

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



ITEM: 1.2  
(ID # 21980)

MEETING DATE:

Tuesday, June 06, 2023

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Tentative Tract Map No. 30972 Minor Change No. 1 TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01) No Further Environmental Review Required - Applicant: Trip Hord and Associates c/o Trip Hord – Engineer: ACS Consulting c/o Frank Artiga – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/ Winchester Area Plan – Commercial Retail (CR): Medium Density Residential (MDR) - Open Space (OS): Open Space - Conservation (OS-C) – Location: South of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road – Zoning: Specific Plan #260S1 - 72.1 Gross Acres - REQUEST: A request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four (4) conditions of approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq ft, three (3) mini park lots, one (1) water quality detention basin lot, and four (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule “A” subdivision and is comprised of 72.1 acres. District 3. [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 case acted on at public hearing on February 1, 2023.

**ACTION:**Consent

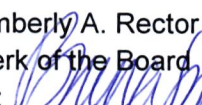
  
John Hildebrand, Planning Director 5/30/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Perez and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: June 6, 2023  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)** is a request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four Conditions of Approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide is a map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) mini park lots, (1) water quality detention basin lot, and (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule "A" subdivision and is comprised of 72.1 acres.

The above hereinafter referred to as "The Project" or "Project."

The Project site is comprised of three Planning Areas (35, 36, and 37) of Specific Plan #260S1 measuring 72.1 acres in area and is located within the Harvest Valley/Winchester Area Plan and Homeland Community. The project site is located south of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road. The proposed development will occur in two phases with primary access from Emperor Road and McLaughlin Road and secondary access to the site at Emperor Road and Meadow Oaks Street.

*Planning Director's Decision*

The Planning Commission approved the minor change to the Tract Map at public hearing on February 01, 2023. No request for appeal was made prior to the closure of the 10-day appeal period.

**Impact on Residents and Businesses**

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) (Common Sense

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Exemption), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **Planning Commission Hearing Report of Actions**
- B. **Planning Commission STAFF REPORT Package**
- C. **Tentative Tract Map No. 30972**

  
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Jason Farin, Principal Management Analyst      5/31/2023



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 1, 2023 COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Gary Thornhill  
Chair

4<sup>th</sup> District  
Bill Sanchez  
Vice-Chair

5<sup>th</sup> District  
Romelio Ruiz

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Gruytch, Thornhill, Sanchez, and Ruiz  
Members Absent: Awad

### 1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon, LLC. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CR) - Medium Density Residential (MDR) (2-5 Du/Ac) - High Density Residential (HDR) (8-14 Du/Ac) - Open Space – Conservation (OS-C) - Open Space – Recreation (OS-R) as reflected in the specific plan No. 293 Land Use Plan – Location: Easterly of Leon Road, northerly of Holland Road, westerly of Eucalyptus Road, and southerly of Ano Crest Road – Zoning: Specific Plan (SP) - APN 466-350-018 – Approved Project Description: A Schedule “A” subdivision of 158.87 acres into 422 lots, 382 residential lots, one (1) school site, one (1) commercial lot, one (1) RV/boat storage lot, one (1) HOA recreation area, three (3) park lots, one (1) open space (21.02 acres), 12 basin/swale lots and 20 private open space lots – REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2025. Project Planner: Blanca Bernardino at 951-955-6503 or email at [BBernardino@rivco.org](mailto:BBernardino@rivco.org).
- APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 36467, extending the expiration date to November 15, 2025.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31810** – Applicant: Predico Properties c/o Michael Wright – Third Supervisorial District – Valle Vista District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential, (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC) – Location: Northerly of Palm Avenue, westerly of Lincoln Avenue, and Southerly of Olive Avenue – 44.77 Acres – Zoning: Planned Residential (R-4) – APNs: 548-040-037, 549-210-038 – Approved Project Description: Schedule “A” subdivision of 42.61 acres into 187 single-family residential lots including one (1) open space and one (1) detention basin – REQUEST: First Extension of Time Request for Tentative Trac Map No. 31810, extending the expiration date to March 10, 2023. Project Planner: Blanca Bernardino at (951) 955-6503 or email at [BBernardino@rivco.org](mailto:BBernardino@rivco.org).
- APPROVED** Fourth Extension of Time Request for Tentative Tract Map No. 31810, extending the expiration date to March 10, 2023.

### 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS NONE

### 3.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 1, 2023

4.0 **PUBLIC HEARINGS – NEW ITEMS:**

4.1 **TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)** – No Further Environmental Review Required - Applicant: Trip Hord and Associates c/o Trip Hord – Engineer: ACS Consulting c/o Frank Artiga – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/ Winchester Area Plan – Commercial Retail (CR): Medium Density Residential (MDR) - Open Space (OS): Open Space - Conservation (OS-C) – Location: South of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road – Zoning: Specific Plan #260S1 - 72.1 Gross Acres - REQUEST: A request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four (4) conditions of approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq ft, three (3) mini park lots, one (1) water quality detention basin lot, and four (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule “A” subdivision and is comprised of 72.1 acres - Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**FOUND** No new environmental document is required; and,

**APPROVED** Tentative Tract Map No. 30972 Minor Change No. 1, subject to the advisory notification document and conditions of approval.

4.2 **CONDITIONAL USE PERMIT NO. 210014 and DEVELOPMENT AGREEMENT NO. 2100009** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – Applicant: Community Veterans of Riverside County, c/o Daniel Wise – Representative: Cake Enterprises, c/o Charlena Berry & Robert Holcomb – Second Supervisorial District – Temescal Canyon Area Plan - Community Development: Light Industrial (CD:LI) – Location: North of Park Canyon Drive., east of the 15 Freeway, and west of Temescal Canyon Road – 0.82 gross acres – Zoning: Manufacturing - Service Commercial (M-SC) — REQUEST: Conditional Use Permit No. 210014 is a proposal to use a 3,094 sq. ft. tenant space in an existing 2-story, 3 tenant industrial building as a storefront cannabis retailer. It is to operate 7 days a week between 9:00 A.M. to 10:00 P.M. There will be 25 employees split amongst 3 shifts, with 10 employees per a shift. Mobile deliveries are also proposed 7 days a week between 6:00 A.M. to 6:00 P.M. There are 93 existing parking spaces on-site to service the warehouse office suites. The dispensary will be granted 18 dedicated parking spaces for its use, including one handicap accessible space, and all reserved parking will be clearly marked to direct visitor parking accordingly. In addition, a secured bike rack area for 5 bicycles will be located at the main entrance to the building. Improved site landscaping is also proposed. Development Agreement No. 2100009 is the associated development agreement to CUP210014 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100009 and CUP210014 and will provide community benefits to the

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

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

**TENTATIVELY APPROVE** Development Agreement no 2100009, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE** Conditional Use Permit No. 210014, subject to the advisory notification document and conditions of approval.

**PLANNING COMMISSION – REPORT OF ACTIONS – FEBRUARY 1, 2023**

Temescal Canyon Area – APN: 283-160-037 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**4.3 CHANGE OF ZONE NO. 2100128 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – REQUEST: Change of Zone No. 2100128 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to amend the following: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for Cannabis Retailers or Cannabis Microbusiness Facilities engaged as a Cannabis Retailer to a 15 space minimum. Amendments to Article XIXh, Commercial Cannabis Activities, include the following: clarifying and streamlining certain provisions for internal consistency and compliance with state law; amending and clarifying certain permit requirements, setbacks, location/zoning requirements, development standards, operating requirements, enforcement, permit expiration, and permit revocation; allowing Cannabis Retailers in the Mixed Use Zone; changing from a variance requirement to a setback adjustment, when a Cannabis facility proposes to locate closer than 1,000ft to a Child Day Care Center, K-12 school, public park, Youth Center, or Religious Institution; and incorporating Board of Supervisors Policy F7 – Cannabis Retailers within a Commercial Retail Corridor within Ordinance No. 348. Amendments to Article XXI, Definitions, include additions and revisions the Commercial Cannabis Act – Project Planner: John Hildebrand at (955) 951-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org)

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

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

**APPROVE** Change of Zone No. 2100128, as modified at meeting.

**5.0 WORKSHOPS**

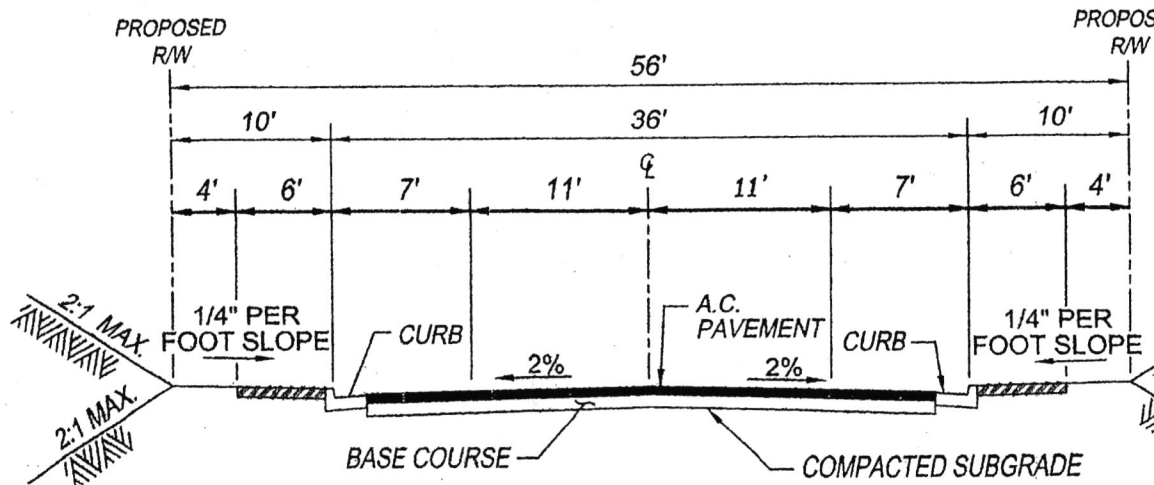
NONE

**6.0 PUBLIC COMMENTS**

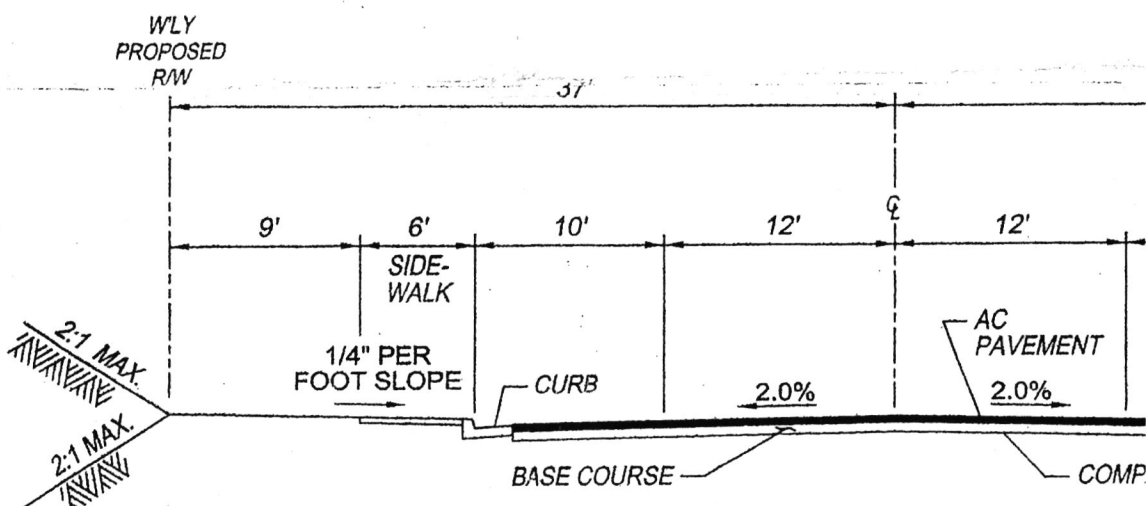
**7.0 DIRECTOR’S REPORT**

**8.0 COMMISSIONER’S COMMENTS**

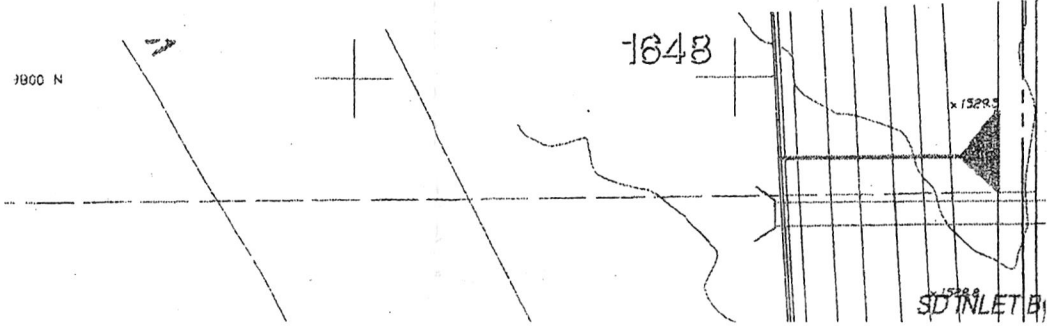
**ADJOURNMENT:** 10:31am



**TYPICAL SECTION**  
**GENERAL LOCAL STREETS**  
 N.T.S.



**TYPICAL SECTION**  
**COLLECTOR STREET**  
**McLAUGHLIN ROAD**  
**ALLEN AVENUE**  
 N.T.S.






**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
4.1  
(ID # 20560)  
**MEETING DATE:**  
**Wednesday, February 01, 2023**

**SUBJECT:** TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01) – No Further Environmental Review Required - Applicant: Trip Hord and Associates c/o Trip Hord – Engineer: ACS Consulting c/o Frank Artiga – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/ Winchester Area Plan – Commercial Retail (CR): Medium Density Residential (MDR) - Open Space (OS): Open Space - Conservation (OS-C) – Location: South of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road – Zoning: Specific Plan #260S1 - 72.1 Gross Acres - REQUEST: A request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four (4) conditions of approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq ft, three (3) mini park lots, one (1) water quality detention basin lot, and four (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule “A” subdivision and is comprised of 72.1 acres - Project Planner: Krista Mason at (951) 955-1722 or email at kmason@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	TR30972M01
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Homeland Area
Supervisorial District:	Third District
Project Planner:	Krista Mason
Project APN(s):	459-020-068, 459-040-010, 459-060-017
Continued From:	



John Hildebrand, Planning Director 1/25/2023

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)** is a request to revise the Conditions of Approval for Tentative Tract Map No. 30972 to remove four Conditions of Approval. The removed conditions are related to improvements that would be met during the development phase of the adjacent Tentative Tract Map No. 31500 Therefore, the four Conditions of Approval are not a necessary requirement for Tentative Tract Map No. 30972.



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Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) mini park lots, (1) water quality detention basin lot, and (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule "A" subdivision and is comprised of 72.1 acres.

The Project is comprised of three Planning Areas (35, 36, and 37) of Specific Plan No. 260 and is located within the Harvest Valley/ Winchester Area Plan and Homeland Community. The Project site is located south of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road. The proposed development will occur in two phases with primary access from Emperor Road and McLaughlin Road and secondary access to the site at Emperor Road and Meadow Oaks Street.

The modification proposes to remove the following Conditions of Approval for Tentative Tract Map 30972:

- 90. TRANSPORTATION. 2 Map TS Installation
- 50. TRANSPORTATION. 1 Map TS Design
- 50. TRANSPORTATION – Off – Site Access 1
- 50. TRANSPORTATION – TS Geometrics

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

The Project is located south of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** all potentially significant effects on the environment have been adequately analyzed in the previously approved Mitigated Negative Declaration for Environmental Assessment No 38851, based on the findings incorporated in the initial study (EA 38851) and the conclusion that none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and;

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**APPROVE TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)**,  
subject to the attached Advisory Notifications Document, Conditions of Approval, and based  
upon the findings and conclusions in this staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
Specific Plan:	Menifee North No. 260 PAs 35,36, 37
Specific Plan Land Use:	Medium Density Residential/ Open Space- Conservation
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR), Open Space – Conservation (OS-C)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Rural Mountainous (RM)
South:	Medium Density Residential (MDR)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (SP No. 260- Menifee North), Planning Areas 35, 36, and 37
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP No. 260)
East:	Rural Residential (R-R)
South:	Specific Plan (SP No. 260)
West:	Specific Plan (SP No. 260)
Existing Use:	Vacant
Surrounding Uses	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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	North:	Vacant
	South:	Vacant
	East:	Vacant
	West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	72.1	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes- Sun City Street Lighting #84
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes- Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes- Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes- In or partially within the SKR fee area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Tentative Tract Map No. 30972 (TR30972) was approved at Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on September 13, 2005. Since that time the Tentative Tract Map has undergone four (4) extensions of time. The current extension of time will expire on November 9, 2022. Thus, the minor modification is seeking to remove 4 conditions of approval to satisfy the conditions of the map.

