance with these policies in that the Project site is located within the boundaries of SP No. 327A1 (3.1). The Specific Plan document includes design guidelines and development standards for hillside development (3.2) The Specific Plan provides design guidelines for cluster development which includes attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation (3.3). Connection to existing infrastructure will be available to proposed development within the Specific Plan boundaries as will County services (3.4). Over half of the Specific Plan area will be preserved as natural open space (3.5).

Development Standards Findings:

The existing Zoning Classification for the Project site is Specific Plan. As currently existing the Planning Areas within the Project site are comprised of Planning Areas 11 and 14. Future development of the site will result in a reconfiguration of Planning Areas 11 and 14 to Planning Areas 11A, 11B, and 14A and 14B. Development standards for future development of these Planning Areas will be provided for in the Specific Plan Zoning Ordinance. Development standards and permitted uses for these Planning Areas if not specifically noted in the Specific Plan Zoning Ordinance will be subject to the R-3 zoning classification for Planning Areas 11A, 11B, and 14B and the R-1 zoning classification for Planning Area 14A, as provided for in Section 8.1 and Section 6.1 of Ordinance No. 348.

Tentative Tract Map Findings

1. Tentative Tract Map No. 38050 is a Schedule "J" Map which proposed to subdivide 42.1 gross acres into 11 lots for finance/conveyance of parcels. The finding required to approve a Map, pursuant to the provisions of Ordinance No. 460, are as follows:
 - a. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.A.1. Principal 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 lifestyles in equally diverse community settings, emphasizing compact and higher density choices. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for residential uses in a matter consistent with the General Plan and the Specific Plan. The currently proposed Tentative Tract Map is intended to allow commercial developers to develop portions of the project

site in a manner consistent with the land use designation and the development standards of Specific Plan No. 327.

- b. The site of the proposed land division is physically suitable for the type of development and density, in that the Project site has adequate access and infrastructure to accommodate future residential uses, as previously documented in Specific Plan No. 327 and EIR No. 439. No improvements or physical changes will be a part of this project. Ultimate development will occur with the approval of future maps and will be developed and designed based on the land use designation and development standards of the approved specific plan.
 - c. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the Schedule 'J' map is only for financing and conveyance purposes and will not result in any grading activities or construction. In addition, the proposed subdivision is consistent with Specific Plan No. 327 and EIR No. 439 and would not cause any additional impacts beyond those analyzed in EIR No. 439.
 - d. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the Schedule 'J' Map is for financing and conveyance purposes. No physical changes will occur.
 - e. The design of the proposed land division will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land divisions in that the subdivision is a financing and conveyance map and does not include specific plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.
 - f. Lots 1 -11 as shown on TTM38050 are to be ultimately developed for residential lots as shown on the map exhibit. These lots are consistent with the minimum size allowed by the Project's Specific Plan Zoning Ordinance which allows for a minimum lot size of 5,000 square feet for Planning Area 11 and 5,400 square feet for Planning Area 14. When ultimately developed through a future tract map (TTM38051) the minimum lot sizes will range from 3,600 square feet to 4,500 square feet. Therefore, the proposed Project is consistent with this finding.
2. As indicated in the included Project conditions of approval, the proposed land division is for the sole purposes of financing or conveying title to all or a portion of the land. A Schedule "J" subdivision map does not create any legal building site. A Schedule "J" subdivision map shall not be considered a vesting map. As provided by the Riverside County Land Division Ordinance No. 460 Section 10.16 a Schedule "J" Map may be submitted under any of the following criteria:
- a. The land to be subdivided by the Schedule "J" subdivision map is developed in accordance with an approved valid land use entitlement or permit and a future subdivision map or land use entitlement or permit shall be processed in order for new development to occur on the land. *The proposed Project is located within the boundaries of the approved Specific Plan No. 327A1 and a future subdivision map, currently in Project review (TTM38051) will be processed to allow for the future development of 251 residential units. The proposed Project meets these criteria.*

- b. The land to be subdivided by the Schedule "J" subdivision map is not developed and will be used for non-residential uses. A future subdivision map or land use entitlement or permit shall be processed in order for any development to occur on the land. *The future subdivision map proposed for this area (PAs 11A, 11B, 14A, and 14B) is slated for residential development as provided for in Specific Plan No. 327. The proposed Project is not applicable to these criteria.*
- c. The land to be subdivided by the Schedule "J" subdivision map is not developed, is located within a previously approved specific plan or tentative tract map and will be used for residential uses. Development on the land shall be consistent with the previously approved specific plan, tentative tract map or with a future subdivision map, as well as any other land use entitlement or permit required for the development. *The proposed Project site is not developed, is located within an approved specific plan and a future subdivision map will be required for the development of the residential uses. The proposed Project meets these criteria.*

The minimum requirements for a Schedule "J" subdivision map shall be as follows:

- a. All lots meet the minimum lot size requirements provided in the applicable zoning classification to ensure compliance with all applicable development standards. *Lots 1 -11 as shown on TTM38050 are consistent with the minimum lot size currently allowed by the Project's Specific Plan Zoning Ordinance which allows for a minimum lot size of 5,000 square feet for Planning Area 11 and 5,400 square feet for Planning Area 14. When ultimately developed through a future tract map (TTM38051) the minimum lot sizes will range from 3,600 square feet to 4,500 square feet. Therefore, the proposed Project is consistent with this requirement.*
- b. All lots have acceptable legal access either by lot configuration or by a separate recorded document. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed. *As provided for in conditions of approval 050 – Survey 1., lot access will shall be restricted on Temescal Hills Drive and Phoebe Drive. In addition, where needed to provide access to Lots 1-11, a 24' access easement shall be provided as approved by the Director of Transportation. The Project is consistent with this requirement.*
- c. There are no physical constraints which may affect the feasibility of future development on the land. *The proposed Project site is located within the boundaries of Specific Plan No. 327 and has been slated for residential development since the specific plan was adopted. Through the applicable development standards as provided in the Specific Plan documents any constraints that exist on the site have been addressed through development standards as provided for in the Specific Plan document as well as conditions of approval and compliance with applicable state and county ordinances.*
- d. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map. *The Advisory Notification Document for the proposed Project states that Compliance with all applicable Federal Regulations, State Regulations, and County Regulations are required. Compliance with these regulations will ensure public safety and compliance with zoning requirements with Project implementation. The Project is consistent with this requirement.*

A Schedule 'J' subdivision map shall comply with the following:

- a. Except for site grading information, the applicable information set forth in Article V of this ordinance shall be shown on and verified or accompany a Schedule "J" subdivision map. *The approved TTM38050 Exhibit A, has provided all the applicable information as provided for in Section 5.1 of Ordinance No. 460. The Project complies with this requirement.*
- b. Each lot shall be identified by number and all public streets shall be identified by letter. *As provided for on TTM38050 Exhibit A, the map includes 11 numbered lots and 2 lettered lots. The Project complies with this requirement.*
- c. Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land." *As provided for on TTM38050 Exhibit A, all sheets have provided the note as described above. The Project complies with this requirement.*
- d. Along with the recordation of the Schedule "J" subdivision map, the language provide in subsection C.3. above shall be recorded in the form of a restriction using the standard from approved by County Counsel. *Condition of approval 050 – Planning. 1., states the above requirement. The Project complies with this requirement.*
- e. Security for monuments and certificates for taxes and assessments shall be provided in accordance with this ordinance. *The Project complies with this requirement.*
- f. Any development on the land will require the approval of a separate tentative map or land use entitlement or permit, or any combination thereof, in accordance with e Subdivision Map Act and applicable County ordinances. *Applications for a Tentative Tract Map, Change of Zone, General Plan Amendment, and Specific Plan Amendment have been submitted to the County to entitle and allow for the residential development of the Project site. The Project complies with this requirement.*

Other Findings:

1. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The MSHCP was pending adoption when SP No. 327 was being planned. However, to ensure consistency with the (then pending) MSHCP the property was the subject of a Memorandum of Understanding (MOU) executed between the County and Specific Plan's property owner. The MOU was signed on June 10, 2003. The MOU cites commitments of the landowner and the County and includes a map showing 510.0 acres of open-space conservation. The Environmental Impact Report No. 439 verifies this commitment as stated in the mitigation measure, BIOL – 1 that the project shall include the

preservation of approximately 510 acres of onsite open space. The review concluded that the project with incorporation of mitigation measures is consistent with the terms of the MOU. In addition, the project was also reviewed and determined to be consistent with the MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. The project underwent additional MSHCP HANS (No.114 December 8, 2005) review by the County of Riverside's Environmental Program Review which determined that the project was consistent with the terms of the MOU.

2. The Project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This Project conforms to the MOU. This Project was provided to the City of Corona for review and comment on October 3, 2018. No comments were received either in favor or opposition of the Project.
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. AB 52 is not required in that the Project is exempt from CEQA. However, mitigation measures incorporated in the EIR No. 429 and conditions of approval applied to the Specific Plan regarding the preservation and protection of tribal and cultural resources will also be imposed as conditions of approval on TTM38050.
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 Advisory Notification Document states that compliance with Ordinance No. 655 is required; however, TTM38050 is specifically a map for financing and conveyancing purposes only and not development or grading will occur.
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 very high 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 Code Section 8.32.050 (C) (2) 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. The overall Specific Plan boundary which includes the Project site has been designed so that the Specific Plan area as a whole, is in compliance sections 4290 and 4291 of the Public Resources

Code by providing water system plans, a fire protection/ vegetation management plan and compliance with Ordinance No. 460 in regard to secondary or alternative access, the design and location of emergency vehicle apparatus access roads. Water system plans provided shall be in accordance with the California Fire Code and Ordinance No. 787. Building materials shall be constructed with Class A materials per the California Building Code, and non-flammable walls shall be provided along common boundaries and open space areas. Since, TTM38050 is a Schedule "J" Map and is for financing and conveyancing purposes no development will occur. However, fire access requirements and compliance with Ordinance No. 787 have been incorporated into the Advisory Notification Document and Conditions of Approval.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site informing them of the proposed Project and inviting their comments or to request a public hearing within ten (10) days of receipt of the notification. The 10-day deadline to request a public hearing expired on April 1, 2022. No requests for a public hearing were received by Planning Staff. Since, no public hearing was requested the decision of the Planning Director shall be considered final.

APPEAL INFORMATION

Within ten calendar days of the approval date of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the Parcel Map did not require a public hearing.



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

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



04/28/22, 11:16 am

TTM38050

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38050. 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 - 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.

Advisory Notification. 2 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38050 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TTM38050 including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38050) 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. 4 AND - Project Description & Operational Limits

Tentative Tract Map No. 38050 is a Schedule "J" subdivision of 42.1 gross acres into a total of 11 lots for the purposes of financing/conveyance of parcels. Not development is part of this subdivision.

NOTE:

The future implementing map (TTM38051) for the subdivision of the 42.1 gross acre site into 251 residential lots will be subject to the Development Standards of Specific Plan No. 327 for Planning Areas 11A, 11B, 14A, and 14B, and the Specific Plan No 327A2 Zoning Ordinance.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP: Tentative Map, dated February 10, 2022.

Advisory Notification. 6 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

3. Compliance with applicable County Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)

- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

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

E Health

E Health. 1 DEH ECP COMMENTS

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 DEH Landuse comments

DEH Landuse Summary:
Re-configure Planning Areas 11 and 14 into 4 separate Planning areas (11A, 11B, 14A, and 14B).
Schedule A subdivision of 42.1 gross acres into 11 lots for conveying parcels.

Fire

Fire. 1 Fire - Advisory

Fire - 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.

Flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Flood. 1 Flood Haz. Report

2/7/2022

Tract Map (TR) 38050 revised proposal is for a Schedule "J" residential subdivision of a 42.1-acre site into 11 residential lots in Temescal Valley area. The site is located in the Temescal Canyon area north of Temescal Hills Drive, northeast of Phoebe Drive, and south of Spanish Hills Drive. The project is processed concurrently with TTM 38051, SP00327A02 and CZ 210013.

This site is within Phase 3 of Specific Plan (SP) 327 Amendment No. 2 (Toscana/Terramor) Planning areas 11 and 14. The site is at north of the TR 37556 and TR37554 and shares the project boundary with the two tracts. The downstream tracts of the project site were conditioned to construct backbone infrastructures (roads, storm drains, sewer, water etc.) that extends the drainage infrastructure to the north for TR38050. The downstream offsite bypass storm drains, Temescal Canyon – Temescal Hills Drive Storm Drain (Proj. No. 2-0-00508, Dwg. No. 2-0469, 2-0484), Temescal Canyon – Terramor Drive Storm Drain (Proj. No. 2-0-00509, Dwg. No. 2-0469, 2-0484), Temescal Canyon – Starling Way Storm Drain Line B (Proj. No. 2-0-00510, Dwg. No. 2-0469), in Temescal Hills Drive and Terramor Drive are constructed to convey the upstream onsite and offsite runoffs to Temescal Wash. However, the proposed drainage system is not entirely constructed, runoff peak flow mitigation and detention basins shall be used to control the runoff flows in the interim stages of development.

The District has reviewed the submitted Tentative Tract Map 38050 (11/08/2021).

