

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



ITEM: 1.3  
(ID # 22643)

**FROM :** TLMA-PLANNING:

**MEETING DATE:**

Tuesday, August 01, 2023

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
TENTATIVE TRACT MAP NO. 38307 & PLOT PLAN NO. 220020 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Taylor Morrison, c/o Yvonne Benschop – Engineer/Representative: Albert A. Webb Associates, c/o Max Gutierrez – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: High Density Residential (CD: HDR) - Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: North of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road – 11.7 Gross Acres - Zoning: Specific Plan No. 382, Planning Area 2 - REQUEST: Tentative Tract Map No. 38307 is a proposal for a Schedule “A” subdivision of 11.67 acres into 157 condominium units. Plot Plan No. 220020 is a proposal for the construction of 157 condominium units. There are five (5) unit types arranged into 30, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine (9) handicap stalls and 10 EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture – APN: 472-170-037. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission’s Notice of Decision for the above referenced case acted on at public hearing on June 21, 2023.

**ACTION:Consent**

  
John Hildebrand, Planning Director 7/24/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 1, 2023  
xc: Planning, Applicant

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

| <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> | No                  |
|   |                             |                          | <b>For Fiscal Year:</b>   | N/A                 |

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

**BACKGROUND:**

**TENTATIVE TRACT MAP NO. 38307** is a proposal for a Schedule "A" subdivision of 11.67 acres into one hundred fifty-seven (157) condominium units.

**PLOT PLAN NO. 220020** is a proposal for the construction of one hundred fifty-seven condominium units. There are five unit types arranged into thirty, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine handicap stalls and ten EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas, as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture.

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

The Project is located within the Southwest Area Plan and is a part of the Highway 79 Policy Area. The Project site is located north of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road.

*Planning Commission's Decision*

The Planning Commission approved the Tentative Trac Map and Plot Plan with a 4-0 vote at public hearing on June 21, 2023. Commissioner Sanchez was absent from the proceedings. No request for appeal was made prior to the closure of the 10-day appeal period.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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

**Impact on Citizens and Businesses**

The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA.

**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. 38307**
- D. Plot Plan No. 220020**

  
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Jason Farin, Principal Management Analyst      7/25/2023



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – June 21, 2023**  
 COUNTY ADMINISTRATIVE CENTER  
 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

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|--|---|---|--|--|
| 1 <sup>st</sup> District<br>Shade Awad | 2 <sup>nd</sup> District<br>Marissa Gruytch | 3 <sup>rd</sup> District<br>Gary Thornhill<br>Chair | 4 <sup>th</sup> District<br>Bill Sanchez<br>Vice-Chair | 5 <sup>th</sup> District<br>Romelio Ruiz |
|--|---|---|--|--|

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

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

**1.0 CONSENT CALENDAR:**

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36664** – Applicant: Roseville Richland LTD – Fifth Supervisorial District – Nuevo Area Zoning Area/District – Lakeview/Nuevo Area Plan: Community Development – Medium Use Area (CD-MUA) – Location: North of San Jacinto Avenue, east of Dunlap Drive, south of Nuevo Road, west of Pico Avenue Drive – 266 Gross Acres – Zoning: Mixed Use (MU) and Planned Residential (R-4) – APN: 309-020-046, 309-020-047, 310-230-056, 310-230-058, 310-230-027, 310-230-028, 310-230-061,310-230-062, 310-230-063, 310-270-011, 310-270-012, 310-270-013, 310-270-014 – Approved Project Description: is a Scheduled 'I' subdivision of 266 acres into eight (8) parcels, with a minimum parcel size of 21 gross acres. Parcel 7 has a land use designation of Mixed-Use Area (MUA) and zoning classification of Mixed Use (MU) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36664, extending the expiration date to July 29, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jeloopez@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36664, extending the expiration date to July 29, 2026.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36665** – Applicant: Roseville Richland LTD – Fifth Supervisorial District – Nuevo Area Zoning Area/District – Lakeview/Nuevo Area Plan: Community Development – Medium Density Residential (CD-MDR) – Location: North of San Jacinto Avenue, east of Dunlap Drive, south of Nuevo Road, and west of Pico Avenue Drive – 18 Acres – Zoning: Planned Residential (R-4) – APN: 309-020-046, 310-230-056, 310-230-058, 310-230-028, 310-230-061,310-230-062, and 310-230-063 – Approved Project Description: Scheduled 'A' subdivision of 171.68 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and 2 sewage lift stations – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36665, extending the expiration date to July 29, 2026. Project Planner: Jennifer Lopez at (951) 955-3107 or email at jeloopez@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36665, extending the expiration date to July 29, 2026.

**PLANNING COMMISSION – REPORT OF ACTIONS – June 21, 2023**

- 1.3 **AB-General No. 22005** – Applicant: Greg Heggstad – Fourth Supervisorial District – Cahuilla Area Zoning Area/District – Western Coachella Valley Area Plan – Location: Vicinity of Paisano Road and Corey Lane – **REQUEST:** AB-General No. 22005 to allow vacation of the County’s Right to accept a portion of US Grant Deed No. 1154139 on land located in the vicinity of Paisano Road and Corey Lane – 48710 Paisano Road (APN 628- 360-041) - Project Planner: Chris Trinidad: (951)-955-6846 or email at ctrinida@rivco.org. **APPROVED** AB-General No. 22005 to allow vacation of a portion of Paisano Road and Corey Lane.