Tentative Tract Map No. 30972 is located within Planning Areas 35, 36, and 37 of the Menifee North Specific Plan No. 260 which was originally approved and adopted by the Riverside

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County Board of Supervisors on December 27, 1994 and last modified on March 17, 2020, via Specific Plan No. 260 Amendment No. 2, Substantial Conformance No. 2.

At the time of approval TR30972 was conditioned to include a traffic signal and road improvement requirements at Sultanas Road and McLaughlin Road. Per a Memorandum of Understanding with the Transportation Department, the conditions of approval have been transferred to the adjacent tract- Tentative Tract Map No. 31500 for improvement prior to map recordation. The primary and secondary access to the Project will not be affected due to road improvements required in the vicinity and conditioned for within Tract 28801 and Tract 31500. Off Site access shall be from Emperor Road to Briggs Road as shown on Tract 28801. The road signal and off-site access improvements are conditioned within Tract 31500:

050 TRANSPORTATION. 9 0050-Transportation- MAP – OFF SITE ACCESS 2

050 TRANSPORTATION. 13 0050- Transportation- MAP ST DESIGN/IMPRV CONCEPT

050 TRANSPORTATION 17 0050-Transportation- MAP- TS/DESIGN

Tract 30972 has primary access at McLaughlin Road and Sultanas Road with secondary access at Meadow Oaks Street and Briggs Road. Thus, a realignment of McLaughlin Road and Sultanas Road does not affect the access requirements.

On April 25, 2022, the applicant applied for a Minor Modification to Tentative Tract Map No. 30972 (TR30972M01), ahead of the tentative tract map extension of time expiration date of November 11, 2022

The modification is a request to remove the Conditions of Approval related to the secondary access and traffic signal improvements at Sultanas Road and Highway 74 to satisfy the conditions of approval.

#### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

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

#### **FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

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1. The Project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (MDR) and Open Space- Conservation (OS-C). As reflected in the Specific Plan Land Use Map the Project site is located within Planning Areas (PA) 35, 36, and 37.
2. The Project site has a Zoning Classification of Specific Plan (SP No. 260, Planning Areas 35,36,37). The Project as proposed is a Schedule "A," tract map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet; (3) mini park lots; (1) water quality/ detention basin lot; and (4) open space lots. The proposed minor change will not result in any change to the number of lots, or overall design of the subdivision and will remain consistent with the Specific Plan Zoning Ordinance.
3. The Project site is located within the Highway 79 Policy Area and is not within a Zoning Overlay. The Project as approved was determined to be consistent with the criteria of the Highway 79 Policy Area. Therefore, the proposed Project remains consistent with the Highway 79 Policy Area in that the minor modification will remove the conditions of approval and will be implemented at the development phase of Tentative Tract Map No. 31500. No change to the number of residential lots is proposed.

**Entitlement Findings:**

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map Minor Change, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Tract Map No. 30972 Minor Change No. 1 (TR30972M01) is a proposal to remove the following conditions of approval: 90. TRANS.2 -Map TS Installation, 50. TRANS.1- MAP TS Design, 50. TRANS- Off-Site Access 1, and 50. TRANS- TS Geometrics. The conditions of approval will be met during the development phase of Tentative Tract Map No. 31500 (TR31500). The design of the map will remain as approved with 91 residential lots, 3 mini park lots, 1 water quality/detention basin, and 4 open space lots. The findings required to approve a Minor Change to a Map, pursuant to the provisions of the Riverside County Ordinance 460 are as follows:

1. The proposed modification is consistent with the General Plan, applicable community, and specific plans and with all applicable requirements of State law and ordinances of Riverside County, as discussed herein. Specifically, General Plan Principle III B (1), states the need for new transportation corridors, and their optimal modal mix, should be assessed. Any alignments chosen must reflect environmental constraints. Any such

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new transportation corridors should be planned to provide an additional supporting framework, so that future community growth develops naturally and economically along these routes. The proposed modification will comply with the referenced General Plan Principle by ensuring the road improvements will occur. The Tentative Tract Map site is consistent with the Circulation Element and requirements of the General Plan, and applicable requirements of State law and the Ordinances of Riverside County.

2. The proposed modification to the approved Tentative Tract Map No. 30972 is to revise the conditions of approval to remove four Transportation conditions of approval. This change will result in the implementation of the conditions of approval during the development phase of Tentative Tract Map No. 31500. The Project site remains physically suitable for the type of development and density of the proposed residential development due to its location and the accessibility to existing utilities and services. The site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project remains consistent with this filing. Additionally, the Project is consistent with the densities established for Planning Areas 35 and 37 within Specific Plan No. 260 (Menifee North). The Project is consistent with the Medium Density Residential land use designation of the Riverside County General Plan. The Project will not disrupt or divide the physical arrangement of an established community. The minor modification will not change the design of the approved land division and continues to remain consistent with this finding.
3. At the time of submittal for TR30972 it was determined through an Initial Study for Environmental Assessment No. 38851 (EA38851) that a Mitigated Negative Declaration (MND) was the appropriate documentation to be prepared and was approved by the Planning Commission on May 11, 2005. It was determined that the approved design and improvements of TR30972 would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat as detailed in the approved MND for the original map. The proposed modification to the approved TR30972 would result in the same conclusions as was evaluated in the previous Mitigated Negative Declaration for Environmental Assessment No. 38851, therefore no further environmental documentation is required, and the Project remains consistent with this finding.
4. The proposed change is not likely to cause serious public health problems in that the Project site is not located on a Hazardous Waste site. The Project is in a Very High Fire Zone, but EA38851 determined the Project will not have a significant impact on fire services. Therefore, no mitigation measures were required. Additionally, ultimate development of the site will not substantially alter access previously utilized by

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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surrounding properties or the public at large resulting in unsafe conditions. The minor modification will not change the design of the approved land division and continues to remain consistent with this finding.

5. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "A" Map.
  - a. Streets. The proposed modification will revise the conditions of approval for Tract 30972 to remove Transportation conditions of approval for signal and road improvements. The conditions require design and installation of traffic signals at Sultanas Road and State Route- 74, the improvement of Sultanas Road and State Route- 74 with one left turn lane, one through lane at the Northbound and Southbound areas of the intersection and one left turn lane, two through lanes at the Eastbound and Westbound of the areas of the intersection. Additionally, off site access at the northerly extension of McLaughlin Road and Sultanas Road to the north of State Route 74 on a new alignment as approved by Transportation. The existing Sultanas Road from Paradise Palm to State Route- 74 shall be redesigned and constructed as a frontage road. Lastly, the landowner/developer shall provide an off-site access road at the westerly extension of "J" street (Meadow Oaks Street) from Emperor Road to Briggs Road as shown on Tract 28801 and the northerly extension of Briggs Road to the maintained portion of Briggs Road. The conditions of approval for Tract 31500 require the street design and improvement concept of the Project shall be coordinated with Tract 30972 per Condition of Approval 50-Transportation. 13- Transportation- MAP – ST DESIGN/IMPRV CONCEPT. Therefore, with the design standards for street improvements as stated in the conditions of approval the requirements of Ordinance 460 10.5 (A), as it pertains to streets will be met.
  - b. Domestic Water: Water service shall be provided from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies. The Project meets Ordinance No. 460 10.5 (B) as it pertains to domestic water.
  - c. Fire Protection. Fire protection will be provided by the Riverside County Fire Department in compliance with Ordinance 787. In compliance with requirements, conditions of approval have been included for the Project to provide standard fire hydrants, (6"x4"x2 1/2") locate one at each street intersection and are spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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than 165 feet from a hydrant. Minimum fire flow shall be 1000 gallons per minute (GPM) for 2-hour duration at 20 pounds per square inch (PSI). Additionally, the area shall include perimeter streets at each intersection and spaced 660 feet apart. Additionally, blue retroreflective pavement markers shall be mounted on private streets, public streets, and driveways to indicate the location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

- d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
  - e. Fences. The Project shall install minimum 6 foot high masonry block walls or a combination berm and block/privacy wall along the northern and western boundary lots walls required at higher elevations in certain locations to attenuate noise, and view fencing designation for specific locations as required by the Conditions of Approval.
  - f. Electrical and Communication Facilities. The Project will be provided electrical, telephone, street lighting, and cable television service. All the lines shall be placed underground.
6. The modification to remove the conditions of approval from Tract 30972 will not change the overall design of the initially approved land division or improvements. The tentative tract map, including the minor change, will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land division as the minor changes due to the transfer of the street improvements to Tract 31500 will not modify the overall design and site accessibility of the originally approved subdivision. The Project remains consistent with this finding.
7. The modification to the approved land division to revise the conditions of approval will not alter the subdivision design. The number of lots will remain as approved, 91 residential lots, 3 mini park lots, 1 water quality/detention basin lot, and 4 open space lots. The Project is consistent with the minimum lot size required by the Specific Plan's Zoning Classifications for Planning Areas 35, 36, and 37 which allows for a minimum lot size of 6,000 square feet.
8. The proposed minor modification is a revision to approved Tentative Tract Map No. 30972 which removes four Transportation conditions of approval to the required street improvements. The improvements will occur during the development phase of Tract 31500. The minor change deletes the Conditions of Approval that are no longer



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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appropriate and /or necessary and retains the original design concept for Tract Map No. 30972. Modifications to the subdivision design will not occur due to this minor change. The number of lots will remain as approved including, 91 residential lots, 3 mini park lots, 1 water quality/detention basin lot, and 4 open space lots. The Project remains consistent with this finding.

**Development Standards Findings:**

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for TR30972M01 (PA 35,36,37) are provided for in the Specific Plan Zoning Ordinance No. 348. The development standards that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Article VI, Section 6.2 of Ordinance 348 for Planning Areas 35, and 37; and Article XVb, Section 15.201 of Ordinance No. 348 for Planning Area 36. As proposed, the Project is found to comply with all standards of development, with no requested variances or deviations.
  
2. The following development standards shall apply to TR30972M01 for Planning Areas 35 and 37 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e., (1), (2) and (4) shall be deleted and replaced with the following:
  - A. *Building height shall not exceed three stories, with a maximum height of 40 feet.* Development Plans have not been formally submitted to the County at this time. Development Plans when submitted will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project to ensure compliance with this development standard.
  
  - B. *Lot area shall not be less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* As shown on the Tentative Tract Map exhibit for the minor change the lot sizes have not changed in size from the original approval. The lots range in size from the minimum 6,000 square feet to approximately 19,000 square feet with an average lot size of 9, 221 square feet. The Project complies with the minimum lot area requirement of 6,000 square feet.
  
  - C. *The minimum frontage of a lot shall be fifty feet (50') except that lots fronting knuckles or cul-de-sacs may have a minimum frontage of thirty five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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*accordance with zone development standards. All lots within TR30972M01 have a minimum lot frontage of 60 feet, with a minimum depth of 100 feet. The Project remains consistent with this development standard.*

*D. The front yard shall not be less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.*

*E. Minimum yard requirements area as follows:*

*1. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot. Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. However, once development plans*

*are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.*

*2. The rear yard shall not be less than ten feet. Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.*

*3. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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*in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.* Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.

4. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.* Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.

The following development standards shall apply to Tract 30972M01 for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201 shall be deleted and replaced with the following:

- A. *Lot area shall be not less than ten thousand (10,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. Residential development has not been proposed for Planning Area 36. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.
- B. *Minimum yard depths. Front 100 feet, sides 50 feet, rear 50 feet.* Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. Residential development has not been However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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C. *No building shall exceed 20 feet in height.* Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. Residential development has not been proposed for Planning Area 36. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.

D. *Automobile storage space shall be provided as required by Section 18.12 of Ord. No. 348.* Since the proposed Project is for a minor change to an approved land division development plans have not been submitted. Residential Development has not been proposed for Planning Area 36. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348, and as noted in the Advisory Notification Document (AND) for the proposed Project.

**Other Findings:**

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan and thus fulfills the requirements of the Conservation requirements of the MSHCP.
2. The Project site is not located within a City Sphere of Influence.
3. The Project site is located within the March Air Reserve Base, Zone E but was determined by Airport Land Use Commission staff that, the extent of the proposed minor change of approval) would not warrant ALUC review, especially since the number of lots are not increasing from the approved map.
4. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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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 also located within a very high fire hazard severity zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

**ATTACHMENTS**

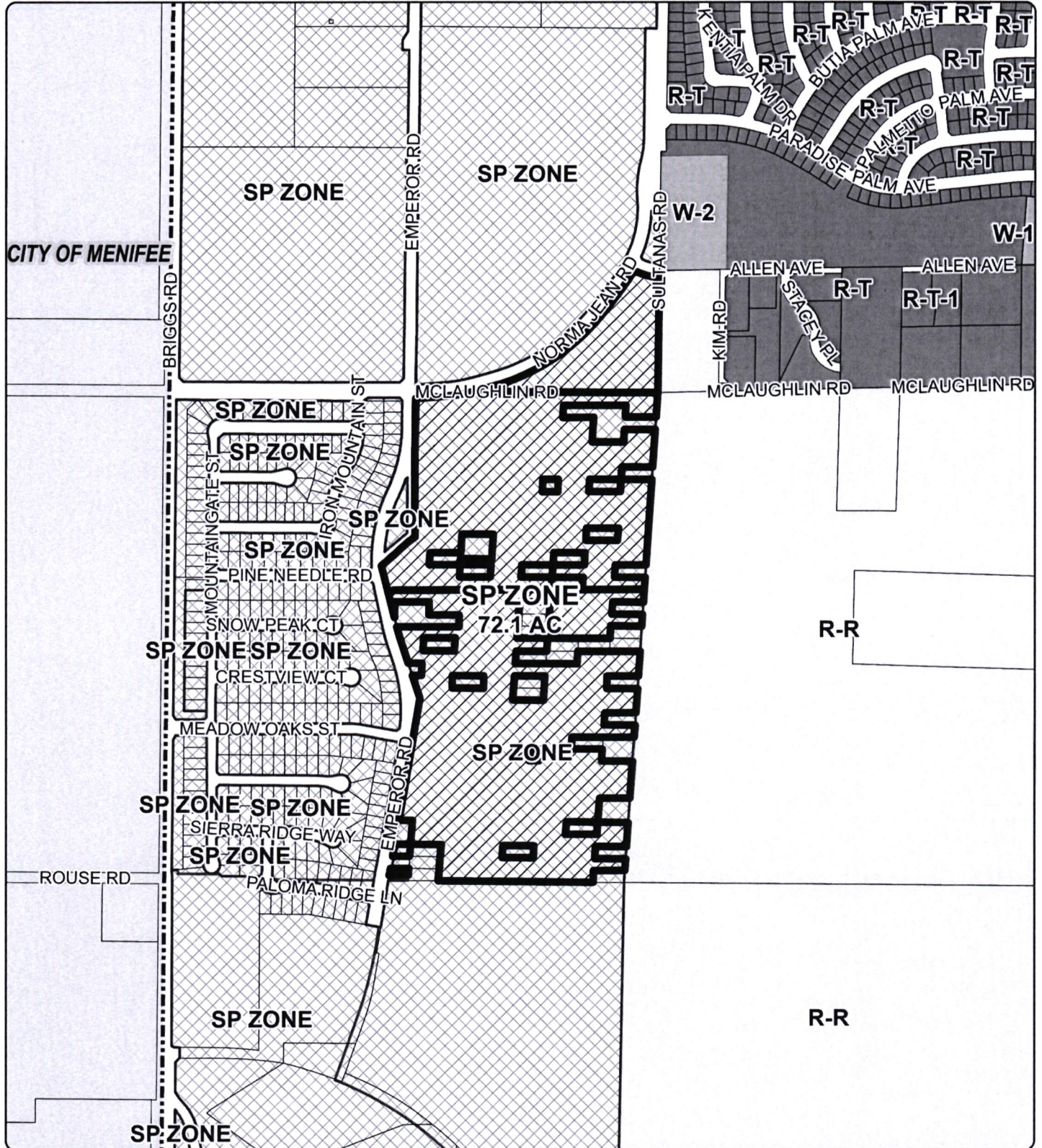
- Attachment A – Site Plan**
  - Attachment B – GIS Exhibits**
  - Attachment C – Advisory Notification Document and Conditions of Approval**
  - Attachment D – Radius Map and Labels**
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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30972M01  
EXISTING ZONING