The project proposed to modify the configuration, acreage, unit count and densities of the PAs 11 and 14 to created PAs 11A, 11B, 14A and 14B. The project also proposes to change the land use of PAs 11A, 11B and 14B from Medium Density Residential (MDR) to Medium High-Density Residential (MHDR). The project site subdivides the 42.1-acre land to 11 residential lots. The proposed number of residential units are increased from 169 units to 251 units within the site.

In general, the Drainage Plan as proposed for the amendment of Specific Plan (SP) 327 allows offsite runoff to either continue to flow naturally through the site or it is collected and conveyed in storm drain facilities through the development and discharged back to a natural watercourse. Onsite runoff is collected and conveyed in storm drains where lower flows are taken for mitigation in a water quality BMP while larger storm events are discharged into Temescal Wash. The Conceptual Drainage Plan as presented in the draft is acceptable to the District. No drainage report was submitted this time for a review.

All new construction shall comply with all applicable ordinances. Erosion protection shall be taken in consideration. All proposed flood control facilities shall be built to District standards including access to inlets and outlets. Where appropriate, inlet designs shall include debris catchments to prevent the clogging of drainage facilities. The natural watercourses should be kept free of buildings and obstructions in order to

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

maintain the natural drainage patterns of the area.

The previously reviewed Section VI. C. Subsection 3a of the Environmental Impact Report (EIR) indicated that detention basins and other means would ensure that there was no net increase in runoff and impacts to offsite drainage facilities would be minimal. This is necessary for any proposal upstream of the Spanish Hills development. Unless properly mitigated, the development of this site would increase peak flow rates on downstream properties. Residents of the Spanish Hills area constructed improvements within the watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These properties are sensitive even to minor flows. Increased volume and duration of flows must also be considered and mitigated where the project would have significant downstream impact.

Regarding the increased flooding issues, the developer has proposed to limit post-developed discharges at all outfalls downstream of developed planning areas which are tributary to the Spanish Hills area to no more than 50-percent of the pre-developed peak flow rate for the governing 100-year storm event. As stated above, this reduction in flows is proposed to be accomplished by a combination of re-direction of offsite and onsite flows, road culvert and attenuation of peak flows in detention basins.

As individual development cases within the project site are submitted to the District for review/comment and conditions of approval, it should be noted that each development will have to "stand alone" as far as being protected from storm flows and in controlling and mitigating the development's runoff. If a case is tributary to one or more of the detention basins proposed within the project site, then that development, no matter how minor the runoff, will be required to construct the Specific Plan's regional basin and/or storm drain facilities serving the site. Individual phases and/or cases may not substitute incremental or "interim" mitigation features.

It should be noted that the development of this project will have impacts to water quality. All water quality mitigation shall comply with the latest MS4 permit issued by the Regional Water Quality Control Board. These BMP's should provide appropriate mitigation for the improvements proposed with this development. All basin BMP's shall include mitigation for the hydrological conditions of concern (HCOC) and address discharges from the basins into environmentally sensitive areas (ESA). As development of the project is submitted and processed, if it is determined that the ultimate capacity of the BMPs are reached, then additional mitigation will be required.

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Any questions pertaining to this project can be directed to Daniel Aguirre at 951.955.1348 or danaguir@rivco.org.

Planning

Planning. 1 15 - PLANNING - Landscape Requirement

Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 Planning-MAP - FEES FOR REVIEW

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

Planning. 3 Planning-MAP - OFFSITE SIGNS ORD 679.4

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

Planning. 4 Planning-MAP- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Planning-MAP- EXPIRATION DATE (cont.)

TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 5 Planning-MAP- MAP ACT COMPLIANCE

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

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

Planning-EPD

Planning-EPD. 1 0015-EPD-RCA Phase Dedication

Prior to the issuance of a grading permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

0015-EPD-RCA Phase Dedication (cont.)

permit. The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands. This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below. Phase 1 Dedication Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

An existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B; A proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C; An existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019; Proposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and Proposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F. There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including: A proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA; A proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210134 ACCEPTED

County Geologic Report GEO No. 210134, submitted for projects TTM38050 and TTM38051, was prepared by GeoSoils Consultants, Inc., and is titled; "Geologic and Geotechnical Review of 40-Scale Grading Plans, Terramor Project, Portions of Tracts 36825, 37554, and 37556, Phase 3 Riverside County, Corona, California," dated October 5, 2020.

GEO210134 concluded:

1. The site is not located within a State established Earthquake Fault Zone and there are no known active faults within the limits of the property (Figure 3); therefore, the ground rupture hazard potential for the site is considered remote. Previous studies were performed on the site and concluded that active faults are not present within the site boundaries.
2. The natural slopes on the site are not located in an area of potential landsliding. In addition, the geologic structure on the site is favorable relative to slope stability. Therefore, the potential for seismically induced slope instability is considered low.
3. No bodies of constant water are near the site, therefore, the hazards associated with seiches are considered low.
4. Due to the distance of the site relative to the ocean, seiches and tsunamis are not considered a hazard to the site.
5. During grading, all residual soil will be removed and recompacted in areas of proposed grading and all new fill should be placed on firm bedrock. Therefore, the potential for seismic settlement is considered low.
6. The subject site is not located in an area of potential liquefaction and is underlain by bedrock; therefore, liquefaction is not considered a hazard.
7. Based on review of the site conditions, previous reports, and past grading activity, cut and fill slopes at the proposed gradients are stable as designed.
8. Slope stability analysis was performed on the proposed 1.5:1 fill slope using circular surface searches. The slope was modeled to include geogrid reinforcement with a tensile strength of 1,200 pounds per foot and a vertical spacing of 4 feet between each layer - alternating lengths of 30 feet and 40 feet. The results of the analyses indicate the slope satisfies the code-required factors of safety for both static and seismic conditions with the recommended support.
9. Excavation of the bedrock material will produce abundant rock fragments of variable size, depending on the excavation methods used.

GEO210134 recommended:

1. The construction areas should be cleared and stripped of all vegetation, trees, bushes, sod, topsoil, artificial fill, debris, asphalt, concrete, and other deleterious material prior to fill placement.
2. Prior to fill placement, all existing stockpiled uncertified fill, alluvium, and colluvium shall be removed to expose competent bedrock.
3. Subdrain systems should be provided in all canyon bottoms, keyways, and stabilization fills prior to fill placement.
4. Rock fragments 8 inches in diameter or less may be utilized in the upper 3 feet of fill below proposed graded. Any rock fragments over 12-inches should be kept below a depth of 3 feet below proposed grade. Rocks greater than 12-inches in diameter should be placed at least 10 feet below proposed grades and in fill areas designated as suitable for rock disposal or placed in accordance with the recommendations of the Geotechnical Engineer.
5. Rocks greater than 12 inches in diameter shall be kept out of all street areas to a depth below the deepest proposed utility line.
6. Rock blankets can also be placed in the deeper fill areas. Rocks up to 24 inches in diameter shall be

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO210134 ACCEPTED (cont.)

evenly spread in lifts, well-watered to fill all void space with fines, and compacted with track mounted equipment. Rock blankets shall be kept at least ten feet below final grade and at least 15 feet from the finished slope face.