- 1.4 **ADOPTION OF THE REVISED 2023 PLANNING COMMISSION CALENDAR** – To Cancel the December 6, 2023, hearing. Adding a hearing on Monday December 11, 2023, to be heard at 9:00 a.m. located at 4080 Lemon St. Riverside in the board chambers. **APPROVED** The revised 2023 Planning Commission Calendar.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

- 4.1 **PUBLIC USE PERMIT NO. 200001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ200014) – State Clearinghouse Number: SCH2023050439 – Applicant: Anza Electric Cooperative – Engineer: Rincon Consultants, Inc. – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR), Rural Community-Estate Density Residential (RC-EDR), Rural Community-Very Low Density Residential (RC-VLDR) – Agriculture: Agriculture (AG:AG) – Community Development: Light Industrial (CD: LI) – Community Development: Commercial Retail (CD:CR) – Location: Within the rights-of-way of CA State Route 371 (SR 371) between Bautista Road and South Kirby Road in the unincorporated community of Anza, as well as within existing Anza Electric Cooperative (AEC) utility easements that are north of SR 371 along existing local roadways. The substation is located on a property north of SR 371 and east of Bautista Road – 3.1 miles – Zoning: Rural Residential 2 ½ acre minimum (R-R-2 ½) – Rural Residential 5 acre minimum (R-R-5) – Rural Residential 20 acre minimum (R-R-20) – General Commercial (C-1/C-P) – Scenic Highway Commercial (C-P-S) - Manufacturing Medium (M-M) - Manufacturing Service Commercial (M-SC) – **REQUEST:** Public Use Permit No. 200001 is a proposal to remove and replace existing transmission lines within the rights-of-way of SR 371, and within existing AEC utility easements north of SR 371 along existing local roadways. These systems are to be replaced with approximately 3.1 miles of 34.5-kilovolt lines that would be strung on existing wooden utility poles that stand approximately 25 to 45 feet in height. The scope of work would not be located on Cahuilla Reservation lands or U.S. Forest Service lands. In addition, the proposal includes the construction of a new substation on APN 576-060-040. This station is unmanned and will not require a dedicated operations staff. Operational activities would be limited to maintenance and inspection of the project components, this is anticipated to occur once a year – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

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

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

**ADOPTED** Mitigated Negative Declaration for Environmental Assessment No. 200014 (CEQ200014); and,

**APPROVED** Public Use Permit No. 200001, subject to the advisory notifications document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – June 21, 2023

4.2 **TENTATIVE TRACT MAP NO. 38307 & PLOT PLAN NO. 220020 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Taylor Morrison, c/o Yvonne Benschop – Engineer/Representative: Albert A. Webb Associates, c/o Max Gutierrez – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: High Density Residential (CD: HDR) - Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: North of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road – 11.7 Gross Acres - Zoning: Specific Plan No. 382, Planning Area 2 - **REQUEST:** Tentative Tract Map No. 38307 is a proposal for a Schedule “A” subdivision of 11.67 acres into 157 condominium units. Plot Plan No. 220020 is a proposal for the construction of 157 condominium units. There are five (5) unit types arranged into 30, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine (9) handicap stalls and 10 EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture – APN: 472-170-037 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed.

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

**FOUND** the Project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Tract Map No. 38307 subject to the advisory notification document, and conditions of approval; and,

**APPROVED** Plot Plan No. 220020 subject to the advisory notification document, and conditions of approval.

5.0 **WORKSHOPS:**

None

6.0 **PUBLIC COMMENTS:**

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 9:21



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.2

(ID # 22200)


**MEETING DATE:**

**Wednesday, June 21, 2023**

**SUBJECT:** TENTATIVE TRACT MAP NO. 38307 & PLOT PLAN NO. 220020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Taylor Morrison, c/o Yvonne Benschop – Engineer/Representative: Albert A. Webb Associates, c/o Max Gutierrez – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: High Density Residential (CD: HDR) - Open Space: Conservation (OS:C) – Highway 79 Policy Area – Location: North of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road – 11.7 Gross Acres - Zoning: Specific Plan No. 382, Planning Area 2 - REQUEST: Tentative Tract Map No. 38307 is a proposal for a Schedule “A” subdivision of 11.67 acres into 157 condominium units. Plot Plan No. 220020 is a proposal for the construction of 157 condominium units. There are five (5) unit types arranged into 30, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine (9) handicap stalls and 10 EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture – APN: 472-170-037 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**PROPOSED PROJECT**

|                         |                        |
|-------------------------|------------------------|
| Case Number(s):         | TTM38307 & PPT220020   |
| Environmental Type:     | Exemption              |
| Area Plan No.           | Southwest              |
| Zoning Area/District:   | Rancho California Area |
| Supervisorial District: | Third District         |
| Project Planner:        | Kathleen Mitchell      |
| Project APN(s):         | 472-170-037            |
| Continued From:         |                        |

  
John Hildebrand, Planning Director 6/19/2023

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE TRACT MAP NO. 38307** is a proposal for a Schedule “A” subdivision of 11.67 acres into one hundred fifty-seven (157) condominium units.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**PLOT PLAN NO. 220020** is a proposal for the construction of one hundred fifty-seven condominium units. There are five unit types arranged into thirty, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine handicap stalls and ten EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas, as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture.

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

The Project is located within the Southwest Area Plan and is a part of the Highway 79 Policy Area. The Project site is located north of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan), based on the findings and conclusions in this staff report;

**APPROVE TENTATIVE TRACT MAP NO. 38307**, subject to the attached Advisory Notification Document, Conditions of Approval, based upon the findings and conclusions provided in this staff report and all exhibits, and subject to approval of Plot Plan No. 220020; and,

**APPROVE PLOT PLAN NO. 220020**, subject to the attached Advisory Notification Document, Conditions of Approval, based upon the findings and conclusions provided in this staff report and all exhibits, and subject to approval of Tentative Tract Map No. 38307.