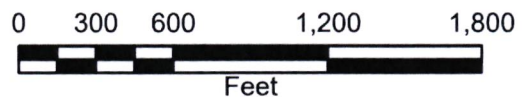
Supervisor: Washington  
District 3

Date Drawn: 10/31/2022  
Exhibit 2



Zoning Area: Homeland

Author: Adam Grim



**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.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

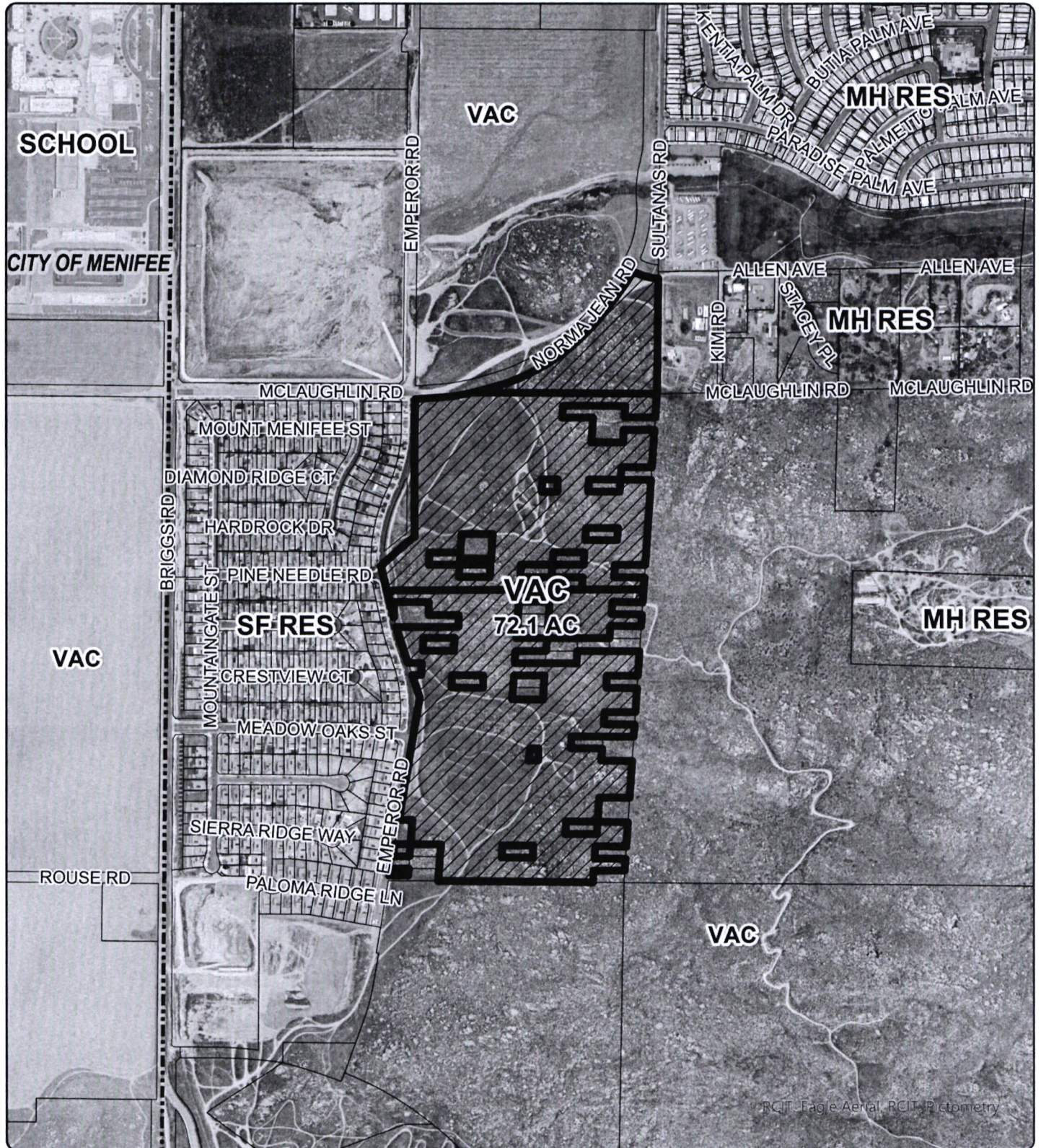
TR30972M01

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 10/31/2022

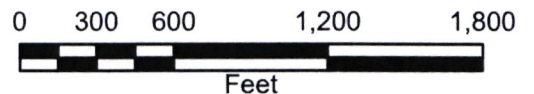
Exhibit 1



Zoning Area: Homeland

Author: Adam Grim

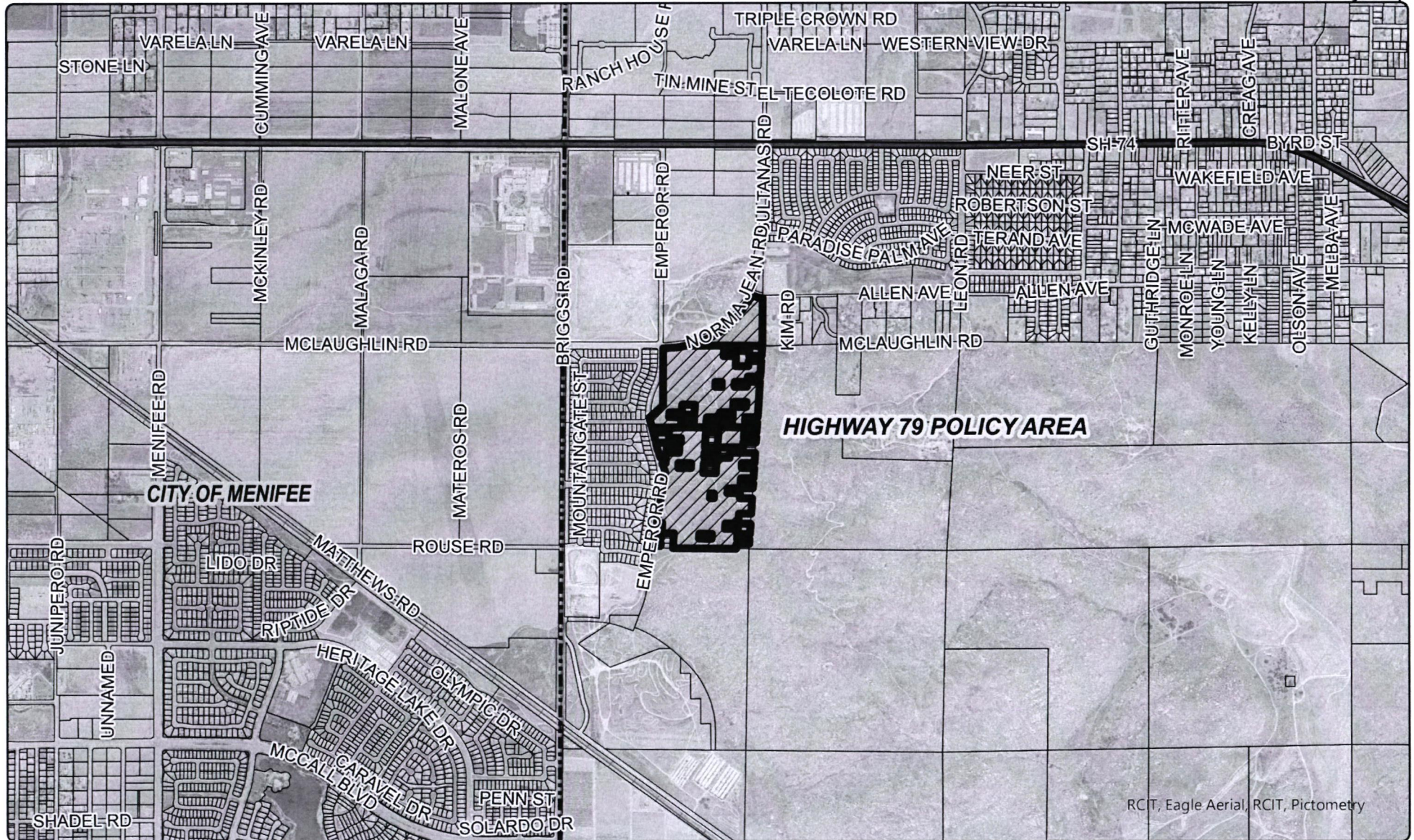
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR30972M01**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

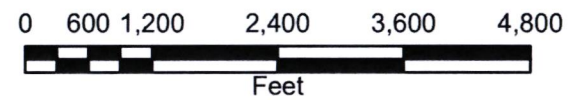
Date Drawn: 10/31/2022  
 Vicinity Map



RCIT, Eagle Aerial, RCIT, Pictometry

Zoning Area: Homeland

Author: Adam Grim



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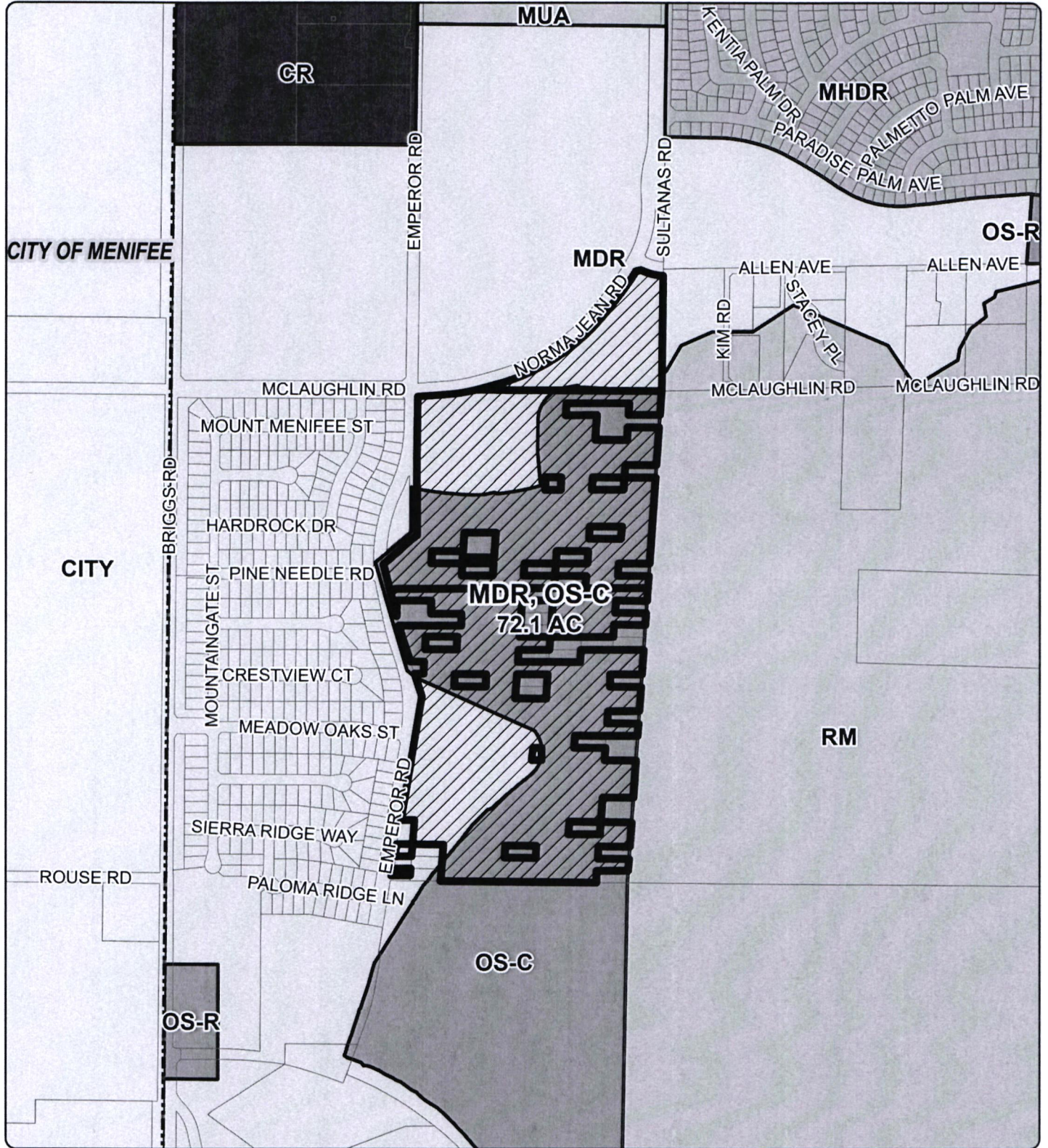
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR30972M01

### EXISTING GENERAL PLAN

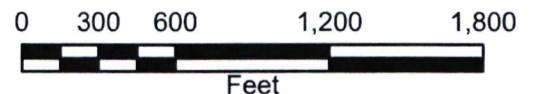
Supervisor: Washington  
District 3

Date Drawn: 10/31/2022  
Exhibit 5

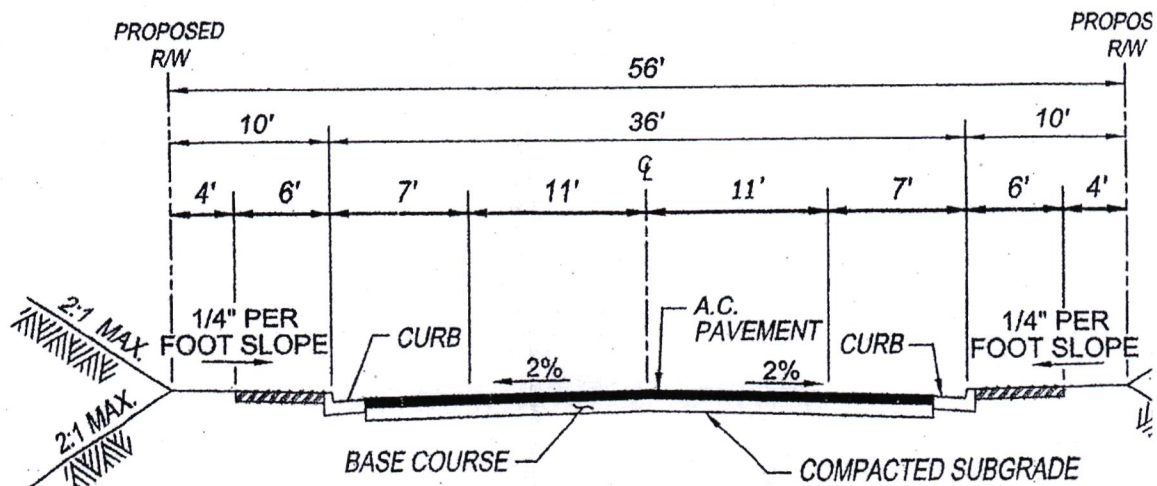


Zoning Area: Homeland

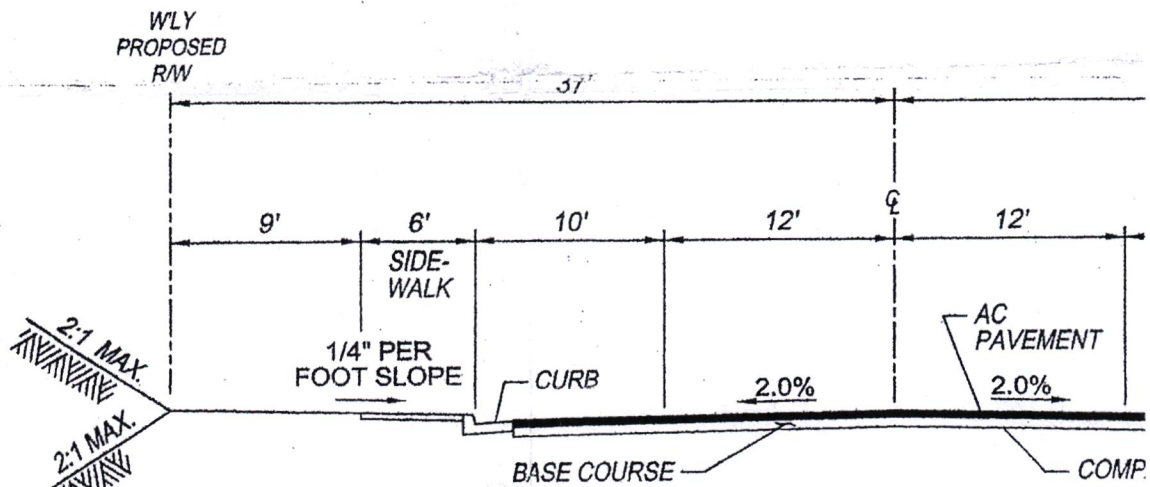
Author: Adam Grim



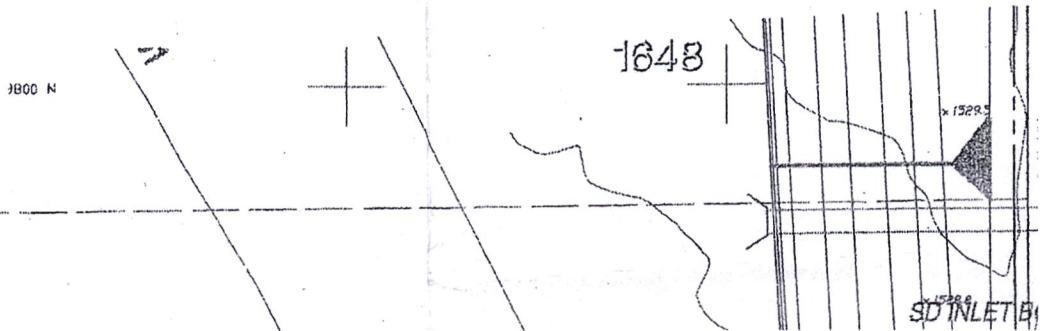
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**TYPICAL SECTION**  
**GENERAL LOCAL STREETS**  
 N.T.S.