7. Individual rocks greater than 4 feet in diameter may be placed in deeper fill areas and at least 15 feet below proposed grades. The placement of large rocks may require a dozer pit excavation and placement of the rock in the excavation and surrounded by previously compacted fill.

8. For all fills greater than 40 feet in vertical thickness, the portion of the fill below a depth of 40 feet should be placed at a minimum relative compaction of at least 95 percent.

9. Fill slopes greater than a 2:1 gradient will require geogrid reinforcement.

GEO No. 210134 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210134 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.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:

"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

Transportation

Transportation. 1 Gen - Custom

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Custom (cont.)

drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
4. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
5. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Waste Resources

Waste Resources. 1 Gen - Custom

Plan: TTM38050

Parcel: 283240001

50. Prior To Map Recordation

Flood

050 - Flood. 1 Perpetuate Drainage Patterns Not Satisfied

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

050 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

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

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

050 - Flood. 4 Submit Plans - Map Not Satisfied

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

Planning

050 - Planning. 1 Record Restriction - Finance/Conveyance Not Satisfied

The following language shall be recorded in the form of a restriction using the standard form approved by County Counsel pursuant to the requirements of Ordinance No. 460 for a Schedule J subdivision: Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove and Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land."

Survey

050 - Survey. 1 Gen - Custom Not Satisfied

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

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50. Prior To Map Recordation

Survey

050 - Survey. 1 Gen - Custom (cont.) Not Satisfied

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 Temescal Hills Drive and Phoebe 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.
4. Where needed to provide access to Lot Nos. 1 through 11, a 24' access easement shall be provided or as approved by the Director of Transportation.

050 - Survey. 2 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 - 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. 1 50 - TRANSPORTATION - Landscape Common Area CCRs (co Not Satisfied

050 - Transportation. 2 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 TTM38051.

050 - 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.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

060 - BS-Grade. 4 MASS GRADE PERMIT ONLY Not Satisfied

Tentative Tract Map No. 38050 is for financial purposes and proposes to Mass Grade the lots only. Only a Mass Grade permit is to be issued under this map. Rough Grade permits for any proposed rough grading is to be issued under the individual maps and not under Tentative Tract Map No. 38050.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 MASS GRADE PERMIT ONLY (cont.) Not Satisfied

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to other applicable subdivisions for the applicable area.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

060 - Planning-CUL. 2 Project Archaeologist / CRMP Not Satisfied

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

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

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

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

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

060 - Planning-EPD. 2 0060-EPD-RCA Phase Dedication Not Satisfied

Prior to the issuance of a grading permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit. The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands. This condition shall not be cleared until the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-RCA Phase Dedication (cont.) Not Satisfied

RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below. Phase 1 Dedication Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including: An existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B; A proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C; An existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019; Proposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and Proposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F. There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:

A proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA; A proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

060 - Planning-EPD. 3 0060-Planning-EPD-SP-30 DAY BURROWING OWL Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-Planning-EPD-SP-30 DAY BURROWING OWL (cont.) Not Satisfied
once the species has been actively relocated.

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

Transportation

060 - Transportation. 1 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.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied

Prior to obtaining Grading Permit Final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the 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 Transportation Department Inspector.

Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final. Prior to rough grade final, the applicant shall have met all rough grade requirements from the Building and Safety Department.

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Monitoring Plan.

80. Prior To Building Permit Issuance

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

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

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Fire - Prior to permit Not Satisfied

FIRE - Per Riverside County Ordinance 460, all lots shall have acceptable legal access either by lot configuration or by a separate recorded document. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions other applicable subdivision for the applicable area.

Planning-EPD

080 - Planning-EPD. 1 0080-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 15th 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 building 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 building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
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 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.

080 - Planning-EPD. 2 0080-EPD-RCA Phase Dedication Not Satisfied

Prior to the issuance of a building permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit. The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands. This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below. Phase 1 Dedication Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

An existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B; A proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C; An existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019; Proposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and Proposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F. There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 2 0080-EPD-RCA Phase Dedication (cont.) Not Satisfied

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:

A proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA; A proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

Transportation

080 - Transportation. 1 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. 2 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 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

Plan: TTM38050

Parcel: 283240001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied
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. 3 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 (Temescal Hills Dr.) shall be designed to ensure full, opaque, coverage up to a minimum height of (30) 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

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.

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.

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80. Prior To Building Permit Issuance

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080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

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. 4 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

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

E Health

090 - E Health. 1 Gen - Custom Not Satisfied

"First commitment" letter required

Planning

Plan: TTM38050

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Planning-MAP- QUIMBY FEES Not Satisfied

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

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought 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 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-MAP-WQ - WQMP COMPLETION Not Satisfied

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

Waste Resources

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

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

04/28/22
11:17

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 16

Plan: TTM38050

Parcel: 283240001

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.)
Construction and Demolition (C&D) materials recycled.