**PROJECT DATA**

**Land Use and Zoning:**

|  |  |
|--|--|
|  | Specific Plan: Belle Terre #382, P.A. 2                |
|  | Specific Plan Land Use: High Density Residential (HDR) |



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

|   |   |
|---|---|
| Existing General Plan Foundation Component: | Community Development (CD)  |
| Proposed General Plan Foundation Component: | N/A   |
| Existing General Plan Land Use Designation: | High Density Residential (HDR), P.A. 2                            |
| Proposed General Plan Land Use Designation: | N/A   |
| Policy / Overlay Area:                      | Highway 79 Policy Area  |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Open Space - Conservation (OS-C)                                  |
| East:                                       | Public Facilities (PF), Open Space – Conservation Habitat (OS-CH) |
| South:                                      | Medium High Density Residential (MHDR)                            |
| West:                                       | Medium High Density Residential (MHDR)                            |
| Existing Zoning Classification:             | Belle Terre #382, P.A. 2  |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | Belle Terre #382, P.A. 10   |
| East:                                       | Belle Terre #382, P.A. 17, Rural Residential (R-R)                |
| South:                                      | Belle Terre #382, P.A. 4  |
| West:                                       | Belle Terre #382, P.A. 1  |
| Existing Use:                               | Vacant  |
| Surrounding Uses                            |   |
| North:                                      | Vacant  |
| East:                                       | Vacant  |
| South:                                      | Vacant  |
| West:                                       | Vacant  |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>                       | <i>Min./Max. Development Standard</i>          |
|--------------------------------|------------------------------------|--|
| Project Site (Acres):          | 11.67 acres                        | N/A  |
| Proposed Building Area (SQFT): | 175,111 sq.ft.<br>35% lot coverage | 330,424 sq.ft. (max)<br>65% lot coverage (max) |
| Building Height (FT):          | 28'-5"                             | 45 feet  |

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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| <i>Item</i>   | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|---------------|--------------|---------------------------------------|
| Map Schedule: | Schedule A   |                                       |

**Parking:**

| <i>Type of Use</i>       | <i>Building Area (in SF)</i>  | <i>Parking Ratio</i>   | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------------|-------------------------------|--|------------------------|------------------------|
| Multi-Family Residential | 175,111 sq.ft.<br>(157 units) | Three or more bedrooms/dwelling unit = 2.75 spaces/unit & 1 space/employee | 432                    | 433                    |
| <b>TOTAL:</b>            |                               |  | <b>432</b>             | <b>433</b>             |

**Located Within:**

|  |                                |
|--|--------------------------------|
| City's Sphere of Influence:              | No                             |
| Community Service Area (CSA):            | No                             |
| Special Flood Hazard Zone:               | No                             |
| Agricultural Preserve:                   | No                             |
| Liquefaction Area:                       | Low                            |
| Subsidence Area:                         | Susceptible                    |
| Fault Zone:                              | No                             |
| Fire Zone:                               | Very High, SRA                 |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B                   |
| WRCMSHCP Criteria Cell:                  | Yes – Cell Group S, Cell #5278 |
| CVMSHCP Conservation Boundary:           | No                             |
| Stephens Kangaroo Rat (SKR) Fee Area:    | In or Partially Within         |
| Airport Influence Area (AIA):            | No                             |

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

The Belle Terre Specific Plan No. 382 (SP382) was originally adopted by the Riverside County Board of Supervisors on November 19, 2014, for development of up to 1,282 dwelling units of varying densities, recreational areas, open spaces, streets, and other infrastructure. The intent of the Belle Terre Specific Plan is to establish an additional residential community in the French Valley Area of Riverside County to provide a wide range of housing types for a broad segment

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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of potential homebuyers. A Substantial Conformance to SP382 was completed in December of 2019 to reduce the maximum number of total developable dwelling units from 1,282 to 856 units, which resulted in adjustments to the dwelling unit allocation for the various Planning Areas. This included decreasing density categories/designations for certain Planning Areas, re-arranging the Planning Area boundaries, and consolidating the open-space acreage.

On March 29, 2022, the applicant, Taylor Morrison, submitted the Project to the County of Riverside for consideration. Tentative Tract Map No. 38307 (TTM38307) proposes a Schedule "A" subdivision of 11.67 acres to accommodate one hundred fifty-seven (157) condominium units. Plot Plan No. 220020 (PPT220020) is a proposal for the construction of one hundred fifty-seven condominium units. There are five unit types arranged into thirty, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per a unit. A total of 433 standard parking spaces, with 9 handicap stalls and 10 EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture.

*General Plan Consistency*

The Project is located within Planning Area 2 of SP382, which has a High Density Residential (HDR) Land Use Designation. This designation allows for single family residential neighborhoods that range in density from 8.0 to 14.0 dwelling units per an acre. These product types may be either conventional residential homes or clustered detached units to ensure diversity in product types. The Project proposes to construct one hundred fifty-seven condominium units, which would put the development at approximately 13.5 dwelling units per an acre. Therefore, the utilization of the Project site for purposes of developing condominiums at the density proposed is compliant with the standards set for the General Plan and the Policy Area, which is further detailed in the Land Use Findings below.

*Highway 79 Policy Area*

The Project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area.

The Specific Plan was approved in 2014 and included mitigation measure K-1 as shown below for the Specific Plan to achieve consistency with the goals of the Highway 79 Policy Area and SWAP Policy 9.2.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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K-1: Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

At this time the Highway 79 Policy Area remains in place, although there are current efforts on revising the Highway 79 Policy Area that may continue to apply to this Specific Plan as it continues to develop. No fee program has been established to achieve compliance with the policy.

The Substantial Conformance to the Specific Plan in 2019 included an update to mitigation measure K-1 to note the maximum number of dwelling units allowed under the policy area as shown below with new text underlined and deleted text in strikeout. This mitigation measure K-1 applies for implementing projects to show how they are consistent with the policy. Ultimately, if the Specific Plan cannot show consistency through alternative methods and there is no update to the Highway 79 Policy Area or fee program created that provides the ability for consistency, the Specific Plan may be limited to a maximum of 724 dwelling units.

K-1: Prior to approval of an implementing project ~~issuance of building permits~~, the County shall ensure compliance with the Highway 79 Policy Area Condition of Approval. ~~The calculated maximum amount of dwelling units within the Specific Plan is 724 for typical consistency with the Highway 79 Policy Area.~~ The allowable number of units may be altered ~~shall be determined~~ utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Policy Area Condition of Approval. If the Highway 79 policies are amended, implementing projects shall show how they are consistent with the policies as amended ~~the Highway 79 condition may be amended in a corresponding fashion~~. If the Highway 79 policies are repealed, the application of the Highway 79 policies' requirements ~~Condition of Approval~~ will terminate. In any such instance, the environmental impacts of developing

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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1,282 units as originally approved in the Specific Plan have been evaluated throughout the Belle Terre Specific Plan EIR.