**TYPICAL SECTION**  
**COLLECTOR STREET**  
**McLAUGHLIN ROAD**  
**ALLEN AVENUE**  
 N.T.S.





State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
23-54152

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY PLANNING	LEAD AGENCY EMAIL KMASON@RIVCO.ORG	DATE 03/01/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300235	

PROJECT TITLE  
TENTATIVE PARCEL MAP NO. 37708

PROJECT APPLICANT NAME TRIP HORD AND ASSOCIATES	PROJECT APPLICANT EMAIL AMBROSEHORD@GMAIL.COM	PHONE NUMBER (909) 553-5792
PROJECT APPLICANT ADDRESS P.O. BOX 1235,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92502

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,764.00 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,305.25 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE <b>X</b> <i>J. Vallejo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy	J. VALLEJO
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044, Room 113  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
Riverside, CA 92502-1409  
 County of Riverside County Clerk

Project Title/Case No.: Tentative Parcel Map No. 37708

Project Location: The project is located within the Harvest Valley/ Winchester Area Plan and the Winchester Zoning Area. The project site is located north of Stowe Road, East of Winchester Road, South of Stetson Avenue, West of Richmond Road, with an address of 27471 Richmond Road, Winchester, CA 92596.

Project Description: Tentative Parcel Map No. 37708 is a Schedule "J." Finance and Conveyance Map for a subdivision of a 56.84 gross acre parcel into 4 parcels ranging in size from 6.78 gross acres to 11.72 gross acres with a remainder parcel of 21.65 acres net. The Schedule "J." map does not create any legal building sites, and none are proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Trip Hord and Associates, P.O. Box 1235, Riverside, CA 92502.

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15315, Minor Land Divisions)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

Reasons why project is exempt: The project is exempt from the California Environmental Quality Act (CEQA pursuant to Article 5- Preliminary Review of Projects and Conduct of Initial Study, Section 15061, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The project is a minor land division. Tentative Parcel Map No. 37708 is a Schedule "J." subdivision map which is for financing/conveyance purposes only. The map will divide the parcel into four or fewer parcels and no physical change will occur. As such, the Project falls within the standards for Article 19, Section 15315, (Minor Land Divisions).

The Project is exempt pursuant to Article 19, Section 15315, (Minor Land Divisions), which states: Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is conformance to the General Plan, and zoning, and no variances or exceptions are required, all services, and access to the proposed parcels to local standards to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Project will not create any legal building sites and no development is proposed. Therefore, the Project is in compliance with the guidelines of Article 19, Section 15315, Minor Land Divisions.

Krista Mason  
County Contact Person

(951) 955-1722  
Phone Number

[Signature]  
Signature

Project Planner  
Title

2/27/23  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 02/27/2023: Y:\Planning Master Forms\Templates\CEQA Forms\Form\_NOE.docx

**F I L E D / P O S T E D**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202300235  
03/01/2023 10:45 AM Fee: \$ 50.00  
Page 1 of 1

Removed: 4/3/23 By: [Signature] Deputy





**PINKS**

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

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



11/07/22, 12:23 pm

TR30972M01

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR30972M01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### Advisory Notification

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR30972M01) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01) is a request to revise the Conditions of Approval for Tentative Tract Map No. 30972 to remove four Conditions of Approval. The removed conditions are related to improvements that would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Therefore, the four Conditions of Approval are not a necessary requirement for Tentative Tract Map No. 30972. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) mini park lots, (1) water quality detention basin lot, and (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule "A" subdivision and is comprised of 72.1 acres.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan (SP No. 260A2S2)
3. 3rd and 5th District Design Guidelines

**Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP: Tentative Tract Map 30972, Amended No. 3, dated 10/04/04.

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- 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
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  3. Compliance with applicable County Regulations, including, but not limited to:
    - Ord. No. 348 (Land Use Planning and Zoning Regulations)
    - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 484 (Control of Blowing Sand)
    - Ord. No. 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)

#### Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TR30972M01 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 TR30972M01 including, but not limited to, decisions made in

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

to California Public Records Act requests; and

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

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

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

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

#### **Advisory Notification. 7                    AND - Mitigation Measures**

Mitigation Measures from the project's Mitigated Negative Declaration for Environmental Assessment No. 38851 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Mitigated Negative Declaration for Environmental Assessment No. 38851.

### BS-Grade

#### **BS-Grade. 1                                    0010-BS-Grade-MAP\* NPDES SUPPLEMENT "A"**

In order to insure compliance with supplement "A" - New Development Guidelines for Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all Specific Land Use cases (plot plans, conditional use cases, & public use permits) shall provide, as part of their conceptual grading

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

**BS-Grade. 1**                                **0010-BS-Grade-MAP\* NPDES SUPPLEMENT "A" (cont.)**

and drainage exhibit, for the control of impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

**BS-Grade. 2**                                **0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

**BS-Grade. 3**                                **0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT**

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.

**BS-Grade. 4**                                **0010-BS-Grade-MAP-G1.6 DUST CONTROL**

All necessary measures to control dust shall be implemented by the developer during grading.

**BS-Grade. 5**                                **0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS**

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

**BS-Grade. 6**                                **0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO**

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

**BS-Grade. 7**                                **0010-BS-Grade-MAP-G2.8 MINIMUM DRAINAGE GRAD**

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

**BS-Grade. 8**                                **0010-BS-Grade-MAP-G2.9 DRAINAGE & TERRACING**

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

**BS-Grade. 9**                                **0010-BS-Grade-MAP-GIN INTRODUCTION**









**ADVISORY NOTIFICATION DOCUMENT****Fire****Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)**

private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

**Fire. 3 0010-Fire-SP -PUB RES CODE 4290 REG**

The project is within State response area and is subject to Public Resource Code 4290 regulations.

**Fire. 4 0010-Fire-SP -WATER MAINS AND HYDRANTS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.

**Fire. 5 0010-Fire-SP-#101-DISCL/FLAG LOT**

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- ) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

**NOTICE:**

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

**Fire. 6 0010-Fire-SP-#56-IMPACT MITIGATION**

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

**Fire. 7 0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The

**ADVISORY NOTIFICATION DOCUMENT****Fire****Fire. 7 0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)**

project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 8 0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

**Fire. 9 0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

**Fire. 10 0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

**Fire. 11 0010-Fire-SP-#95-HAZ FIRE AREA**

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

**Fire. 12 0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant





## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 4** **0010-Flood-MAP INTERCEPTOR CRITERIA (cont.)**

is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 5-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

#### **Flood. 5** **0010-Flood-SP -FLOOD IMPROVEMENTS**

All improvements shall be constructed in accordance with the standards of the Riverside County Flood Control District.

The proposed Master Drainage Plan (Figure V-7) incorporates MDP improvements designed to reduce the impacts of increased surface runoff and provide 100-year flood protection to the project. It is anticipated that many of those facilities will be constructed as part of the conditions of approval and at the discretion of the RCFCD. Credit against drainage fees will be given to the developer for all ADP facilities constructed.

The site lies within the boundaries of the Homeland and Romoland Area Drainage Plans and will be subject to a per acre assessment fee, thereby contributing to regional drainage mitigation programs in the area.

If required by RCFCD, a floodplain analysis for existing conditions will be performed to the satisfaction of the RCFCD utilizing the Corps of Engineers HEC-2 computer program. As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions.

#### **Flood. 6** **0010-Flood-XXM-10 YR CURB - 100 YR ROW**

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.

#### **Flood. 7** **0010-Flood-XXM-100 YR SUMP OUTLET**

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3 0010-Planning-MAP - FEES FOR REVIEW (cont.)

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. 4 0010-Planning-MAP - GEO NO. 1299

County Geologic Report (GEO) No. 1299 was prepared for this project (TR30972) by Leighton And Associates, Inc. and is comprised of the following documents:

1. "Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Riverside County, California, dated July 30, 2004.
2. "Preliminary Geotechnical Investigation, Proposed 72.5-Acre Residential Development, Tentative Tract No. 30972, Adjacent to the Southeast Corner of McLaughlin Road and Emperor Road, Riverside County, California, dated August 9, 2004.
3. "Revised Tentative Tract Map Review and Response to County Review Comments, Tentative Tract Map No. 30972, County Geologic Report No 1299, Sun City Area, County of Riverside, California", dated December 15, 2004.
4. "Response to County Review Comments No. 3, Tentative Tract Map No. 30972, County Geologic Report No 1299, Sun City Area, County of Riverside, California", dated January 24, 2005.
5. "Preliminary Slope Stability Analysis, Tentative Tract Map 30972, Proposed Residential Development, Emperor and McLaughlin Roads, Sun City Area of Riverside County, California", dated March 3, 2004.
6. "Results of Supplemental Subsurface Geotechnical Evaluation of Ephemeral Stream, Morin Property (Tentative Tract Map 30972), Emperor and McLaughlin Roads, Sun City Area, Riverside County, California", Dated March 24, 2003.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 4

#### 0010-Planning-MAP - GEO NO. 1299 (cont.)

7. "Rippability Study, Morin Property (Tentative Tract 30972), Emperor and McLaughlin Roads, Sun City Area, Riverside County, California", dated November 12, 2002.

8. "Due Diligence Geotechnical Review, Morin Property, Sun City Area, Riverside County, California", dated June 11, 2002.

The above documents are herein incorporated as a part of GEO01299. All of these documents must be considered and included as part of GEO01299 review to be complete.

GEO01299 concluded:

1. The upper onsite soils are moisture-sensitive and are moderately compressible under saturated conditions. Structures within the project vicinity have experienced excessive post-construction settlement, when the foundation soils become near saturated.

2. The hydrocollapse potential for the upper soils is considered moderate.

3. No evidence of flowing subsurface groundwater was observed.

4. The subject property is not within the limits of an Alquist-Priolo Earthquake Fault Zone. There is no active or potentially active faulting on site. The potential for ground subsidence/fissuring should be considered nil to very low for the subject site.

5. Following implementation of grading and earthwork recommendations in GEO01299, the potential for liquefaction to affect structures due to the design earthquake event is considered low for this site.

6. Materials onsite may undergo seismically induced settlement during the design seismic event. The potential for such seismic densification to manifest at the graded surface and impact the development site is considered moderate.

7. Landsliding due to seismic activity is not anticipated.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 4

#### 0010-Planning-MAP - GEO NO. 1299 (cont.)

8. Due to the presence of boulders and/or elevated rock out-croppings on this site, the possibility of rock falls is considered low to moderate.

9. Based on favorable factors of safety obtained from calculations performed on the current design of cut slopes, the slopes continue to appear grossly stable and appear feasible from a geotechnical and engineering geologic standpoint.

10. Fill slopes onsite are anticipated to be less than 10 feet in height and will likely meet minimum factors of safety for stability.

GEO No. 1299 recommended:

1. All unsuitable compressible materials should be removed from the proposed fill areas and any cut areas where unsuitable materials extend below proposed cut grades.

2. If loose rocks are exposed in or above cut slopes during grading, the geotechnical consultant should evaluate them at that time on the basis of the actual field conditions encountered. Mitigation of potential rockfall includes removal or stabilization, rockfall barrier fences along the top of cut slopes, and/or 15-20 foot wide slope break catchment area, all of which are described in GEO01299.

3. Exposed cut slopes during grading should be evaluated by the project geotechnical consultant and recommendations should be provided at that time on the basis of the actual field conditions encountered.

GEO No. 1299 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes for TR30972. GEO No. 1299 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

#### Planning. 5

#### 0010-Planning-MAP - LANDSCAPE MAINTENANCE







## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 12

#### 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Entry monument plan

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

#### Planning. 13

#### 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 50 feet.
- g. The maximum height of any building is 35 feet.
- i. The minimum parcel size is 6000 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.











**ADVISORY NOTIFICATION DOCUMENT****Planning-All****Planning-All. 10 0010-Planning-All-SP - HOLD HARMLESS (cont.)**

shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

**Planning-All. 11 0010-Planning-All-SP -LEGAL DESCRIPTION**

No portion of the specific plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

**Planning-All. 12 0010-Planning-All-SP -PRECEDENCE**

If any of the following conditions of approval differ from the specific plan text or exhibits, the conditions enumerated herein shall take precedence.

**Planning-All. 13 0010-Planning-All-SP -VALIDITY DATES**

SPECIFIC PLAN NO. 260 shall remain valid for twelve (12) years as indicated in the Phasing portion of the specific plan text. Should the entire project not be built out in that period of time, a specific plan amendment will be required for any portion of the project which has not yet received tentative approval.

**Transportation****Transportation. 1 0010-Transportation-MAP - DRAINAGE 1**

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

**Transportation. 2 0010-Transportation-MAP - DRAINAGE 2**

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

**Transportation. 3                      0010-Transportation-MAP - OFF-SITE PHASE**

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

**Transportation. 4                      0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

**Transportation. 5                      0010-Transportation-MAP - TS/CONDITIONS 1**

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in community development areas at intersections of any combination of secondary highways, major highways, arterials, arterials, expressways or state highways and ramp intersections.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 5                      0010-Transportation-MAP - TS/CONDITIONS 1 (cont.)**

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

Menifee Road (NS) at: SR-74 (EW)

Briggs Road (NS) at: SR-74 (EW)

Sultanas Road (NS) at: SR-74 (EW)

Leon Road (NS) at: SR-74 (EW)

Juniper Flats Road at: SR-74 (EW)

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

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

**Transportation. 6                      0010-Transportation-MAP - UTILITY INSTALL. 1**

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

**Transportation. 7                      0010-Transportation-SP -ROAD IMPROVEMENTS**

All roads shall be improved, per the recommended General Plan designation, as approved by the County Board of Supervisors.

**Transportation. 8                      0010-Transportation-SP -TRAFFIC SIGNAL MIT PROG**

The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

### Waste Resources

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

**Waste Resources. 1                    0010-Waste Resources-EOT2 - HAZARDOUS MATERIALS (cont.)**

**Waste Resources. 1                    0010-Waste Resources-EOT2 - HAZARDOUS MATERIALS**

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

**Waste Resources. 2                    0010-Waste Resources-EOT2 - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.