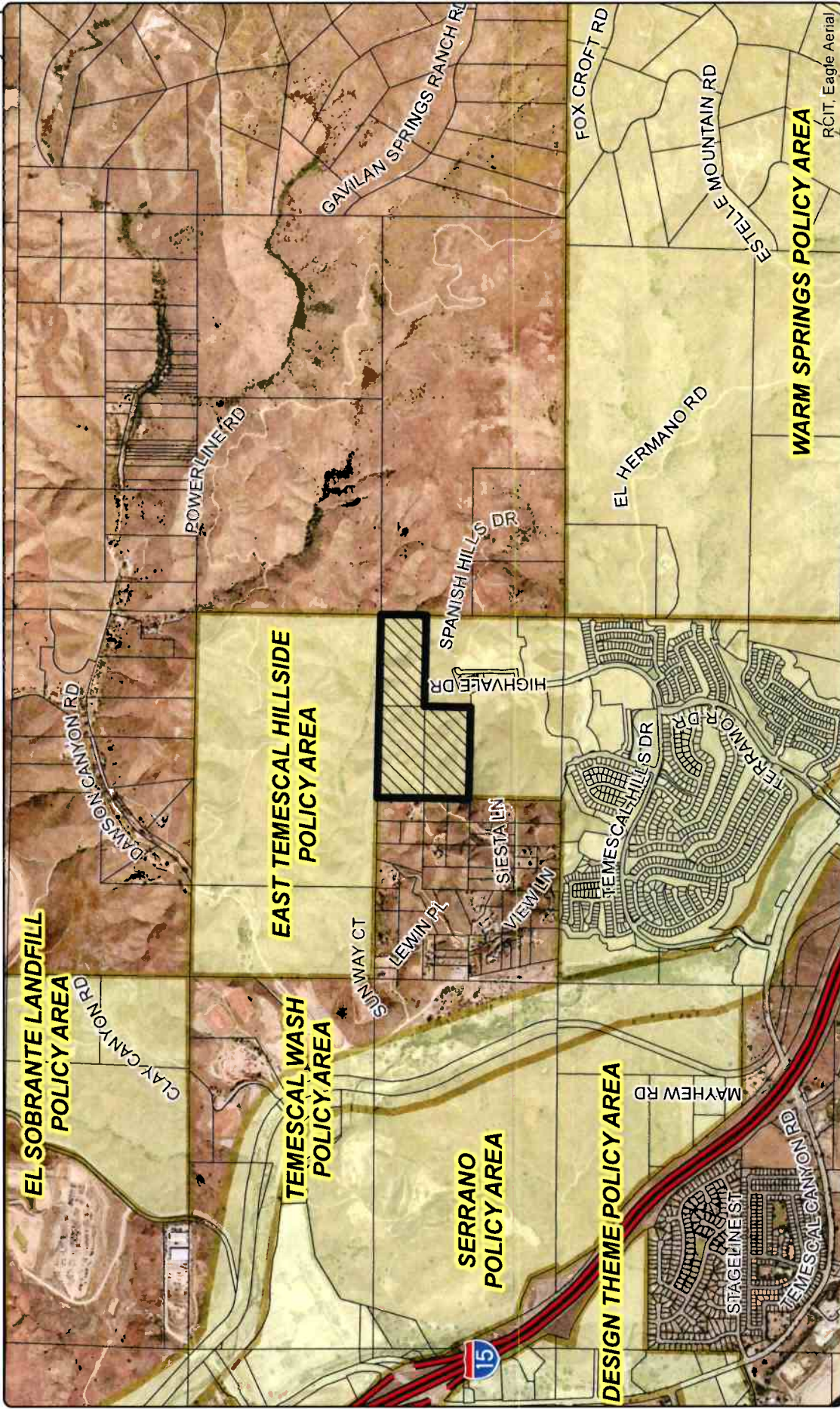
Not Satisfied

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM38050**

Supervisor: Jeffries
District 1

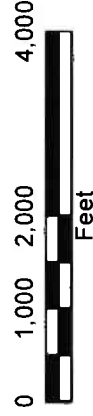
Date Drawn: 02/17/2022
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County. The new designations are shown on the map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 925-3200 (Mon-Fri 8:00am-5:00pm) or in Moreno Valley at (951) 925-3277 (Mon-Fri 8:00am-5:00pm).

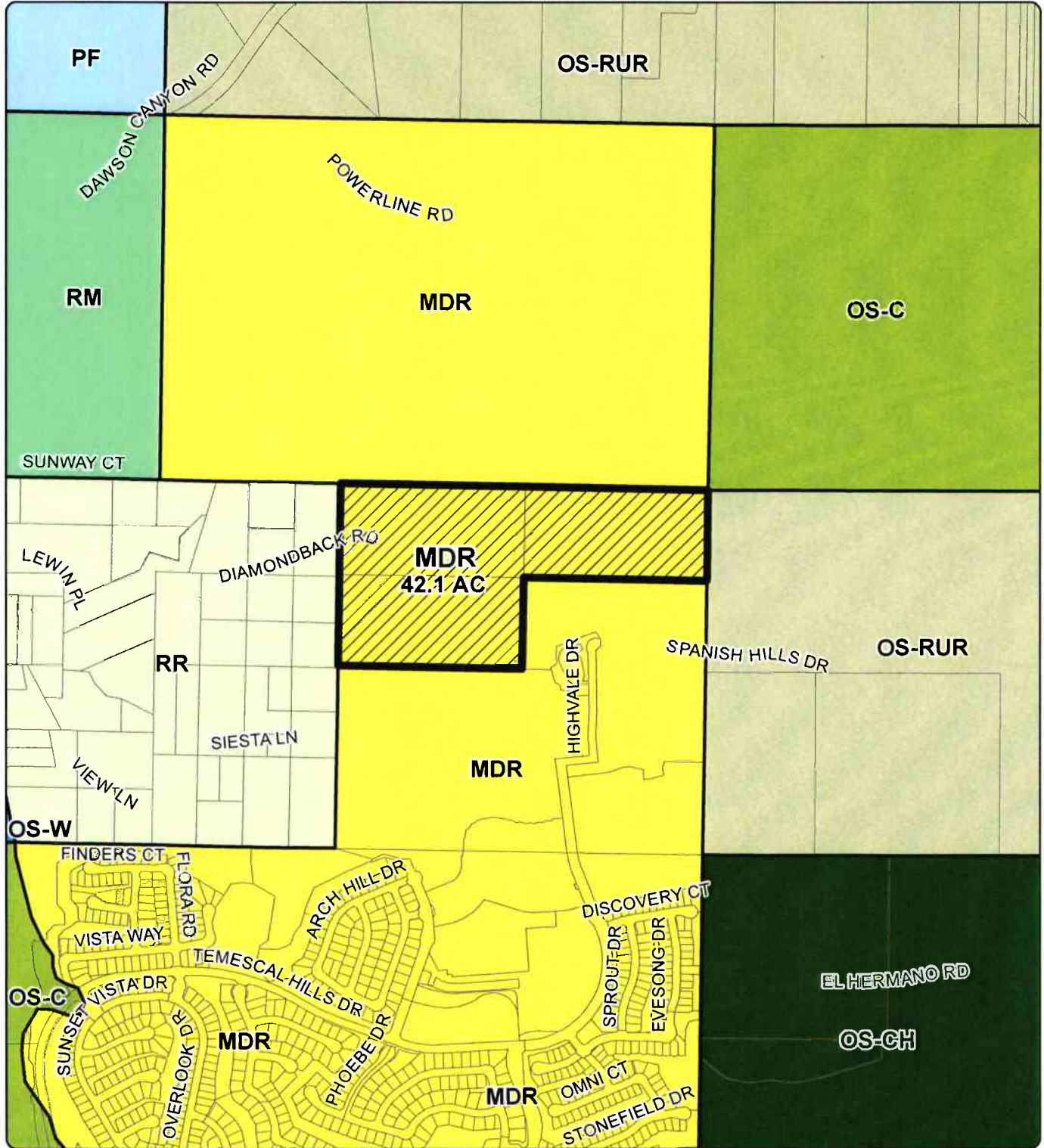
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38050