There are 372 units currently approved for development in Planning Areas 1, 3, 4, and 7 of the Specific Plan, which was entitled through Tentative Tract Map No. 37749. This leaves a remaining 352 units that can be developed within the Belle Terre Specific Plan pursuant to Highway 79 Policy Area SWAP Policy 9.2 and Mitigation Measure K-1, at this time. The proposed Tentative Tract Map is for 157 dwelling units, which would put the total number of units in the Specific Plan at 529 units. As this is below the maximum of 724 units set by the Policy Area, the current Tentative Tract Map would be in compliance. Future implementing residential projects either must comply with the remaining number of units permitted as is currently allowed within the Policy Area, amend the standard, or show consistency via mitigations noted in the EIR and the SWAP Policy 9.2.

*Ordinance No. 348 Consistency*

The Project is located in Planning Area 2 of SP382, the Belle Terre Specific Plan. As a result, the permitted uses and development standards are prescribed by Section 17.121.b. of Article XVIIa of Ordinance No. 348.4918, which draws from (and further modifies) the One-Family Dwellings (R-1) zone classification of Ordinance No. 348 to establish the planning area uses and development standards. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards set by SP382 for Planning Area 2, which is further detailed in the Development Standards Findings below.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA if the project meets the following requirements:

1. **Eligibility.** *To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980, and the residential project undertaken must be pursuant to and in conformity to that specific plan.*

EIR No. 531 (EIR531) was certified, and Specific Plan No. 382 was concurrently adopted on November 19, 2014, by the Board of Supervisors. The proposed Project meets this requirement. In addition, the Project is within Planning Area 2 of the Belle Terre Specific Plan (SP382), which designates a General Plan Foundational Component of Community

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

Development (CD) and a Land Use Designation of High Density Residential (HDR). The HDR land use designation allows for detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses at a density range of 8.0 to 14.0 dwelling units per acre. The Project proposes the construction of 157 units over 11.67 gross acres, which would equate to approximately 13.5 units per an acre. Therefore, the Project is pursuant to and in conformity with the intent of development set by the Specific Plan for this Planning Area.

2. **Scope.** *Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development.*

Specific Plan No. 382 (SP382) established a 342.3-acre residential community development in the French Valley Area of Riverside County. The proposed Project is for the development of one hundred fifty-seven condominium units within Planning Area 2 of SP382. As the land use designation is High Density Residential (HDR), the Project would not change the type of use and density set for Planning Area 2; a high-density housing type, such as condominiums, would be anticipated. The standards for density are 8 to 14 dwelling units per an acre. The current Project scope proposes 157 dwelling units, which equates to approximately 13.5 dwelling units per acre. The number of units anticipated for this Planning Area at the time of the creation of SP382 was 163 dwelling units. As the Project is proposing less units than was anticipated for this Planning Area, the overall impacts would either remain the same or can be anticipated to be less than those that were set forth by the EIR. Therefore, the proposed Project meets this requirement.

3. **Limitation.** *This section is subject to the limitation that a specific plan undergoes an event, such as, but not limited to: a substantial change to the proposed project is made that requires major revisions of the previous EIR; new circumstances under which the project is undertaken that will require major revisions to the previous EIR; or new information has been found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or supplement to a previous EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.*

The proposed Project would not result in any new significant impacts to the physical environment that were not already disclosed in the EIR, nor would it result in substantial increases in the severity of the environmental impacts previously disclosed in the EIR. As noted previously, the Specific Plan has been subjected to a reduction in total dwelling

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

units from 1,282 to 856, which would generally result in a reduction in impacts from those analyzed in EIR No. 531. In addition, no event has occurred that has required a subsequent EIR or supplemental EIR. The land use designation and zoning ordinance set forth by SP382 for the Planning Area that the Project is located within remains the same. The density proposed also falls within the scope analyzed within EIR531 for the Planning Area. As such, there is not a substantial change to the analyzed impacts or the circumstance under which the Project is being undertaken that would require major revisions to the previous EIR. In addition, during the review of the Project by the various County Departments for compliance with development standards, there has not been new information found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous EIR. Since the overall density is not increasing, the anticipated product is not changing, and the intensity of the use will not increase, the Project meets this requirement.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The Project site has a General Plan Foundational Component of Community Development (CD) and a Land Use Designation of High Density Residential (HDR). The HDR land use designation allows for detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses at a density range of 8.0 to 14.0 dwelling units per acre. The Project proposes the construction of 157 units over 11.67 gross acres, which would equate to approximately 13.5 units per an acre. Development was analyzed by the County Departments and through the previously conducted Environmental Impact Report No. 531 (EIR 531) to verify that adequate and available circulation facilities and utilities were available to meet the demands of the development (LU 28.3), which resulted in the diminishment of the original projected 1,282 units for the Belle Terre Specific Plan down to 856 units. As the current Project proposes 157 dwelling units, which would not exceed the total number of units permitted in the Specific Plan, the Project would still feasibly meet this standard. In addition, the Project will accommodate development of an in-demand housing type that can meet the needs of a

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

range of lifestyles and income levels, while also visually enhancing the surrounding area through its design elements (LU 28.4 & LU 28.10). Therefore, the Project is compliant with the standards set by the General Plan.