Plan: TR30972M01

Parcel: 459040010

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT2 - PHASE I ESA REQUIRED                      Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

050 - E Health. 2                      0050-E Health-EOT2 - WATER & SEWER WILL SERV                      Not Satisfied

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.

050 - E Health. 3                      0050-E Health-EOT2- LEA CLEARANCE                      Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

050 - E Health. 4                      0050-E Health-EOT3 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE

Plan: TR30972M01

Parcel: 459040010

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.)      Not Satisfied  
DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE  
CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER  
CONSERVATION AGENCY.

050 - Fire. 2                      0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                      Not Satisfied  
  
Ecs map must be stamped by the Riverside County Surveyor  
with the following note: All buildings shall be  
constructed with class "A" material as per the California  
Building Code.

050 - Fire. 3                      0050-Fire-MAP-#46-WATER PLANS                                      Not Satisfied  
  
The applicant or developer shall furnish one copy of the  
water system plans to the Fire Department for review.  
Plans shall be signed by a registered civil engineer,  
containing a Fire Department approval signature block, and  
shall conform to hydrant type, location, spacing and  
minimum fire flow. Once plans are signed by the local water  
company, the originals shall be presented to the Fire  
Department for signature.

050 - Fire. 4                      0050-Fire-MAP-#47-SECONDARY ACCESS                              Not Satisfied  
  
In the interest of Public Safety, the project shall provide  
an Alternate or Secondary Access(s). Said Alternate or  
Secondary Access(s) shall have concurrence and approval of  
both the Transportation Department and the Riverside County  
Fire Department.

050 - Fire. 5                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied  
  
Ecs map must be stamped by the Riverside County Surveyor  
with the following note: The required water system,  
including fire hydrants, shall be installed and accepted by  
the appropriate water agency prior to any combustible  
building material placed on an individual lot.

050 - Fire. 6                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                      Not Satisfied  
  
Ecs map must be stamped by the Riverside County Surveyor  
with the following note: Driveways exceeding 150' in  
length, but less than 800' in length, shall provide a  
turnout near the midpoint of the driveway. Where the  
driveway exceeds 800', turnouts shall be provided no more  
than 400' apart. Turnouts shall be a minimum of 10' wide  
and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building  
sites on driveways over 150 feet in length, and shall be  
within 50' of the building.

050 - Fire. 7                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied



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50. Prior To Map Recordation

Flood

050 - Flood. 2                      0050-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
each parcel, at the time of issuance of either the grading  
or building permit, shall pay the fee required at the rate  
in effect at the time of issuance of the actual permit.

050 - Flood. 3                      0050-Flood-MAP BMP - MAINT & INSPECT                      Not Satisfied  
Unless an alternate viable maintenance entity is  
identified, the CC&R's for the development's Homeowners  
Association (HOA) shall contain provisions for all  
privately owned catch basin to be inspected, and if  
required, cleaned no later than October 15 each year. The  
CC&R's shall identify the entity that will inspect and  
maintain all structural BMP's within the project  
boundaries. A copy of the CC&R's shall be submitted to  
the District for review and approval.

050 - Flood. 4                      0050-Flood-MAP INCREASED RUNOFF CRITERIA                      Not Satisfied  
The entire area of proposed development will be routed  
through a detention facility(s) to mitigate increased  
runoff. All basins must have positive drainage; dead  
storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour,  
6-hour and 24-hour duration events for the 2-year, 5-year  
and 10-year return frequencies. Detention basin(s) and  
outlet(s) sizing will ensure that none of these storm  
events has a higher peak discharge in the "after" condition  
than in the "before" condition.

For the 2-year and 5-year events the loss rate will be  
determined using an AMC I condition. For the 10-year event  
AMC II will be used. Constant loss rates shall be used for  
the 1-hour, 3-hour and 6-hour events. A variable loss rate  
shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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

Where possible and feasible the on-site flows should be  
mitigated before combining with off-site flows to minimize  
the size of the detention facility required. If it is  
necessary to combine off-site and on-site flows into a  
detention facility two separate conditions should be

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Flood

050 - Flood. 4                      0050-Flood-MAP INCREASED RUNOFF CRITERIA (cont.) Not Satisfied

evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility.

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

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

050 - Flood. 5                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 6                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied

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

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Flood

050 - Flood. 7                      0050-Flood-MAP SD MAINT CO OR DIST                      Not Satisfied

Inspection and maintenance of the storm drain system to be built with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request (in writing) that one of these agencies accept the proposed storm drain system. The request shall note the tract number, location, and briefly describe the system (sizes and lengths). Request to the District shall be addressed to Dusty Williams, Chief Engineer, Attn: Stuart McKibbin, Chief of Planning Division. If the District is willing to accept the system, an agreement between the owner and the District must be executed. A request to draw up an agreement must be sent to the District to the attention of Mark Wills.

050 - Flood. 8                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 9                      0050-Flood-XXM-SUBMIT PLANS                      Not Satisfied

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

Planning

050 - Planning. 1                      0050-Planning-MAP - ACCESS EASEMENT                      Not Satisfied

A blanket access easement shall be shown on the final map within the open space area designated as Planning Area 36 in the SPECIFIC PLAN and within the 20' Flood Control easement located on lot 94 for access to the NAPs and APN 459-030-006 as shown on the TENTATIVE MAP.

050 - Planning. 2                      0050-Planning-MAP - ANNEX TO PARK DISTRICT                      Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valleywide Recreation and Parks District.

050 - Planning. 3                      0050-Planning-MAP - CC&R RES CSA COM. AREA                      Not Satisfied

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Planning

050 - Planning. 3                      0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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Planning

050 - Planning. 3

0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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



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Planning

050 - Planning. 3                      0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 4                      0050-Planning-MAP - ECS AFFECTED LOTS                      Not Satisfied

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division.

050 - Planning. 5                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH                      Not Satisfied

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

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

050 - Planning. 6                      0050-Planning-MAP - ECS ROCKFALL HAZARD                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on the ECS map and as indicated in County Geologic Report (GEO) No. 1299, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

050 - Planning. 7                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 7                      0050-Planning-MAP - ECS SHALL BE PREPARED (cont.)      Not Satisfied  
of the plan check review of the FINAL MAP.

050 - Planning. 8                      0050-Planning-MAP - FEE BALANCE                                      Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 9                      0050-Planning-MAP - FINAL MAP PREPARER                              Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 10                      0050-Planning-MAP - LC LNDSCP COMMN AREA MNT                      Not Satisfied

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 Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1

050 - Planning. 11                      0050-Planning-MAP - OFFER OF TRAILS                                      Not Satisfied

An offer of dedication to the County of Riverside for a fourteen foot 14' wide community trail along Emperor

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50. Prior To Map Recordation

Planning

050 - Planning. 11                      0050-Planning-MAP - OFFER OF TRAILS (cont.)                      Not Satisfied  
Road, shall be noted on both the FINAL MAP and the  
Environmental Constraints Sheet.

050 - Planning. 12                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 13                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valleywide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 14                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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

B. All lots on the FINAL MAP shall have a minimum lot size of 6,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).

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

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

F. The common open space areas shall be shown as a



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50. Prior To Map Recordation

Transportation

050 - Transportation. 1            0050-Transportation-EOT3 - FINAL ACCESS AND MAINT    Not Satisfied  
www.rcflood.org/npdes. For any questions, please contact  
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita  
No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - Transportation. 2            0050-Transportation-MAP - ACCESS RESTRICTION            Not Satisfied  
Lot access shall be restricted on McLaughlin Road and so noted on the final map.

050 - Transportation. 3            0050-Transportation-MAP - DEDICATIONS                    Not Satisfied  
All interior streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 104, Section A. (36'/56') (modified)

Allen Avenue shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74') (modified)

050 - Transportation. 4            0050-Transportation-MAP - EASEMENT/SUR                    Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 5            0050-Transportation-MAP - IMP PLANS                            Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 6            0050-Transportation-MAP - INTERSECTION/50' TANGENT    Not Satisfied  
All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from

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Transportation

050 - Transportation. 6 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied  
flowline/curbface or as approved by the Transportation  
Planning and Development Review Division Engineer.

050 - Transportation. 7 0050-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within McLaughlin Road, Emperor Road and Allen Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING APP. ANNEX Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 9 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 10 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Emperor Road shall be improved with 34 feet of asphalt concrete pavement within a 52' part-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (22'/37') (modified)

McLaughlin Road shall be improved with 34' of asphalt concrete pavement within a 52' part width dedicated right-of-way in accordance with County Standard No. 103 (44'/74').

050 - Transportation. 11 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 12 0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD Not Satisfied

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

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

050 - Transportation. 13      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

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

050 - Transportation. 14      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 15      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 16      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant,

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16 0050-Transportation-MAP - STRIPING PLAN (cont.) Not Satisfied  
unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 17 0050-Transportation-MAP - UTILITY PLAN (EOT1) Not Satisfied

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

050 - Transportation. 18 0050-Transportation-MAP-GRAFFITI ABATEMENT (EOT1) Not Satisfied

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

050 - Transportation. 19 0050-Transportation-MAP-TRAFFIC SIGNALS 2 (EOT1) Not Satisfied

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2                      0060-BS-Grade-EOT3 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied  
ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied  
Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM                      Not Satisfied  
A recorded drainage easement is required for lot to lot drainage.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT                      Not Satisfied  
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied  
Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

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BS-Grade

060 - BS-Grade. 9                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.) Not Satisfied

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 10                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

Flood

060 - Flood. 1                              0060-Flood-MAP ADP FEES                              Not Satisfied

Tract 30972 is located within the limits of the Salt Creek Channel/North Hemet Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2                              0060-Flood-MAP BMP - FILTRATION                              Not Satisfied

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

060 - Flood. 3                              0060-Flood-MAP EROS CNTRL AFTER RGH GRAD                              Not Satisfied

Temporary erosion control measures shall be implemented

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Flood

060 - Flood. 3                      0060-Flood-MAP EROS CNTRL AFTER RGH GRAD                      Not Satisfied  
immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 4                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 5                      0060-Flood-XXM-SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1                      0060-Planning-MAP - ARCHAEOLOGIST RETAINED                      Not Satisfied  
Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources.  
Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place.  
During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department

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Planning

- 060 - Planning. 1                      0060-Planning-MAP - ARCHAEOLOGIST RETAINED                      Not Satisfied  
and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.
- 060 - Planning. 2                      0060-Planning-MAP - CALIFORNIA GNATCATCHER                      Not Satisfied  
60 Planning - California Gnatcatcher Survey  
Pursuant to Condition No. 5.b. of Federal Fish and Wildlife Permit TE-088609-0 issued in connection with the Western Riverside County Multiple Species Habitat Conservation Plan, no grading permit may be issued between March 1 and August 15 of any given year unless the applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the project site has been conducted by a permitted biologist and confirms that habitat occupied by the California Gnatcatcher does not exist on said site.
- 060 - Planning. 3                      0060-Planning-MAP - COMMUNITY TRAIL ESMNT                      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to Emperor Road, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.
- 060 - Planning. 4                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.
- 060 - Planning. 5                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied  
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.
- 060 - Planning. 6                      0060-Planning-MAP - HILLSIDE DEV. STANDARDS                      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual

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Planning

060 - Planning. 6                      0060-Planning-MAP - HILLSIDE DEV. STANDARDS (cont.) Not Satisfied  
combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 7                      0060-Planning-MAP - IF HUMAN REMAINS FOUND                      Not Satisfied  
If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

060 - Planning. 8                      0060-Planning-MAP - NPDES COMPLIANCE (2)                      Not Satisfied  
Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 9                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 72.1 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to

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Planning

060 - Planning. 9                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 10                      0060-Planning-MAP\*- BUR OWL PRECONST SURVEY                      Not Satisfied

Pursuant to Objective 6 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 County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EOT2 - BURROWING OWL                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD-EOT2 - BURROWING OWL (cont.)            Not Satisfied

passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 2            0060-Planning-EPD-EOT2 - MBTA SURVEY            Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any 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, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1            0060-Transportation-EOT3 - FINAL WQMP FOR            Not Satisfied

This condition would apply when grading occurs before map



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                    0060-Transportation-EOT3 - FINAL WQMP FOR                    Not Satisfied

recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdcs](http://www.rcflood.org/npdcs). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                    0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT                    Not Satisfied

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

Fire

080 - Fire. 1                    0080-Fire-MAP - SECONDARY/ALTER ACCESS                    Not Satisfied

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2                    0080-Fire-MAP-#50C-TRACT WATER VERIFICA                    Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-MAP - BUILDING SEPARATION 2 (cont.)      Not Satisfied  
than ten (10) feet. Additional encroachments are only  
allowed as permitted by County Ordinance No. 348.

080 - Planning. 3                      0080-Planning-MAP - CLEAR FROM PLANNING                      Not Satisfied  
Prior to issuance of a building permit for the construction  
of any use contemplated by this approval, the applicant  
shall first obtain clearance from the Riverside County  
Planning Department that all pertinent conditions of  
approval have been satisfied with the specific plan for the  
phase of development in question.

080 - Planning. 4                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied  
Final clearance shall be obtained from the County Planning  
Department - Development Review Division stipulating that  
the building plans submitted conform to the approved Final  
Plan of Development.

080 - Planning. 5                      0080-Planning-MAP - DUAL WATER SYSTEMS                      Not Satisfied  
Dual water systems shall be provided in common open space  
areas for the use of reclaimed water when made available by  
the water district.

080 - Planning. 6                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning  
Department shall determine if the deposit based fees are  
in a negative balance. If so, any outstanding fees shall be  
paid by the applicant/developer.

080 - Planning. 7                      0080-Planning-MAP - FINAL SITE PLAN                      Not Satisfied  
A plot plan application shall be submitted to the County  
Planning Department pursuant to Section 18.30.a.(1) of  
County Ordinance No. 348 (Plot Plans not subject to the  
California Environmental Quality Act and not subject to  
review by any governmental agency other than the Planning  
Department), along with the current fee.  
  
Subdivision development shall conform to the approved plot  
plan and shall conform to the Design and Landscape  
Guidelines for the County-wide Design Guidelines.  
  
The plot plan shall be approved by the Planning Director  
prior to issuance of building permits for lots included  
within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan)

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Planning

080 - Planning. 7                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be

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080 - Planning. 7                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied  
incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 8                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied  
All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 9                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied  
The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

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Planning

080 - Planning. 9                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
  
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
  
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
  
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
  
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
  
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
  
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)
  
10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

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Planning

080 - Planning. 9                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 10                      0080-Planning-MAP - LC LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

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Planning

080 - Planning. 10                      0080-Planning-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied  
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.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.  
EOT1

080 - Planning. 11                      0080-Planning-MAP - LC LANDSCAPE SECURITIES                      Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.



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Planning

080 - Planning. 11                      0080-Planning-MAP - LC LANDSCAPE SECURITIES                      Not Satisfied

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

080 - Planning. 12                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

Plan: TR30972M01

Parcel: 459040010

80. Prior To Building Permit Issuance

Planning

080 - Planning. 12                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 13                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

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

080 - Planning. 14                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Romoland Union and Perris Union High School District shall be mitigated in accordance with California State law.

080 - Planning. 15                      0080-Planning-MAP - SEISMIC FORCES RESISTANC                      Not Satisfied

The proposed structures and foundation shall be designed to resist seismic forces in accordance with the criteria contained in the Uniform Building Code, Section 2312.

080 - Planning. 16                      0080-Planning-MAP - SUBMIT BUILDING PLANS                      Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 17                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 18                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

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

Plan: TR30972M01

Parcel: 459040010

80. Prior To Building Permit Issuance

Planning

080 - Planning. 18                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

C. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home

Plan: TR30972M01

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 18                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied  
and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - GARAGE DOORS                      Not Satisfied

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-EOT2 - WASTE RECYCLE PLAN                      Not Satisfied

Prior to building permit issuance, 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                      0090-BS-Grade-EOT2 - IF WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

Plan: TR30972M01

Parcel: 459040010

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT2 - IF WQMP REQUIRED (cont.)                      Not Satisfied

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2                      0090-BS-Grade-EOT3 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

Plan: TR30972M01

Parcel: 459040010

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      0090-BS-Grade-EOT3 - WQMP REQUIRED (cont.)                      Not Satisfied

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 4                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Flood

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

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

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

If conditioned for a Water Quality Management Report

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Parcel: 459040010

90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION (cont.)                      Not Satisfied  
(WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

Planning

090 - Planning. 1                      0090-Planning-MAP - ADEQUATE FACILITIES                      Not Satisfied  
The project applicant shall enter into a binding agreement with both involved school districts to insure the provision of adequate facilities at the time of project occupancy.