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 02/17/2022
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctimes.org>

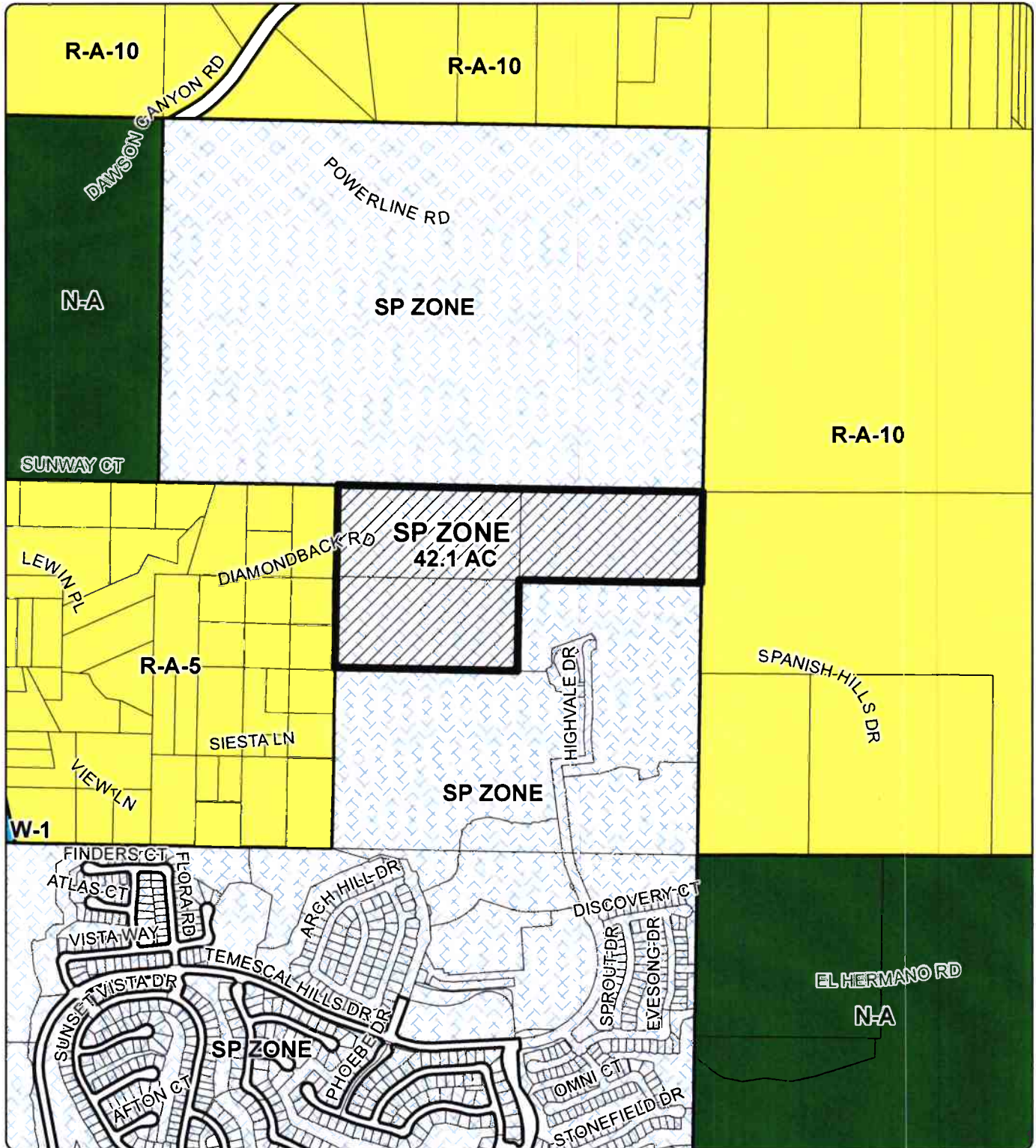
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38050