2. The Project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 9.1 and verify adequate transportation infrastructure capacity is present to accommodate added traffic growth. Development was analyzed by the County Departments and through the previously conducted Environmental Impact Report No. 531 (EIR 531) to verify that adequate and available circulation facilities and utilities were available to meet the demands of the development, which resulted in the diminishment of the original projected 1,282 units for the Belle Terre Specific Plan down to 856 units. As the current Project proposes 157 dwelling units, which would not exceed the total number of units permitted in the Specific Plan, the Project would still feasibly meet this standard. Projects must also be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. For purposes of implementing the policy and this mitigation measure, Specific Plan EIR Mitigation Measure K-1 as modified through Specific Plan Substantial Conformance No. 1 allows for a maximum allowance of 724 dwelling units within the Specific Plan. There are 372 units currently approved for development through Tentative Tract Map No. 37749. This leaves a remaining 352 units that can be developed within the Belle Terre Specific Plan. The current Tentative Tract Map proposes 157 dwelling units, which would put the total number of units in the Specific Plan at 529 units. As this is below the maximum of 724 units set by the Policy Area, the current Tentative Tract Map would be in compliance. Future implementing residential projects would either have to comply with the remaining number of units permitted as is currently allowed within the Policy Area, amend the standard, or show consistency via mitigations noted in the EIR and the policy.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. Belle Terre is a series of planned residential communities initiated through Specific Plan No. 382 (SP382) that is similarly surrounded by existing and planned residential developments to the north, west and southwest of the site. Domenigoni-Barton Specific Plan (SP 310) lies directly to the north and northwest of the site. The Keller Crossing Specific Plan (SP 380) is located to the northwest of Belle Terre across Highway 79. Located immediately west and southwest of Belle Terre is the master planned community of Winchester 1800 (SP 286). The remaining boundaries of Belle Terre adjoin existing open space, low density rural development, and agricultural lands. Scattered, large lots, rural homesteads and vacant parcels lie to the north, south and east of the site.

**Entitlement Findings**



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**Tentative Tract Map No. 38307**

Tentative Tract Map No. 38307 is a Schedule "A" subdivision of 11.67 acres to accommodate the construction and sale of one hundred fifty-seven condominium units. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. *The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans.* The Project is within Planning Area 2 of the Belle Terre Specific Plan (SP382), which designates a General Plan Foundational Component of Community Development (CD) and a Land Use Designation of High Density Residential (HDR). The HDR land use designation allows for detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses at a density range of 8.0 to 14.0 dwelling units per acre. The Project proposes the construction of 157 units over 11.67 gross acres, which would equate to approximately 13.5 units per an acre. The proposed development was analyzed by the County Departments and through the previously conducted Environmental Impact Report No. 531 (EIR 531) to verify that adequate and available circulation facilities and utilities were available to meet the demands of the development (LU 28.3), which resulted in the diminishment of the original projected 1,282 units for SP382 down to 856 units. As the current Project proposes 157 dwelling units, which would not exceed the total number of units permitted in the overall Specific Plan, the Project would still feasibly meet this standard. In addition, the Project will accommodate development of an in-demand housing type that can meet the needs of a range of lifestyles and income levels, while also visually enhancing the surrounding area through its design elements (LU 28.4 & LU 28.10). Therefore, the Project is compliant with and conditioned to meet the standards set by both the General Plan and the Specific Plan, as well as all applicable requirements of State law and the Ordinances of Riverside County.
  
2. *The site of the proposed land division is physically suitable for the type & density of development.* The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to limit development to non-sensitive areas of the site to conserve areas pursuant to requirements of the MSHCP. Since the Project site is located within Criteria Cell 5278 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP), HANS02082 was conducted in April of 2014 for the Belle Terre Specific Plan (SP382) to determine compliance with the WRMSHCP. The Joint Project Review set aside portions of the Specific Plan for conservation, which was recently amended in August of 2023 to address revisions and/or additions to the Specific Plan that were not addressed in the original findings. At the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

conclusion of this review, SP382 was found to be consistent with the WRMSHCP. The Project has been conditioned for the conveyance of this conservation area prior to the issuance of the first building permit (80 – Planning-EPD. 1). Although the topography of the site is varying, the Tentative Tract Map would avoid the steepest areas and retain the natural contour of the site where possible. Infrastructure to serve the residential development including water, sewer, and roads are readily available along Washington Street. This development is consistent with the proposed Specific Plan land use designation of High Density Residential (HDR) and would be compatible with the existing and planned developments surrounding the Project site as they are similar to what is being proposed.

3. *The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Impact Report completed for the Specific Plan. The Belle Terre Land Use Plan intentionally clustered residential planning areas so that the northeastern portion of the site and riparian areas in the northwestern portion of the site would be dedicated as open space areas set aside for conservation habitat. Since the Project site is located within Criteria Cell 5278 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP), HANS02082 was conducted in April of 2014 for the Belle Terre Specific Plan (SP382) to determine compliance with the WRMSHCP. The Joint Project Review set aside portions of the Specific Plan for conservation, which was recently amended in August of 2023 to address revisions and/or additions to the Specific Plan that were not addressed in the original findings. At the conclusion of this review, SP382 was found to be consistent with the WRMSHCP. The Project has been conditioned for the conveyance of this conservation area prior to the issuance of the first building permit (80 – Planning-EPD. 1).
  
4. *The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.* Environmental Impact Report No. 531 (EIR 531) was conducted to analyze the impacts of the development of 1,282 total dwelling units. While EIR531 identified potentially significant impacts, mitigation measures were incorporated into the Project to reduce those impacts. As noted previously, there has been a reduction in total dwelling units from 1,282 to 856 units, which would generally result in a reduction in impacts from those analyzed in EIR No. 531. No land uses are being proposed that will increase the intensity of the site, so the potential impacts to air quality are no worse than those previously analyzed. The proposed Project will not result in an increase to the number of trips per day than those estimated in the previous EIR. The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously. With the reduced total dwelling units, the impacts

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

accounted for in the Water Supply Assessment for the EIR regarding water demand would not be increased beyond what was previously analyzed. Therefore, the Project would not have any additional significant effects not discussed in the previous EIR nor significant effects that would cause serious public health problems. In addition, all development projects are reviewed by a Development Advisory Committee made up of various departments within the County (i.e. Transportation, Fire, Environmental Health, Biology, Cultural, Grading). These departments provided comments and corrections until they found that their standards had been met, at which point conditions of approval were added to the Project. These conditions are to be addressed prior to grading permit issuance and final, and prior to building permit issuance and final, ensuring that the Project does not adversely impact public health. For these reasons, the proposed Project would be in compliance.