090 - Planning. 2                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied  
The land divider/permit holder shall construct a six (6) foot high combination decorative block wall and view fencing along the lots adjacent to the county trail along Emperor Road and at the rear of all lots facing the open space area. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 3                      0090-Planning-MAP - CFD FORMATION                      Not Satisfied  
The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

090 - Planning. 4                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied  
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 5                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied  
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 6                      0090-Planning-MAP - HOODED OR SHIELDED OUTDO                      Not Satisfied  
Install hooded or shielded outdoor lighting to prevent

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Parcel: 459040010

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      0090-Planning-MAP - HOODED OR SHIELDED OUTDO      Not Satisfied  
either the spillage of lumens or reflection into the sky.

090 - Planning. 7                      0090-Planning-MAP - LANDSCAPING COMPLIANCE              Not Satisfied

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

090 - Planning. 8                      0090-Planning-MAP - LC COMPLY W/ LNDSCP/ IRR              Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning 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 Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

EOT1

090 - Planning. 9                      0090-Planning-MAP - LC LNDSCP INSPECT DEPOST              Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

090 - Planning. 10                      0090-Planning-MAP - LIBRARY FCI MIT FEE                      Not Satisfied



Plan: TR30972M01

Parcel: 459040010

90. Prior to Building Final Inspection

Planning

- |   |   |               |
|---|---|---------------|
| 090 - Planning. 10  | 0090-Planning-MAP - LIBRARY FCI MIT FEE (cont.) | Not Satisfied |
| <p>As previously stated, impacts to the library facilities will be mitigated through collection of taxes and the current facility fee of \$100.00 per residential unit.</p>   |   |               |
| 090 - Planning. 11  | 0090-Planning-MAP - ORD NO. 655 LIGHT POLLUT    | Not Satisfied |
| <p>The project will be subject to County Ordinance No. 655 regulation light pollution.</p>  |   |               |
| 090 - Planning. 12  | 0090-Planning-MAP - PALOMAR OBSERV LAMPS        | Not Satisfied |
| <p>Because of the property's location with respect to Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be utilized.</p>  |   |               |
| 090 - Planning. 13  | 0090-Planning-MAP - PREVENT UPWARD ILLUMINAT    | Not Satisfied |
| <p>Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.</p>  |   |               |
| 090 - Planning. 14  | 0090-Planning-MAP - QUIMBY FEES (2)             | Not Satisfied |
| <p>The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park District.</p>  |   |               |
| 090 - Planning. 15  | 0090-Planning-MAP - RECYCLING PLAN COMPLIANC    | Not Satisfied |
| <p>Each planning area shall comply with the Riverside County recycling program upon the recycling plan's adoption.</p>  |   |               |
| 090 - Planning. 16  | 0090-Planning-MAP - SKR FEE CONDITION           | Not Satisfied |
| <p>rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 72.1 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised</p> |   |               |

Plan: TR30972M01

Parcel: 459040010

90. Prior to Building Final Inspection

Planning

090 - Planning. 16                      0090-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 17                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1                      0090-Transportation-EOT3 - WQMP COMP AND BNS REG Not Satisfied  
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

090 - Transportation. 2                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied  
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written

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Parcel: 459040010

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied  
confirmation of acceptance for use by the Flood Control District, if applicable, is required.

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

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

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

090 - Transportation. 3            0090-Transportation-MAP - LANDSCAPING (EOT1)            Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

090 - Transportation. 4            0090-Transportation-MAP - STREET LIGHTS INSTALL            Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 5            0090-Transportation-MAP - STREET SWEEPING            Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department

Plan: TR30972M01

Parcel: 459040010

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5            0090-Transportation-MAP - STREET SWEEPING (cont.)    Not Satisfied  
    shall be completed.

090 - Transportation. 6            0090-Transportation-MAP - TRAFFIC SIGNAL 2 (EOT1)    Not Satisfied

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

090 - Transportation. 7            0090-Transportation-MAP - UTILITY INSTALL (EOT1)    Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 8            0090-Transportation-MAP - WRCOG TUMF                    Not Satisfied

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

090 - Transportation. 9            0090-Transportation-MAP-GRAFFITI ABATEMENT (EOT1)    Not Satisfied

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

Waste Resources

090 - Waste Resources. 1            0090-Waste Resources-EOT2 - WASTE REPORTING FOR    Not Satisfied

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



Ambrose Hord &lt;ambrosehord@gmail.com&gt;

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**Minor Change - TR 30972**


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**Trip Hord** <ambrosehord@gmail.com>  
 To: "Ambrose (Trip) Hord III" <ambrosehord@gmail.com>

Wed, Feb 9, 2022 at 10:16 AM

TRANS / PLANNING Staff:

Below is the exchange with Alan and Farah in support of the change of Conditions for TR 30972. At the time, TRANS was comfortable with moving the improvement Conditions to TR 31500.

TH

-----Original Message-----

From: Alan French [mailto:AFRENCH@rctlma.org]  
 Sent: Tuesday, February 27, 2007 8:28 AM  
 To: Frank Artiga  
 Subject: Re: FW: TR30972 - MOU / Meeting Minutes

Frank,

Farah has agreed, we will enforce the agreement.

Thanks  
 Alan

>>> "Frank Artiga" <frank@acd-engineering.com> 2/23/2007 1:08 PM >>>  
 Alan, we just need your blessing on this issue. Thanks.

ACD Engineering, Inc.  
 Quality Land Development  
 Frank A. Artiga, P.E.  
 President

From: Farah Khorashadi [mailto:fkhorash@rctlma.org]  
 Sent: Friday, February 23, 2007 10:57 AM  
 To: Frank Artiga; Alan French  
 Cc: anna-lisa@stonegatedev.com; 'Gordon Youde'  
 Subject: Re: TR30972 - MOU / Meeting Minutes

As long as you follow the conitions, I am fine with it.  
 Thanks.  
 FKhorash

-----Original Message-----

From: "Frank Artiga" <frank@acd-engineering.com>  
 Date: Fri, 23 Feb 2007 08:33:36  
 To: <nxtlbb41@mycingular.blackberry.net>, "Alan French"  
 <AFRENCH@rctlma.org>  
 Cc: <anna-lisa@stonegatedev.com>, "Gordon Youde"  
 <gordon@stonegatedev.com>  
 Subject: RE: TR30972 - MOU / Meeting Minutes

The road classification per our conditions of approval call for Sultanas/McLaughlin Road to be a 74' Road in the ultimate condition, not 100'. In the stretch of road extending north of Tract 30972, the agreement between Transportation Department was to provide the minimum acceptable dedication (since it was off-site) which calls to dedicate 60' R/W; 30' half width. Upon Tract 31500 providing it's ultimate improvements in addition to

the property to the north, the ultimate section (74' R/W; 37' half width) would be dedicated.

Please confirm that you agree to the MOU minutes as discussed. Below is the condition taken from the County website:

Conditions:  
Outstanding

Milestone:  
PRIOR TO MAP RECORDATION

Dept:  
TRANS

Status:  
INEFFECT

Title:  
MAP - PART-WIDTH

Emperor Road shall be improved with 34 feet of asphalt concrete pavement within a 52' part-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (22'/37') (modified) McLaughlin Road shall be improved with 34' of asphalt concrete pavement within a 52' part width dedicated right-of-way in accordance with County Standard No. 103 (44'/74').

ACD Engineering, Inc.  
Quality Land Development  
Frank A. Artiga, P.E.  
Presiden

-----Original Message-----

From: Farah Khorashadi [mailto:fkhorash@rctlma.org]  
Sent: Friday, February 23, 2007 8:09 AM  
To: Frank Artiga; Alan French  
Cc: anna-lisa@stonegatedev.com; 'Gordon Youde'  
Subject: Re: TR30972 - MOU / Meeting Minutes

Sultana road right-of-way is 100' not 60 Thanks FKhorash

-----Original Message-----

From: "Frank Artiga" <frank@acd-engineering.com>  
Date: Thu, 22 Feb 2007 17:15:45  
To: <nxtlbb41@mycingular.blackberry.net>, "Alan French" <AFRENCH@rctlma.org>  
Cc: <anna-lisa@stonegatedev.com>, "'Gordon Youde'" <gordon@stonegatedev.com>  
Subject: TR30972 - MOU / Meeting Minutes

Alan: this email serves as a memorandum of understanding regarding the meeting at your offices today, 2/22/07, with yourself, Farah Khorashadi, Anna-Lisa Armanino of Stonegate Development and myself. We discussed the conditions related to Tract 30972 and the recent agreement by Farah that would allow the transfer of road improvement requirements for Sultanas/McLaughlin Road to the adjacent tract, 31500, instead of 30972

being the responsible entity. Also related to this transfer of conditions were other conditions of approval, which are now the responsibility of tract 31500 (please refer to attached summary of actual conditions).

Additionally, Farah had stated that to fulfill the transfer requirement Tract 30972 will be required to dedicate the road R/W (60' minimum) for the ultimate alignment of Sultanas / McLaughlin Road that would extend from the

tract 30972 boundary to Highway 74 to the north. Said documents will be submitted with future submittals to the plan checker, Bureau Veritas, for distribution to the Survey Department for ultimate approval. Farah also mentioned that the County will not accept the offer for maintenance, but strictly for R/W purposes. Tract 31500 will be responsible for future road improvement plan processing including acquiring temporary construction easements, if required. Tract 30972 will terminate Sultanas / McLaughlin Road improvements at the northeast portion of Lot 8 of the tract (refer to attached 13301-ST-ON-01 Layout (1).pdf).

Finally, we discussed the issue related to the new road alignment of Sultanas / McLaughlin versus the existing Sultanas Road located just south of Hwy. 74. As discussed, the existing portion of Sultanas Road will remain and will be widened by 5' with curb/gutter and a 6' shoulder. It is currently a public road that terminates at the southern portion of the existing tract east of Sultanas Rd. The new road will be parallel to this existing road and will be separated by a wall as shown in the attached section (Sultanas-Realigned.pdf).

Alan, you had mentioned you stated that you would discuss this issue with Survey Department to determine if Survey will choose to name the new road as the continuation of McLaughlin Road to Hwy 74 and keep the existing Road as Sultanas Road. However, as I was looking at the GIS website, McLaughlin Road is shown as extending easterly of Sultanas Road but does not show any existing road dedications, only a centerline. Whatever is decided in any case, these two roads need to remain distinctly independent (two separate names) since they both will serve as public access roads. Please advise as to the outcome of this discussion as it affects our final tract map.

If these understandings are correct, please reply to this email as confirmation of our discussion. Thank you Alan.

ACD Engineering, Inc.

Quality Land Development



*John Hildebrand  
Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** January 30, 2023  
**TO:** Riverside County Planning Commission  
**FROM:** Krista Mason, Planner IV  
**RE:** Item No. 4.1 (TR30972M01) – Correspondence Received, Modification to Conditions of Approval

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Item 4.1 of the Planning Commission's February 01, 2023, Agenda is a request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four Conditions of Approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide is a map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) mini park lots, (1) water quality detention basin lot, and (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule "A" subdivision and is comprised of 72.1 acres.

Following preparation of the project staff report, the applicant has submitted a request to modify two additional transportation conditions. Transportation has agreed to the modifications below:

- **50.Transportation.3 – Dedication** has been modified as shown below:  
*All interior streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 104, Section A. (36'/56') (modified)*

~~*Allen Avenue shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74') (modified)*~~

Staff recommends modifying the condition of approval to improve all interior streets within the dedicated right-of-way to 36' improvements on 56' right-of-way.

- **50.Transportation.7 – Landscaping** has been modified as shown below:  
*The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within McLaughlin Road and Emperor Road, Emperor Road and Allen Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall*

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



*depict ONLY such landscaping, irrigation, and related facilities as are to be placed within the public road rights-of-way.*

Staff recommends modifying the condition of approval to require landscaping installed within McLaughlin Road and Emperor Road.

Additionally, the following item of correspondence has been received. The item has been attached for review and consideration by the Commission.

- Email correspondence (received January 30, 2023) from Highland Palms Senior Estates & Country Club, Inc. citing concerns with the Sultanas Road frontage road design and requesting construction of the frontage road concurrent with the issuance of rough grading permit to mitigate and buffer the noise and dust from grading activities. Following analysis of the stated concerns, staff has determined the design of Sultanas Road will occur during the development phase of Tract 31500.

ATTACHMENTS:

1. Correspondence, Highland Palms Senior Estates & Country Club, Inc., January 30, 2023



## HIGHLAND PALMS

Senior Estates and Country Club, Inc.  
30777 Butia Palm Ave., Homeland, CA 92548



Phone (951) 926-3952  
Fax (951) 926-4365

Monday, January 30, 2023

Riverside County Planning Commission

SUBJECT: Agenda Item 4.1

20560 TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01)

Dear Commissioners:

Highland Palms, a senior community immediately adjacent to the subject project, participated in the initial review and approval of the subject map, as well as the Menifee North Specific Plan. One of our major concerns at that time, and continues to be, the safe separation of traffic generated by the new project from the existing homes along Sultanas Road. As a result of these concerns, the design of Sultanas Road was modified to that of a frontage road to physically separate the existing roadway with the installation of a landscaped buffer and black wall (see attached excerpt from the Specific Plan). The current request by the landowner/developer seems reasonable, however we ask for assurances that nothing in this request would alter or change the approved design of Sultanas Road as shown in the Specific Plan.

Additionally, since the developer is seeking modifications to conditions of approval to change the timing of compliance for certain improvements, we ask the Commission to consider a change that would require the construction of the Sultanas frontage road configuration concurrently with the commencement of rough grading of the project site. We believe this will help to partially mitigate the noise and dust that will be generated by the grading activities that otherwise will be occurring literally in these homes' front yard. Even under today's normal circumstances, a normal windy day blows dust and tumble weeds from the subject site into the yards along Sultanas. This situation will be greatly exacerbated when the entire site is being graded.

In closing, we reiterate:

- No changes to the Sultanas Road frontage road design
- Require construction of the frontage road concurrent with issuance of rough grading permit to mitigate and provide some buffer of noise and dust from grading activities.

Thank you for your consideration of our request.

Highland Palms Senior Estates & Country Club, Inc.  
By Jamie Elliott, President

**From:** [Mason, Krista](#)  
**To:** [Jamie Elliott](#)  
**Subject:** RE: 20560 Tentative Tract Map No. 30972 Minor Change NO. 1 (Tr30972M01)  
**Date:** Monday, January 30, 2023 4:19:00 PM

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Good Afternoon,

Please accept this as confirmation I have received the attached letter. Upon review of the concerns outlined in the letter dated January 30, 2023 it has been determined the frontage of Sultanas Road will be addressed in the Conditions of Approval for the adjacent Tract 31500. At your request, the letter will be distributed to the Planning Commission. Please do not hesitate to contact me if you have any additional concerns.

Thank you,

Krista Mason

---

**From:** Jamie Elliott <jelliott@highlandpalms.org>  
**Sent:** Monday, January 30, 2023 11:24 AM  
**To:** Mason, Krista <KMason@Rivco.org>  
**Subject:** 20560 Tentative Tract Map No. 30972 Minor Change NO. 1 (Tr30972M01)

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

Krista Mason,

Please see attached letter. Could you please acknowledge receipt and distribution to Planning Commissioners.