EXISTING ZONING

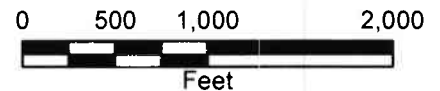
Supervisor: Jeffries
District 1

Date Drawn: 02/17/2022
Exhibit 2



Zoning Area: Temescal

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38050

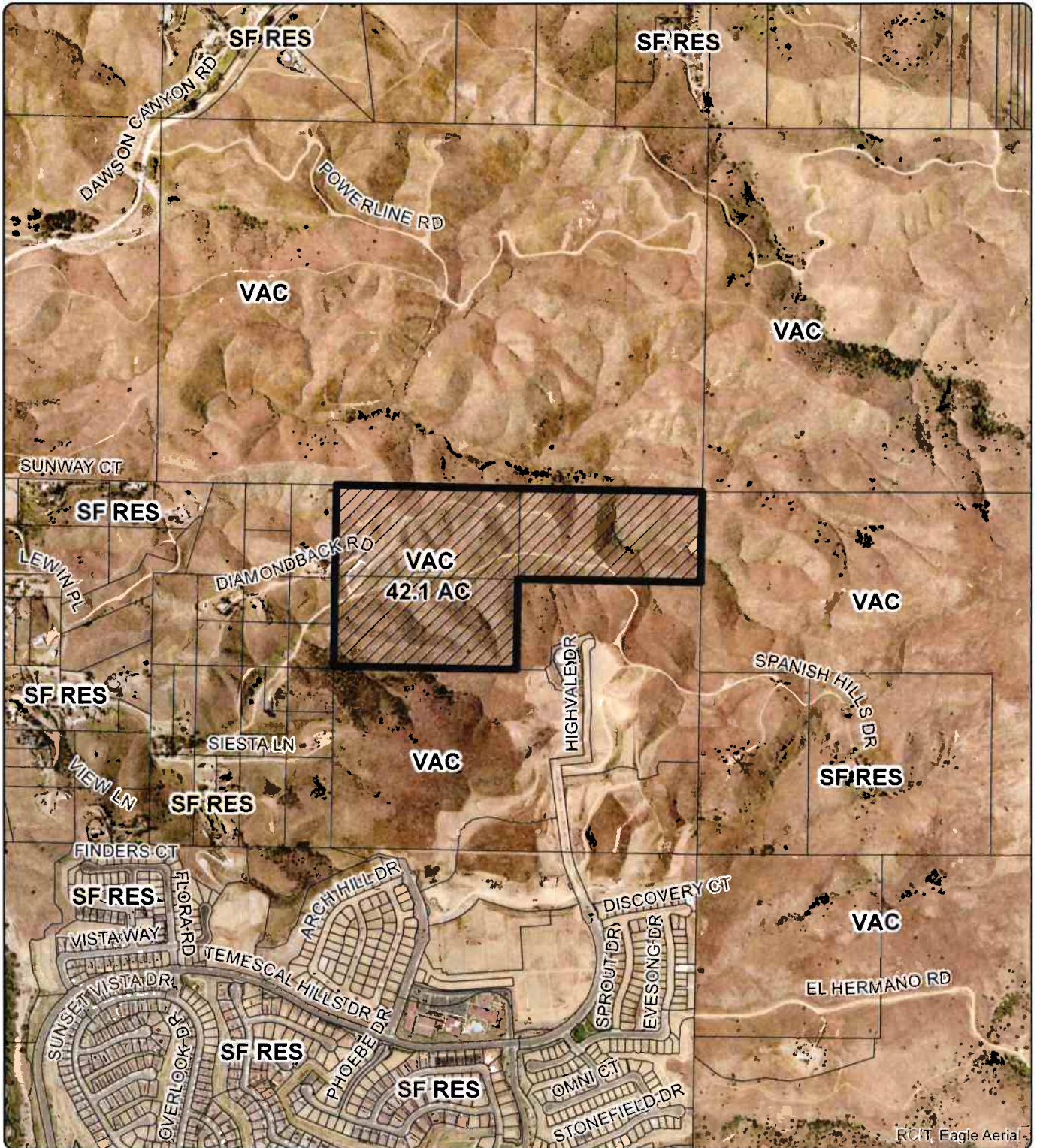
LAND USE

Supervisor: Jeffries

District 1

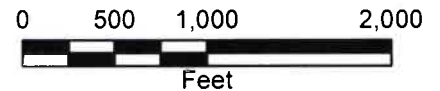
Date Drawn: 02/17/2022

Exhibit 1



Zoning Area: Temescal

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CA 92501

This is to notify you that the proposed project referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

TENTATIVE TRACT MAP NO. 38050 – Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) (Common Sense Exemption) – Applicant: Forestar Toscana Development Company, Stanislaus Rush – Engineer/Representative: T & B Planning, Inc., Joel Morse – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 42.1 Gross Acres - Zoning: Specific Plan. **Tentative Tract Map No. 38050** proposes a Schedule “J” subdivision of 42.1 gross acres into a total of 11 lots for the purposes of financing/conveyance of parcels. No development is a part of this subdivision. APNs: 283-240-001, 283-240-002, and 283-240-003.

If you wish to comment on this project, please submit written comments by **5:00 p.m. on Friday, April 1, 2022**, to:

BY MAIL: RIVERSIDE COUNTY PLANNING DEPARTMENT
ATTN: DEBORAH BRADFORD
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

BY EMAIL: PROJECT PLANNER:
DEBORAH BRADFORD
dbradfor@rivco.org
(951) 955-6646

NO PUBLIC HEARING WILL BE HELD ON THE PROJECT UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

The proposed project application is available for review via email by contacting the Project Planner. Additional viewing methods may be available.

If you have any comments to submit or wish to request a public hearing, please do so in writing by the above-mentioned date to the address or email address listed above. (Optional: you may use this notice to respond)

TTM38050 (DB)

- ____ I **DO NOT** wish a public hearing to be held on this case, but I would like to submit comments regarding this project (attach a separate sheet if necessary):
- ____ I **DO** request that a public hearing be held on this case for the following reasons (attach a separate sheet if necessary):

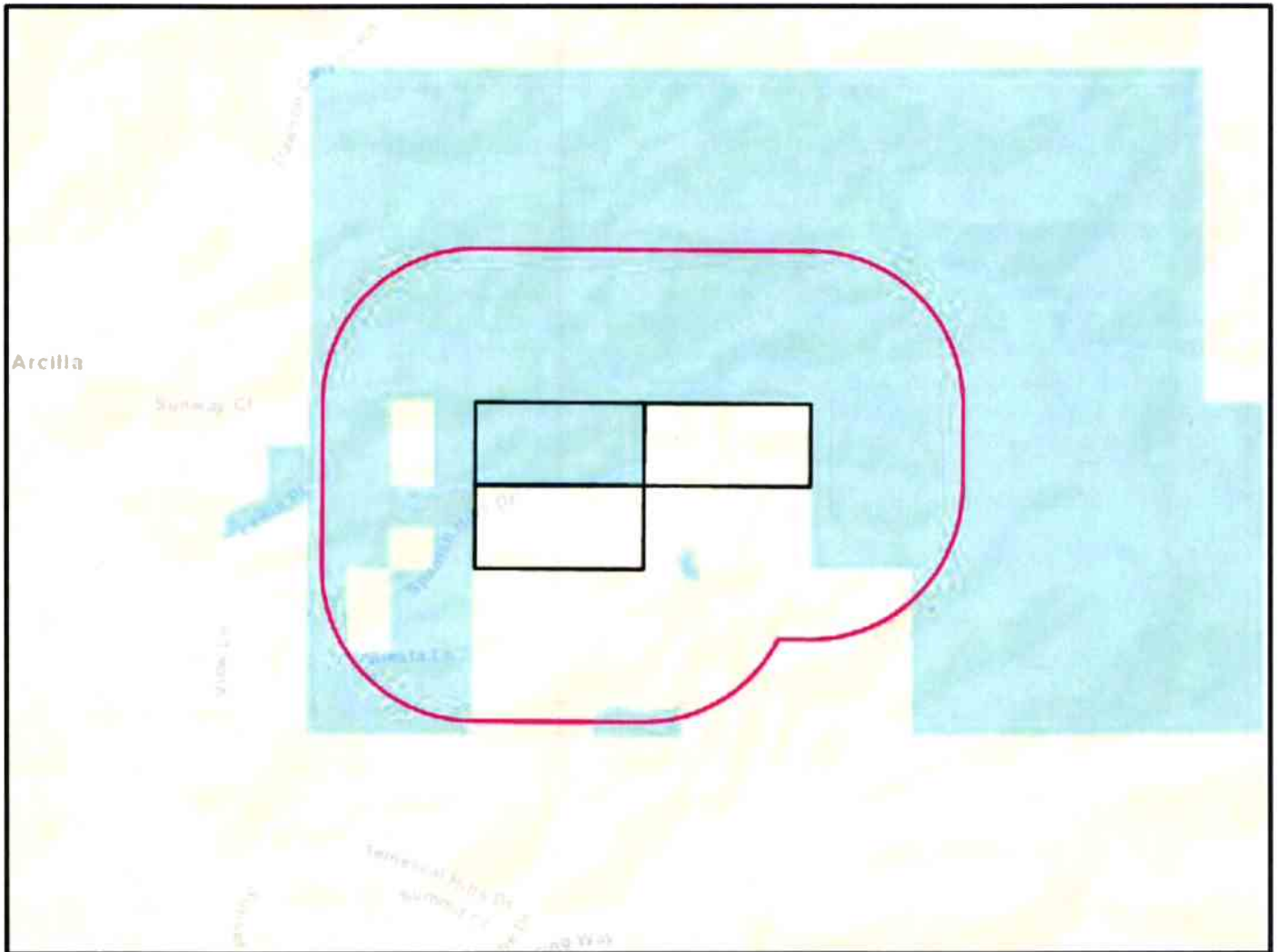
I understand that I will be notified of the date and time if a public hearing is requested.