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. Pursuant to the standards set by Ordinance No. 460, the Project complies with the Schedule 'A' improvement requirements as follows:*

- a. **Streets.** Streets and sidewalks are proposed as shown on the proposed Tentative Tract Map include Bell Terre Parkway and circulatory interior streets. The existing roadways providing access to the Project are already designed or conditioned in accordance with County of Riverside guidelines and will provide adequate Fire Department access and widths. The additional private road improvements with the proposed development will be subject to approval by the Transportation Department, including standards for AC pavement width, concrete curb and gutter, concrete sidewalks, and private road easements (90 – Transportation. 6). It is also understood that the Tentative Map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses, and that any omission or unacceptability may require the map to be resubmitted for further consideration (AND – Transportation. 2). With the conditions of approval, the standards as they pertain to streets are considered met.
  
- b. **Domestic Water.** The Project site is located within the service boundaries of the Eastern Municipal Water District's water service area. Presently, water service has been verified to be preliminarily granted to the Project from EMWD. Conditions of approval have been added to the Project to verify service connection via a Will Serve Letter prior to map recordation, and prior to issuance and final of construction permits (050 – E Health. 2; 080 – E Health. 1; 90 – E Health. 1). Therefore, compliance as it pertains to water service will be met.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

- c. **Fire Protection.** The Project has been reviewed and conditioned by the Fire Department for review prior to map recordation, prior to grading issuance and final, and prior to construction issuance and final. These conditions require several ECS notations be made on the final recorded map, including construction standards in an SRA/LRA Very High Hazard area, preparation of a hazardous vegetation fuel management plan, site accessibility and electronic gate requirements, proof of secondary access, installation of required water protection systems (e.g., fire hydrants and/or water tank), and certification of water service (50 – Fire. 1 - 8). Additional conditions of approval include providing water protection plans, verifying fire flow, installation of fire sprinklers, identification of hazardous vegetation and preparation of a fuel management plan, and inspection of home addressing (060 – Fire. 1 - 3; 080 – Fire. 1 – 7; 090 – Fire. 1 - 2). With these Conditions of Approval, the requirements of Ordinance No. 460, as it pertains to fire protection, has been met.
- d. **Sewage Disposal.** The Project site is located within the Eastern Municipal Water District's (EMWD) sewer service area. Presently, sanitary sewer service has been verified to be preliminarily granted to the Project from EMWD. Conditions of approval have been added to the Project to verify service connection via a Will Serve Letter prior to map recordation, and prior to issuance and final of construction permits (050 – E Health. 1; 080 – E Health. 1; 90 – E Health. 1). Therefore, compliance as it pertains to sewage disposal will be met.
- e. **Fences.** The proposed residential tract shall maintain minimum six-foot high combination decorative wall/fence barriers with drainage openings, such as six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. In addition, walls and fencing are to be utilized throughout the subdivision to attenuate noise where need be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available. The Project has been conditioned to meet these standards (80 – Planning. 17), therefore it is in compliance.
- f. **Electrical and Communication Facilities.** The proposed residential tract will be serviced by existing and proposed Southern California Edison electrical facilities and improvements along with existing communication facilities provided by Verizon. The Project has also been conditioned for the installation of these utilities (080-Transportation. 8). Therefore, compliance as it pertains to electrical and communication facilities will be met.
6. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

*proposed land division.* There are no existing easements present on-site that would be impacted by the Project's approval. Therefore, this standard is not applicable.

7. *The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan No. 382 (SP382).* The Project is located within Planning Area 2 of SP382, which draws from the One-Family Dwellings (R-1) zone classification of Ordinance No. 348 to establish the permitted uses and development standards. However, not all uses and development standards that are permitted in the R-1 zone are permitted in Planning Area 2. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards set by SP382 for Planning Area 2, which is further detailed in the Development Standards Findings below.

**Plot Plan No. 220020**

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of Specific Plan No. 382 and the Riverside County Zoning Ordinance No. 348 (Land Use):

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The Project is within Planning Area 2 of the Belle Terre Specific Plan (SP382), which has designated the subject site to have a General Plan Foundational Component of Community Development (CD) and a Land Use Designation of High Density Residential (HDR). The HDR land use designation allows for detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses at a density range of 8.0 to 14.0 dwelling units per acre. The Project proposes the construction of 157 units over 11.67 gross acres, which would equate to approximately 13.5 units per an acre. Development was analyzed by the County Departments and through the previously conducted Environmental Impact Report No. 531 (EIR 531) to verify that adequate and available circulation facilities and utilities were available to meet the demands of the development (LU 28.3), which resulted in the diminishment of the original projected 1,282 units for SP382 down to 856 units. As the current Project proposes 157 dwelling units, which would not exceed the total number of units permitted in the overall Specific Plan, the Project would still feasibly meet this standard. In addition, the Project will accommodate development of an in-demand housing type that can meet the needs of a range of lifestyles and income levels, while also visually enhancing the surrounding area through its design elements (LU 28.4 & LU 28.10). Therefore, the Project is compliant with the standards set by both the General Plan and the Specific Plan, as well as all applicable requirements of State law and the Ordinances of Riverside County.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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2. *The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.* Environmental Impact Report No. 531 (EIR 531) was conducted to analyze the impacts of the development of 1,282 total dwelling units. While EIR531 identified potentially significant impacts, mitigation measures were incorporated into the Project to reduce those impacts. As noted previously, there has been a reduction in total dwelling units from 1,282 to 856 units, which would generally result in a reduction in impacts from those analyzed in EIR No. 531. No land uses are being proposed that will increase the intensity of the site, so the potential impacts to air quality are no worse than those previously analyzed. The proposed Project will not result in an increase to the number of trips per day than those estimated in the previous EIR. The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously. With the reduced total dwelling units, the impacts accounted for in the Water Supply Assessment for the EIR regarding water demand would not be increased beyond what was previously analyzed. Therefore, the Project would not have any additional significant effects not discussed in the previous EIR nor significant effects that would cause serious public health problems. In addition, all development projects are reviewed by a Development Advisory Committee made up of various departments within the County (i.e. Transportation, Fire, Environmental Health, Biology, Cultural, Grading). These departments provided comments and corrections until they found that their standards had been met, at which point conditions of approval were added to the Project. These conditions are to be addressed prior to grading permit issuance and final, and prior to building permit issuance and final, ensuring that the Project does not adversely impact public health. For these reasons, the proposed Project would be in compliance.
  