Thank you,

Jamie Elliott  
President  
Highland Palms Senior Estates

## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE TRACT MAP NO. 30972 MINOR CHANGE NO. 1 (TR30972M01) – No Further Environmental Review Required** - Applicant: Trip Hord and Associates c/o Trip Hord – Engineer: ACS Consulting c/o Frank Artiga – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/ Winchester Area Plan – Commercial Retail (CR): Medium Density Residential (MDR) - Open Space (OS): Open Space - Conservation (OS-C) – Location: South of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road – Zoning: Specific Plan #260S1 - 72.1 Gross Acres - **REQUEST:** A request to revise the Conditions of Approval for Tentative Tract Map No. 30972. As a result of the modification four (4) conditions of approval would be removed from approved Tentative Tract Map No. 30972. The improvements would occur, and the conditions would be met during the development phase of the adjacent Tentative Tract Map No. 31500. Tentative Tract Map No. 30972 is a previously approved map to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq ft, three (3) mini park lots, one (1) water quality detention basin lot, and four (4) open space lots. The subdivision will remain as approved and there will be no addition of lots. The map remains as a Schedule “A” subdivision and is comprised of 72.1 acres.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **February 1, 2023**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

For further information regarding this project, please contact Project Planner Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org>.

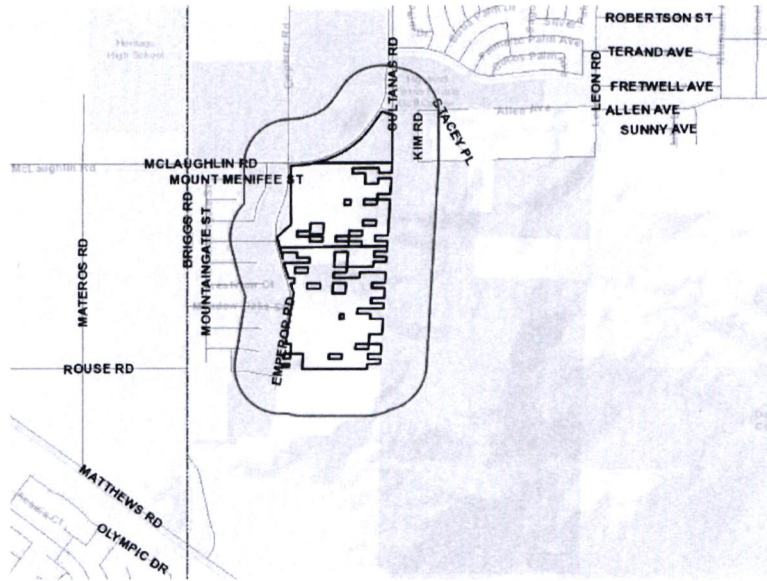
The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

PROJECT: TR30972M01



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**  
**APN's 459-020-068, 459-040-010, 459-060-017**  
**TR30972M01**

I, Mickey Zolezio, certify that on  
(Print Name)

10/31/2022          the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered : 600'

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

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

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 3450 14<sup>th</sup> St, 5<sup>th</sup> Fl

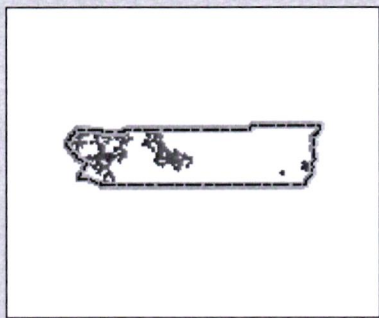
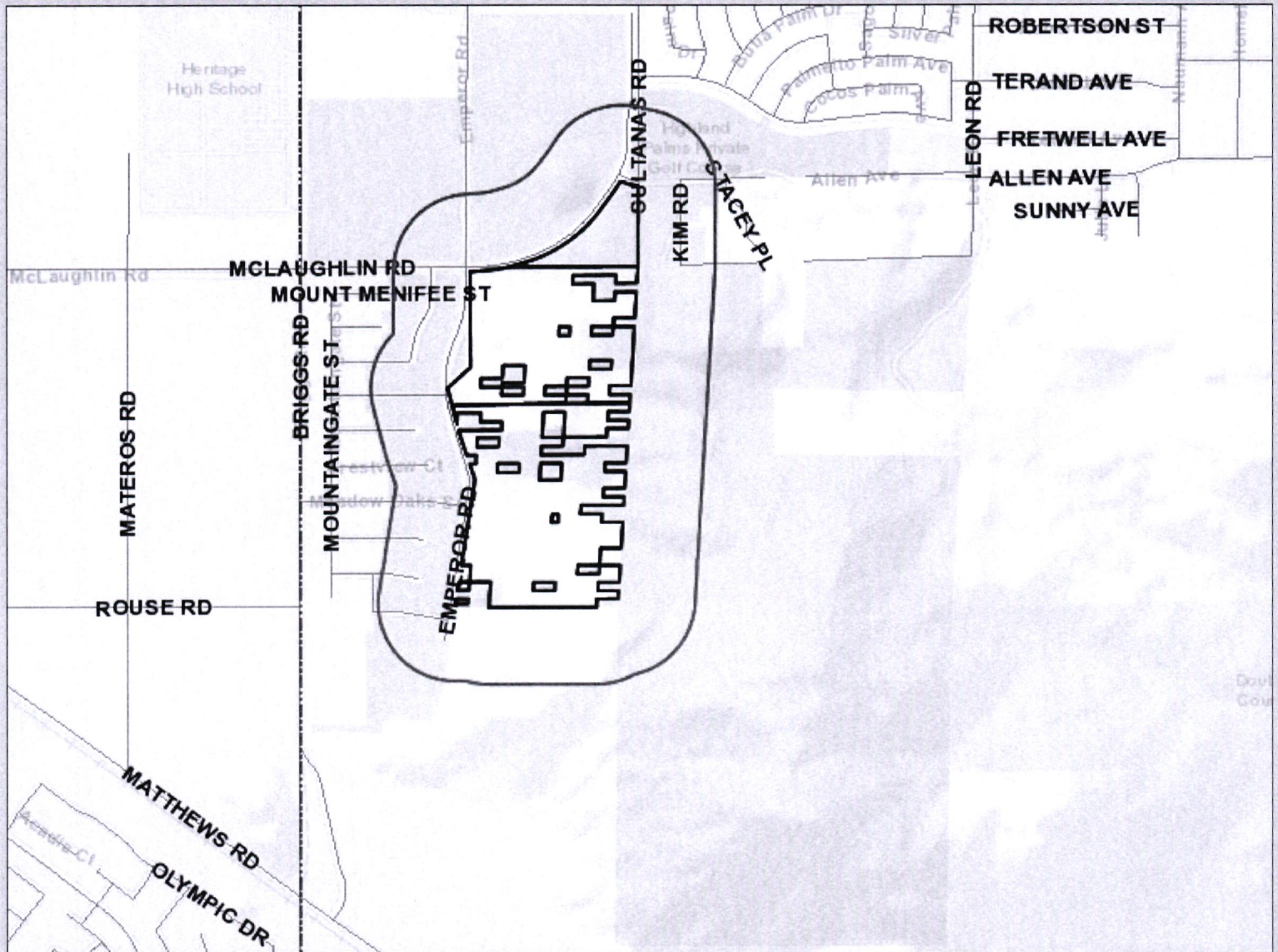
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

# Riverside County GIS Mailing Labels

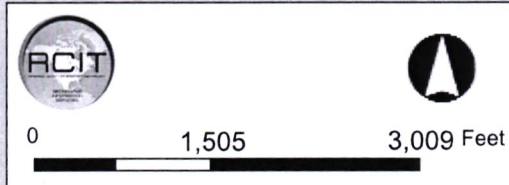
TR30972M01

459-020-068, 459-040-010, 459-060-017



- Legend**
- County Boundary
  - Cities
  - Centerline Names
  - Centerlines
  - World Street Map