Signature

Print Name

Print Street Address City/State Zip

PROJECT: TENTATIVE TRACT MAP NO. 38050



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 17, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TTM38050 for

Company or Individual's Name RCIT – GIS

Distance buffered 1200'

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

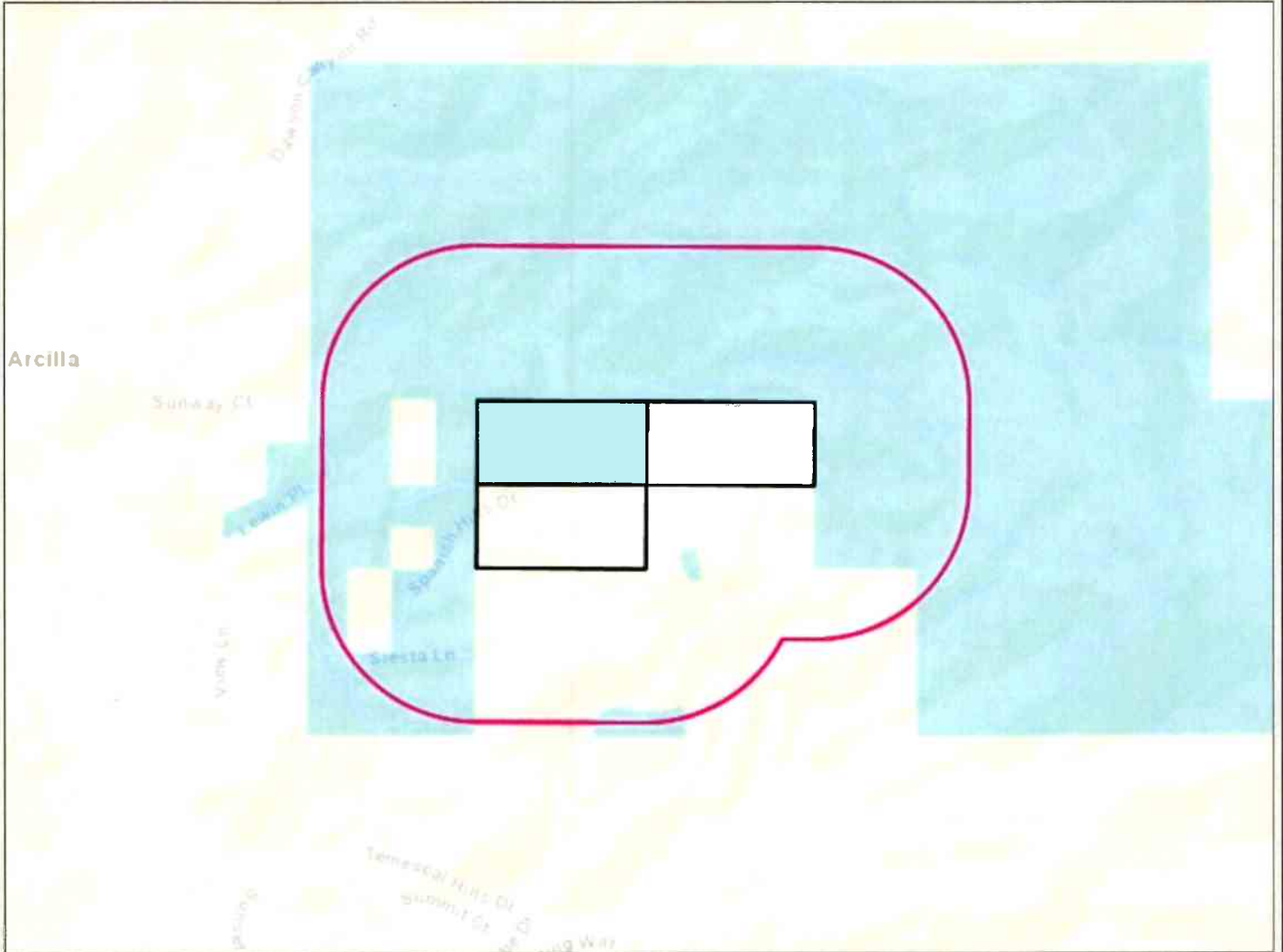
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TTM38050 (1200 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 2/17/2022 3:23:12 PM

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MARTIN DEANDA
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283230015
JOHN LEMIEUX
11351 SIESTA LN
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283230022
JOHN W. MOODY
11353 SIESTA LN
CORONA CA 92883

283230033
RAMON CORDOVA
11286 SPANISH HILLS DR
CORONA CA 92883

283240001
FORESTAR TOSCANA DEV CO
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MISSION VIEJO CA 92691

283220026
MARTIN SAMSTAG
11241 DAWSON CANYON RD
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283230036
EMIL Z. KARAGEOZO
877 TULARE DR # 411A
HUNTINGTN BCH CA 92646

283240022
HERMANO RANCH
23644 CLINTON KEITH RD STE 107
MURRIETA CA 92562

283210002
WESTERN RIVERSIDE COUNTY REGIONAL CON
3403 10TH ST STE 320
RIVERSIDE CA 92501

283220014
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283220028
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283220013
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283230027
JAMES MICHAEL DEELEY
11480 SIESTA DR
CORONA CA 92883

283230034
JOSE P. CASTILLO
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289080007
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4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283450001
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283220008
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SHAFTER CA 93263

283220015
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YORBA LINDA CA 92886

283220031
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283230016
JOHN MOODY
11353 SIESTA LN
CORONA CA 92883

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Hermano Ranch, LLC.
Atten: Won Yoo
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Murrieta, CA 92562

Hermano Ranch, LLC.
Atten: Won Yoo
23644 Clinton Keith Road, Suite 107
Murrieta, CA 92562

Adkan Engineers
Atten: Richard Reeves
6879 Airport Drive
Riverside, CA 92504

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