3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* This development is consistent with the proposed Specific Plan land use designation of High Density Residential (HDR) and would be compatible with the existing and planned developments surrounding the Project site as they are similar to what is being proposed. Belle Terre is a series of planned residential communities initiated through Specific Plan No. 382 (SP382) that is similarly surrounded by existing and planned residential developments to the north, west and southwest of the site. Domenigoni-Barton Specific Plan (SP 310) lies directly to the north and northwest of the site. The Keller Crossing Specific Plan (SP 380) is located to the northwest of Belle Terre across Highway 79. Located immediately west and southwest of Belle Terre is the master planned community of Winchester 1800 (SP 286). The remaining boundaries of Belle Terre adjoin existing open space, low density rural development, and agricultural lands. Scattered, large lots, rural homesteads and vacant parcels lie to the north, south and east of the site.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.* The Project was reviewed and approved by Transportation, Fire, and Grading in relation to street improvements, access, traffic, drainage, and on-site circulation. The Project has been conditioned to ensure compliance with these Departments' standards and, thus, the proposed Project would be in compliance.
  
5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* Concurrently being processed with the Plot Plan is a Tract Map subdivision that has been reviewed to be in compliance with the standards of Ordinance No. 460 for a Schedule "A" subdivision. With recordation, this map will allow for the sale of individual units without need for further land division. The Project has been conditioned to meet this standard to verify that the map recordation has been completed before issuance of permits for the grading or construction of any structures (060 – Planning. 5; 080 – Planning. 14).

**Development Standards Findings**

The Project is located within Planning Area 2 of SP382, which, for multiple family residential development, draws from and further modifies the One-Family Dwellings (R-1) zone classification of Ordinance No. 348 to establish the planning area uses and development standards. The following standards shall apply to all uses and development in Planning Area 2 per SP382:

1. *The height of the buildings shall not exceed forty-five feet (45').* The tallest proposed structure on-site stands at approximately 28 feet, which is below the 45-foot maximum. The Project has also been conditioned to meet this standard (080 – Planning. 2). Therefore, the Project is in compliance.
  
2. *Lot area shall not be less than three thousand (3,000) square feet.* The overall lot is 11.67 gross acres, which exceeds the 3,000 square foot minimum. Therefore, the Project is in compliance.
  
3. *The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').* The average width of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

the lot is approximately 679 feet, and the average depth of the lot is approximately 369 feet. As both these measures exceed the minimum standard, the Project is in compliance.

4. *The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs, may have a minimum frontage of thirty feet (30')*. The closest structure to the property frontage along Belle Terre Parkway is 85 feet, which exceeds the 35-foot minimum. In addition, the Project has also been conditioned to meet this standard (080 – Planning. 2). Therefore, the Project is in compliance.
  
5. *Minimum yard requirements are as follows:*
  - a. *The front yard setback shall be not less than fifteen (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. The minimum building setback from interior drives shall be three feet (3'). Garages opening to the front or rear of lots or buildings shall be setback a minimum of three feet (3') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley. Garages opening to the front or rear of lots shall not be set back greater than five feet (5') unless the setback exceeds eighteen feet (18')*. The closest structure to the property frontage along Belle Terre Parkway is 85 feet, which is greater than the 15-foot minimum. There are no porches proposed in the front of the structure, nor are there side-in garages proposed. All setbacks on-site from the proposed structures to the interior drives are, at minimum, three feet. The proposed garages are a minimum of 3 feet from the street right of way, and no proposed garages are setback greater than 5 feet. The Project has also been conditioned to meet these standards (080 – Planning. 2). Therefore, the Project is in compliance.
  
  - b. *Side yards on interior and through lots shall not be less than five feet (5'). Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the public street. The distance between buildings shall be no less than ten feet (10')*. The closest structure to the interior side property lines is 6.5 feet, which is greater than the 5-foot minimum. The Project has also been conditioned to meet this standard (080 – Planning. 2). Therefore, the Project is in compliance.
  
  - c. *The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback*. The closest structure to the rear property line is 11.9 feet, which is greater than the 5-foot minimum. The Project has also been conditioned to meet this standard (080 – Planning. 2). Therefore, the Project is in compliance.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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- d. *Fireplaces, media inches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five-foot (5') setback. No other structural encroachment shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348. No structural encroachments are currently proposed, so this standard is not applicable. In addition, the Project has also been conditioned to meet this standard (080 – Planning. 2). Therefore, the Project is in compliance.*
  
6. *Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. Parking for this Project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), which sets parking standards for Multi-Family Residential Uses. Projects proposing units with three or more bedrooms per a dwelling unit are required to provide a minimum of 2.75 spaces per a unit and one additional space per an employee. Since there are 157 condominium units proposed, then a minimum of 432 parking spaces would need to be provided. The Project proposes 433 parking spaces, including 9 ADA parking spaces and 10 EV parking spaces, which meets the minimum parking standard. Therefore, the Project is in compliance.*
  
7. *The maximum lot coverage shall be 65 percent. The structures on-site account for 4.02 acres, or 175,111 square feet, of constructed buildings. On an 11.67 gross acre lot, this would equate to approximately 35% lot coverage. As this is below the maximum lot coverage permitted, and a condition has been added to meet this standard (080 – Planning. 2), the Project would be in compliance.*

**Other Findings**

1. The Project site is located within Criteria Cell 5278 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). HANS02082 was conducted in April of 2014 for the Belle Terre Specific Plan (SP382) to determine compliance with the WRMSHCP and set aside portions of the Specific Plan for conservation. With that, SP382 was found to be consistent. The Joint Project Review went through a recent amendment in August of 2023 to address revisions and/or additions to the Specific Plan that were not addressed in the 2014 JPR Findings. At the conclusion of this review, SP382 was found to be consistent with the WRMSHCP. The Project has been conditioned for the conveyance of this conservation area prior to the issuance of the first building permit (80 – Planning-EPD. 1).
  