**Notes**



**\*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.



459310006  
GARY G. FAULKNER  
26572 IRON MOUNTAIN ST  
SUN CITY CA 92585

459310010  
MAMDOUH M. GOBRAN  
26612 IRON MOUNTAIN ST  
MENIFEE CA 92585

459310028  
JAMES A. MURRAY  
26555 EMPEROR RD  
SUN CITY CA 92585

459310034  
MARK G. DUNCAN  
26615 EMPEROR RD  
MENIFEE CA 92585

459310040  
ERNEST RAMIREZ  
30170 PINE NEEDLE RD  
SUN CITY CA 92585

459311010  
NICOLAS DELEON  
30158 HARDROCK DR  
SUN CITY CA 92585

459320054  
HECTOR C. GONZALEZ  
30191 CRESTVIEW CT  
SUN CITY CA 92585

459320077  
LOVIE L. OSBORNE  
30149 SNOW PEAK CT  
SUN CITY CA 92585

459320084  
BLANCA R. HERNANDEZ  
30132 SNOW PEAK CT  
MENIFEE CA 92585

459310008  
RYAN CANDARI  
26592 IRON MOUNTAIN ST  
MENIFEE CA 92585

459310009  
EDWARD GUTIERREZ  
26602 IRON MOUNTAIN ST  
MENIFEE CA 92585

459310018  
TAINA MAFI UATA  
25661 WALDON RD  
MENIFEE CA 92584

459310026  
JEFFREY GLEN HUNTER  
26535 EMPEROR RD  
SUN CITY CA 92585

459310054  
ENCLAVE AT MENIFEE  
12770 HIGH BLUFF DR STE 160  
SAN DIEGO CA 92130

459311018  
CHARLES MUHAMMAD  
601 TELEGRAPH CANYON RD APT 248  
CHULA VISTA CA 91910

459310031  
OMAR D. MONTOYA  
26585 EMPEROR RD  
SUN CITY CA 92585

459310032  
JACKIE C. WILSON  
26595 EMPEROR RD  
SUN CITY CA 92585

459310037  
KARINA GONZALEZ  
26645 EMPEROR RD  
MENIFEE CA 92585

459311020  
SHELDON K. JACKSON  
3219 MURRY RIDGE RD  
SAN DIEGO CA 92123

459311021  
JOY TRIMBLE  
30151 MOUNT MENIFEE ST  
SUN CITY CA 92585

459311038  
GARRETT SNYDER  
30136 DIAMOND RIDGE CT  
MENIFEE CA 92585

459311007  
JOSE C. GARCIA  
30128 HARDROCK DR  
SUN CITY CA 92585

459312024  
MOUNT MENIFEE  
5445 BIELLA CT  
FONTANA CA 92336

459312025  
ANTONIO VILLAGOMEZ PEREZ JOSE  
30146 MOUNT MENIFEE ST  
MENIFEE CA 92585

459320007  
THOMAS DONARD SMITH  
30117 PINE NEEDLE RD  
MENIFEE CA 92585

459320011  
BRANDON WILFREDO SERRANO  
30157 PINE NEEDLE RD  
MENIFEE CA 92585

459320012  
GREESON FAMILY TRUST DATED 12/18/2007  
30167 PINE NEEDLE RD  
SUN CITY CA 92585

459320026  
TRICIA GAYLE NEMELKA  
PO BOX 739  
HOMELAND CA 92548

459320058  
KEVIN FARRELL  
30154 CRESTVIEW CT  
MENIFEE CA 92585

459320059  
RACHEL ROBIN KRALL  
30144 CRESTVIEW CT  
SUN CITY CA 92585

459320015  
ROBERT JAMES DAVIS  
26725 EMPEROR RD  
MENIFEE CA 92585

459320016  
MAUREEN JANELLE JACKSON  
26735 EMPEROR RD  
SUN CITY CA 92585

459320022  
MIKEEDA SANSBERRY  
26795 EMPEROR RD  
SUN CITY CA 92585

459310016  
MARY ANN OHERRON  
30145 HARDROCK DR  
MENIFEE CA 92585

459310019  
DAYNA HERRON  
30115 HARDROCK DR  
MENIFEE CA 92585

459310025  
ESMERALDA ZUMAYA  
26525 EMPEROR RD  
SUN CITY CA 92585

459310043  
JOAN ARCHER  
30140 PINE NEEDLE RD  
MENIFEE CA 92585

459310046  
MARCO T. JIMENO  
P O BOX 201  
HOMELAND CA 92548

459311013  
ARMANDO COSIO  
26609 IRON MOUNTAIN ST  
MENIFEE CA 92585

459311016  
CHERRYL A. ABUDE  
26579 IRON MOUNTAIN ST  
MENIFEE CA 92585

459320048  
BRENDA JASMIN NUNEZ  
30131 CRESTVIEW CT  
MENIFEE CA 92585

459320049  
MARK ANTHONY CARLOCK  
30141 CRESTVIEW CT  
MENIFEE CA 92585

459320060  
LIZBETH SANCHEZ  
30134 CRESTVIEW CT  
MENIFEE CA 92585

459311019  
GREISSY HELENA AMADOR  
30171 MOUNT MENIFEE ST  
MENIFEE CA 92585

459312028  
CESAR CISNEROS  
30186 MOUNT MENIFEE ST  
MENIFEE CA 92585

459320013  
ARACELI CARLOS  
30177 PINE NEEDLE RD  
MENIFEE CA 92585

459320028  
JUAN BECERRA  
30186 MEADOW OAKS ST  
MENIFEE CA 92585

459320056  
BENJAMIN NAVARRETTE  
30174 CRESTVIEW CT  
SUN CITY CA 92585

459320075  
RICHARD A. BELMONTE  
30129 SNOW PEAK CT  
MENIFEE CA 92585

459320086  
OTONIEL SERRANIA  
30112 SNOW PEAK CT  
SUN CITY CA 92585

459310002  
REGINALD DAVIS  
26532 IRON MOUNTAIN ST  
MENIFEE CA 92584

459310004  
RAYMOND CARTER WOFFORD  
26552 IRON MOUNTAIN ST  
MENIFEE CA 92585

459310001  
STEVEN J. ROBOLD  
P O BOX 1215  
ROMOLAND CA 92585

459310005  
RAFAEL NEGRETE  
26562 IRON MOUNTAIN ST  
SUN CITY CA 92585

459310007  
CARLOS MICHAEL BRIDGES  
26582 IRON MOUNTAIN ST  
MENIFEE CA 92585

459310011  
MICHAEL J. PAZ  
26622 IRON MOUNTAIN ST  
SUN CITY CA 92585

459310015  
GREGORY GORDON GARWOOD  
30155 HARDROCK DR  
MENIFEE CA 92585

459310017  
QIAN YANG  
7073 COTTAGE GROVE DR  
EASTVALE CA 92880

459310030  
JOEL G. MARTINEZ RUIZ  
26575 EMPEROR RD  
MENIFEE CA 92585

459310041  
EARLE DOUDERA  
30160 PINE NEEDLE RD  
MENIFEE CA 92584

459310045  
ROBIN R. HOLZMAN  
30120 PINE NEEDLE RD  
MENIFEE CA 92585

459310047  
CRYSTAL M. CHAMBLISS  
30100 PINE NEEDLE RD  
SUN CITY CA 92585

459311011  
ANDREW J. ARAGON  
30168 HARDROCK DR  
SUN CITY CA 92585

459311015  
M AVELAR MIRANDA LUIS  
26589 IRON MOUNTAIN ST  
MENIFEE CA 92585

459311017  
RONNIE DALE COOLEY  
30191 MOUNT MENIFEE ST  
SUN CITY CA 92585

459311039  
JARED XANDER NUNEZ  
30146 DIAMOND RIDGE CT  
MENIFEE CA 92585

459320018  
JOSE MARIA BUENROSTRO  
26755 EMPEROR RD  
SUN CITY CA 92585

459310012  
RODOLFO D. GOMEZ  
26632 IRON MOUNTAIN ST  
MENIFEE CA 92585

459310014  
HUERTA SR LEOPOLDO & GRACIELA REV  
30175 HARDROCK DR  
MENIFEE CA 92585

459310029  
JOCELYN SANTILLAN  
26565 EMPEROR RD  
MENIFEE CA 92585

459310035  
MIKAEL CARPENTER  
26625 EMPEROR RD  
MENIFEE CA 92585

459310036  
YESENIA GODOY  
26635 EMPEROR RD  
SUN CITY CA 92585

459310042  
NICOLE A. GOOCH  
30150 PINE NEEDLE RD  
SUN CITY CA 92585

459310044  
RYAN KELLEY  
30130 PINE NEDLE RD  
MENIFEE CA 92585

459311012  
OP GOLD  
2150 E GERMANN RD STE 1  
CHANDLER AZ 85286

459311014  
ROBERT L. LAWSON  
26599 IRON MOUNTAIN ST  
MENIFEE CA 92585

459311040  
DARLENE MASCARENAS  
30143 DIAMOND RIDGE CT  
MENIFEE CA 92585

459311041  
CALHOON GALE ROBERT & DIANNIA LYNN  
23220 MINERS RD  
PERRIS CA 92570

459290001  
BERNAL FAMILY TRUST DTD 04/20/22  
26651 LIRA CIR  
MISSION VIEJO CA 92691

459320005  
MARIA LILLIE MAGRUDER  
30097 PINE NEEDLE RD  
MENIFEE CA 92585

459030006  
DANIEL BRIMLOW  
1902 KALAMA RIVER RD  
KALAMA WA 98625

459040004  
GENEVIEVE TAYLOR  
P O BOX 1070  
NUEVO CA 92567

459040017  
GERHARD L. SCHULTZ  
18882 SUNNYVIEW CIR  
YORBA LINDA CA 92886

459060006  
GARY ALLEN  
750 S LINCOLN AVE STE 104  
CORONA CA 92882

459310033  
EMMANUEL WINNER ADZOKPA  
26605 EMPEROR RD  
MENIFEE CA 92585

459311009  
ANTHONY ARAIZA FERNANDEZ  
30148 HARDROCK DR  
SUN CITY CA 92585

459312026  
RICHARD QUIROZ  
30156 MOUNT MENIFEE ST  
MENIFEE CA 92585

459320006  
CHASE J. WOOLEVER  
30107 PINE NEEDLE RD  
SUN CITY CA 92585

459320014  
LEGUAN D. PENIGO  
30187 PINE NEEDLE RD  
MENIFEE CA 92585

459320020  
JUAN R. RINCON  
26775 EMPEROR RD  
SUN CITY CA 92585

459320029  
JENNIFER M. WILSON  
30176 MEADOW OAKS ST  
SUN CITY CA 92585

459040012  
LONG BA PHAM  
131 N QUEENSBURY ST  
ANAHEIM CA 92806

459060001  
MARGIE JONES GIFFORD  
24438 EUCALYPTUS AVE  
MORENO VALLEY CA 92553

459060003  
LANSING STONE STAR  
12671 HIGH BLUFF STE 150  
SAN DIEGO CA 92130

459320061  
CHRISTIANA ARABA ADDO  
30124 CRESTVIEW CT  
MENIFEE CA 92585

459320074  
ACE CESAR Q MENDEZ  
26033 HIGHLAND PALM DR  
HOMELAND CA 92548

459060018  
ALTON L. SHELLMAN  
6018 ANDALUSIA AVE  
RIVERSIDE CA 92509

459290016  
CHRIST FAMILY PURE RIGHTEOUSNESS  
30205 ALLEN ST  
HOMELAND CA 92548

459020027  
HIGHLAND PALMS MOBILE ESTATES INC  
30777 BUTIA PALM DR  
HOMELAND CA 92548

459020068  
ENCLAVE AT MENIFEE  
12671 HIGH BLUFF DR  
SAN DIEGO CA 92130

459040014  
KHOSROW ABTAHI  
PO BOX 193  
TOMBALL TX 77377

459040015  
CHUCK CONGDON  
13681 NEWPORT AVE # 8-211  
TUSTIN CA 92780

459060007  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

459060029  
JACK E. NOLEN  
17595 GARRISON RD  
COTTONWOOD CA 96022

459020069  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

459020070  
RESIDENCES AT THE WELLINGTON  
12671 HIGH BLUFF DR NO 150  
SAN DIEGO CA 92130

459040003  
SCHNEIDER FANNIE N TRUST  
8785 GRAND CYPRESS LN  
LONE TREE CO 80124

459040013  
ROBERT L. LUCERO  
P O BOX 937  
SUN CITY CA 92586

459060002  
MARJORIE LETITIA BERRY  
HCR NO 2 8016  
ANZA CA 92539

459060010  
AUGUST BELIAUSKI  
9742 SOUTH TROY B23  
EVERGREEN PARK IL 60805

459060031  
JAMES C. HAUSER  
PO BOX 266  
CARLSBAD NM 88221

459290018  
EUDORO ESPINOZA  
PO BOX 2068  
HOMELAND CA 92548



459040011  
RAYMOND C. HARPER  
3807 21ST ST  
LEAVENWORTH KS 66048

459060013  
HYMAN FRED THOMAS  
37 CANYON CREST DR  
CORONA DEL MAR CA 92625

459060014  
PHUONG NGOCANH BUI  
305 SAN ANTONIO CT NO 2106  
SAN JOSE CA 95116

459060020  
IRENE H. HOLT  
126 HAVASU HEIGHTS  
LAKE HAVASU CITY AZ 86404

459060026  
RUBEL ENTERPRISES  
PO BOX 7445  
NORTHRIDGE CA 91327

459060033  
BERMACO  
6927 MAGNOLIA AVE  
RIVERSIDE CA 92506

459060034  
LYNN E. WATSON  
5926 E CALLE SILVOSA  
TUCSON AZ 85711

459040006  
ROSSANA LAVIGNE  
7040 E VIEWPOINT LN  
ANAHEIM CA 92807

459040016  
TIMOTHY P. TESSALONE  
1238 S GERTRUDA AVE  
REDONDO BEACH CA 90277

459060032  
RANDOLPH SCOTT  
P O BOX 890692  
TEMECULA CA 92589

461490023  
YOLANDA LEVY  
26933 EMPEROR RD  
MENIFEE CA 92585

461490024  
PATRICK WAYNE WILKINS  
26945 EMPEROR RD  
MENIFEE CA 92585

461490027  
HADI ABDELHAK  
30222 PALOMA RIDGE LN  
MENIFEE CA 92585

461490029  
JOSE DANIEL ZAPATA  
30198 PALOMA RIDGE LN  
MENIFEE CA 92585

461490033  
JOHN MICHAEL BAKER  
30150 PALOMA RIDGE LN  
MENIFEE CA 92585

461490034  
CHING YAO FAN  
30138 PALOMA RIDGE LN  
MENIFEE CA 92585

461490037  
ARMAND D. THRUSTON  
30143 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490039  
SIERRA RIDGE WAY  
5949 NORA LYNN DR  
WOODLAND HILLS CA 91367

461490042  
WALTER WOLMART  
30203 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490048  
CYNTHIA C. ARROYO  
30150 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490073  
GONZALO MATA  
30156 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490074  
ELLEN MEYER  
30144 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490020  
ADAN MEDINA VALDEZ  
26897 EMPEROR RD  
MENIFEE CA 92585

461490021  
BIERBAUM GREGORY ALAN REVOCABLE LIVING  
26909 EMPEROR RD  
MENIFEE CA 92585

459310027  
ANA MABEL YUMUL  
26545 EMPEROR RD  
SUN CITY CA 92585

461490068  
MARISA NICOLE PIERUCCI  
30216 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490071  
DAISY R. DIAMANTE  
30180 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490018  
SIMONETTI STEVEN JAMES & DEBRA ANN 1996  
63 MALAGA COVE PL  
PALOS VERDES ESTATES CA 90274

461490025  
VIHANEY GRAVES  
26957 EMPEROR RD  
MENIFEE CA 92585

461490041  
MICHAEL PHILLIPS  
30191 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490044  
ALEX GUTIERREZ  
30200 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490046  
ANTHONY J. INGRAM  
30174 CAMINO PEPITA  
MENIFEE CA 92584

461490047  
CHRISTIAN CRUZ POSADAS  
30162 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490062  
JUAN ZARATE RAMIREZ  
30161 CRESCENT POINTE WAY  
MENIFEE CA 92585

461491005  
ARMANDO MORENO  
30179 PALOMA RIDGE LN  
HEMET CA 92545

461490012  
BAFFOUR A. ANANE  
30181 MEADOW OAKS ST  
MENIFEE CA 92585

461490061  
JOSE L. HERNANDEZ  
30149 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490066  
SEAN PHILLIP DEE  
30209 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490022  
CHRISTINA M. VASQUEZ  
26921 EMPEROR RD  
MENIFEE CA 92585

461490032  
RAMON D. VARGAS  
30162 PALOMA RIDGE LN  
MENIFEE CA 92585

461490043  
KENYATTA KENAM EVANS  
30212 SIERRA RIDGE WAY  
ROMOLAND CA 92585

461490065  
MELISSA HATCH  
30197 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490072  
SHANNA MARIE REYES  
30168 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490009  
JASON J. BROWN  
30151 MEADOW OAKS ST  
MENIFEE CA 92585

461490015  
NICOLE AGUILAR  
30211 MEADOW OAKS ST  
MENIFEE CA 92585

459320019  
NACOEL K. PENHALL  
26765 EMPEROR RD  
SUN CITY CA 92585

459320051  
BETTY J. WILSON  
30161 CRESTVIEW CT  
MENIFEE CA 92585

459320052  
ARTHUR C. ANDRADA  
30171 CRESTVIEW CT  
SUN CITY CA 92585

459320057  
JONATHAN MORELAND  
30164 CRESTVIEW CT  
MENIFEE CA 92585

459320078  
JORGE RANGEL VILLA  
30159 SNOW PEAK CT  
SUN CITY CA 92585

459320079  
FRED RAYMOND MERCADO  
30169 SNOW PEAK CT  
MENIFEE CA 92585

459320081  
TIMOTHY G. NELSON  
30162 SNOW PEAK CT  
MENIFEE CA 92585

459320082  
BRANDON WESLEY AGUILAR  
30152 SNOW PEAK CT  
SUN CITY CA 92585

459320085  
ALFREDO CANTERO  
30122 SNOW PEAK CT  
SUN CITY CA 92585

461020041  
CAL HEARTHSTONE LOT OPTION POOL 03  
2395 PARK SORRENTO STE 220  
CALABASAS CA 91302

461020003  
D BRIMLOW  
1902 KALAMA RIVER RD  
KALAMA WA 98625

459320050  
OPENDOOR PROP TRUST I  
410 N SCOTTSDALE RD STE 1600  
TEMPE AZ 85281

459320053  
RICHARD JIMENEZ  
30181 CRESTVIEW CT  
SUN CITY CA 92585

459320055  
MICHAEL D. CHAMBERS  
30184 CRESTVIEW CT  
MENIFEE CA 92585

459320008  
BODEWITZ FAMILY TRUST DATED 07/14/2020  
30127 PINE NEEDLE RD  
MENIFEE CA 92585

459320010  
BRYAN CACERESPENA  
30147 PINE NEEDLE RD  
SUN CITY CA 92585

459320023  
HUGO S. DIVERS  
26805 EMPEROR RD  
SUN CITY CA 92585

459320024  
CESAREO VILLA  
26815 EMPEROR RD  
SUN CITY CA 92585

459320025  
TAMMY INGRAM  
26825 EMPEROR RD  
MENIFEE CA 92585

459320031  
ROBERT W. MICHAELSON  
30156 MEADOW OAKS ST  
SUN CITY CA 92585

459320032  
CHERYL Y. JAMES  
30146 MEADOW OAKS ST  
MENIFEE CA 92585

459320076  
JOSHUA ALLEN PARTCH  
30139 SNOW PEAK CT  
MENIFEE CA 92585

459320080  
RHEA OCHO  
30172 SNOW PEAK CT  
SUN CITY CA 92585

459320083  
WILLIAM GADSON  
30142 SNOW PEAK CT  
MENIFEE CA 92585

459290024  
DEVON P. CHAMBERLAND  
PO BOX 297  
HOMELAND CA 92548

459310024  
VALLEY WIDE RECREATION & PARK DISTRICT  
PO BOX 907  
SAN JACINTO CA 92582

459310038  
YUSUF ROASHAN  
26655 EMPEROR RD  
MENIFEE CA 92585

459310039  
DAVID ANDREW BADALUCO  
30180 PINE NEEDLE RD  
MENIFEE CA 92585

459311008  
HP CALIF I  
180 N STETSON AVE NO 3650  
CHICAGO IL 60601

459312027  
SCHETTER REVOCABLE LIVING TRUST OF 2020  
30166 MOUNT MENIFEE ST  
MENIFEE CA 92585

459320009  
ERNESTO MARMOLEJO  
30137 PINE NEEDLE RD  
ROMOLAND CA 92585

459320027  
ANGELA TAIBI  
30196 MEADOW OAKS ST  
MENIFEE CA 92585

459310003  
DONALD S. MORGAN  
26542 IRON MOUNTAIN ST  
SUN CITY CA 92585

459310013  
ROMAN VASQUEZ  
30185 HARDROCK DR  
SUN CITY CA 92585

461490016  
SAMUEL ROBERTS  
30221 MEADOW OAK ST  
MENIFEE CA 92585

461490035  
SUSAN CABRERA ZULUETA  
30126 PALOMA RIDGE LN  
MENIFEE CA 92585

461490040  
JOCELYN M. WILLIAMS  
30179 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490063  
DAVID PAUL FERNANDEZ  
30173 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490064  
HOMERO REYES  
30185 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490067  
JESSICA LANELL CLELLAND  
30221 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490069  
M OROZCO VAZQUEZ VICTOR  
30204 CRESCENT POINTE WAY  
MENIFEE CA 92585

461490028  
TILOFAGA LEIATO  
30210 PALOMA RIDGE LN  
MENIFEE CA 92585

461490030  
COURTNEY MURO  
30186 PALOMA RIDGE LN  
MENIFEE CA 92585

461490038  
COURTNEY ELIZABETH GREGG  
30155 SIERRA RIDGE WAY  
MENIFEE CA 92585

461490045  
LARRY L. EVERLY  
30188 SIERRA RIDGE WAY  
MENIFEE CA 92585

461491002  
HAFEEZUL HASAN SIDDIQUI  
30215 PALOMA RIDGE LN  
HEMET CA 92545

461491003  
ELAINE JONES  
30203 PALOMA RIDGE LN  
HEMET CA 92545

461491004  
ALFREDO RODRIGUEZ  
30191 PALOMA RIDGE LN  
MENIFEE CA 92585

461491007  
JUSTIN DANIEL NEVLING  
30155 PALOMA RIDGE LN  
HEMET CA 92545

461491009  
CARMEN MALDONADO  
PO BOX 648  
ESCONDIDO CA 92033

461490070  
NATHANIEL D. PARKINS  
30192 CRESCENT POINTE WAY  
MENIFEE CA 92585

461491001  
HERLINDA ISABEL ESPINOZA  
30227 PALOMA RIDGE LN  
HEMET CA 92545

461491006  
ROMELEE ANNE TECHANUN  
30167 PALOMA RIDGE LN  
HEMET CA 92545

461490010  
THOMAS BERNEY  
30161 MEADOW OAKS ST  
MENIFEE CA 92585

461490013  
RUDOLPH LOPEZ  
30191 MEADOW OAK ST  
MENIFEE CA 92585

461490014  
CESAR ATIENZA SIMEON  
30201 MEADOW OAKS ST  
MENIFEE CA 92585

461490017  
ERICK COGGINS  
26861 EMPEROR RD  
MENIFEE CA 92585

461490019  
BRANDON S. TORRES  
26885 EMPEROR RD  
MENIFEE CA 92585

461491008  
RICHARD LEE FUENTES  
30143 PALOMA RIDGE LN  
MENIFEE CA 92585

461490008  
STEPHEN ORNELAS  
30141 MEADOW OAK ST  
MENIFEE CA 92585

461490011  
ERIN M. MOUCK  
30171 MEADOW OAK ST  
MENIFEE CA 92585

461490026  
ANAVEE CHANVECHSAT  
26969 EMPEROR RD  
MENIFEE CA 92585

461490031  
FRANCISCO JAVIER ROMO  
30174 PALOMA RIDGE LN  
MENIFEE CA 92585

461490036  
DIANA E. BROWN  
30131 SIERRA RIDGE WAY  
MENIFEE CA 92585

459320017  
GUADALUPE CALZADA  
26745 EMPEROR RD  
SUN CITY CA 92585

459320021  
VINCENTE DOMINGUEZ  
26785 EMPEROR RD  
MENIFEE CA 92585

459320030  
LYNN DANIEL  
27026 REDRIVER DR  
SUN CITY CA 92585



459320033  
MARIO MOLINA  
30136 MEADOW OAKS ST  
SUN CITY CA 92585