2. The Project site is not located within a City Sphere of Influence.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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3. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. AB52 was conducted for the Project under the original Environmental Impact Report, EIR531. Since the scope of the current Project is the same as that originally analyzed under EIR531, and no additional impacts beyond what was originally assessed have been found, it was determined that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182(c). Thus, no further evaluation under AB52 was required.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings**

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or their designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with the Public Resources Code, and has been reviewed and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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conditioned by the Fire Department to ensure compliance with these standards prior to map recordation, prior to grading issuance and final, and prior to construction issuance and final. These conditions require several ECS notations be made on the final recorded map, including construction standards in an SRA/LRA Very High Hazard area, preparation of a hazardous vegetation fuel management plan, site accessibility and electronic gate requirements, proof of secondary access, installation of required water protection systems (e.g., fire hydrants and/or water tank), and certification of water service (50 – Fire. 1 - 8). Additional conditions of approval include providing water protection plans, verifying fire flow, installation of fire sprinklers, identification of hazardous vegetation and preparation of a fuel management plan, and inspection of home addressing (060 – Fire. 1 - 3; 080 – Fire. 1 – 7; 090 – Fire. 1 - 2). With these Conditions of Approval, the requirements of Ordinance No. 460, as it pertains to fire protection, has been met.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. Fire Station #83 (37500 Sky Canyon Dr, Murrieta, CA 92563), approximately 5 miles south of Project site
- c. The Project has been reviewed by the Fire Department and has been determined to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. The Project has also been conditioned to meet these standards at prior to issuance and final of grading permits, and prior to issuance and final of construction permits, as noted above.

**Conclusion**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site.

As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

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**APPEAL INFORMATION**

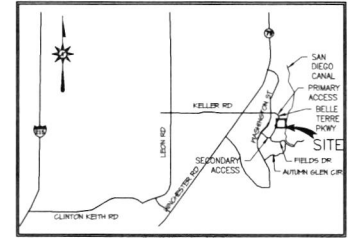
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's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

*Aaron Gettis*

Aaron Gettis, Deputy County Counsel

6/14/2023

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT 38307-CONDO MAP**  
 LOCATED IN SECTION 27, T. 6 S., R. 2 N., S.B.M.



VICINITY MAP  
NTS

**PROJECT DESCRIPTION**

TRM NO. 38307 PROPOSES 871 CONDO UNITS AND AN OPEN SPACE AREA ON 11.67 NET ACRES WITHIN PLANNING AREA 2 (APN 412-170-057) OF THE BELLE TERRE SPECIFIC PLAN NO. 280 (PARCEL 2 OF RECORDED FPM 37542 DATED 1/19/21). THE PROJECT PROPOSES ON-SITE PRIVATE UTILITIES OVER PRIVATE STREETS.

**LEGEND**

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE

**OWNER/APPLICANT**

TAYLOR MORRISON OF CALIFORNIA, LLC  
 4405 MACARTHUR COURT, 8TH FL  
 NEWPORT BEACH, CA 92660  
 CONTACT: JAMES ARONOWITZ  
 PHONE: 444-341-1202

**ENGINEER**

ALBERT A. WEBB ASSOCIATES  
 3700 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 CONTACT: PATRICK HALL  
 PHONE: 951-686-1070  
 FAX: 951-786-1221

**SOILS ENGINEER**

LEIGHTON AND ASSOCIATES, INC.  
 4115 ENTERPRISE CIRCLE, N  
 SUITE 108  
 TEBEGULA, CA 92540  
 PHONE: (951) 246-0930

**ARCHITECT**

KEVIN L. CROOK ARCHITECT INC.  
 1860 REYNOLDS AVENUE  
 SUITE 100  
 IRVINE, CA 92614  
 PHONE: (444) 660-1507

**A.P.N.**

412-170-058  
**ACREAGE**

11.67 ACRES  
 30 BUILDINGS  
 871 UNITS

**TOPOGRAPHY SOURCE**

AERIAL TOPOGRAPHY FLYCHN DECEMBER 10, 2014 BY AEROTECH MAPPING

**SCHOOL DISTRICT**

TEBEGULA VALLEY UNIFIED SCHOOL DISTRICT

**LAND USE**

EXISTING LAND USE: HIGH-DENSITY RESIDENTIAL  
 EXISTING ZONING: BELLE TERRE SPECIFIC PLAN  
 PROPOSED LAND USE: HIGH-DENSITY RESIDENTIAL  
 PROPOSED ZONING: BELLE TERRE SPECIFIC PLAN

**UTILITY PROVIDERS**

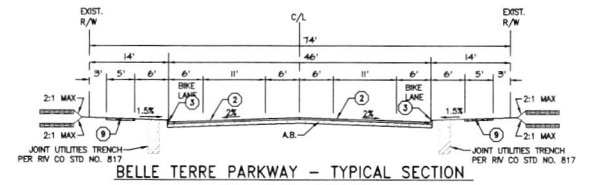
- WATER: EASTERN MUNICIPAL WATER DISTRICT
- SEWER: EASTERN MUNICIPAL WATER DISTRICT
- ELECTRICAL: SOUTHERN CALIFORNIA EDISON
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE: VERIZON TELEPHONE COMPANY
- T.V.: THE WARNER CABLE
- TRASH: WASTE MANAGEMENT

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP NUMBER 37542, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 251, PAGES 85 THROUGH 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY RECORDED ON SEPTEMBER 30, 2021, AS INSTRUMENT NUMBER 2021-058504-65

**GENERAL INFORMATION**

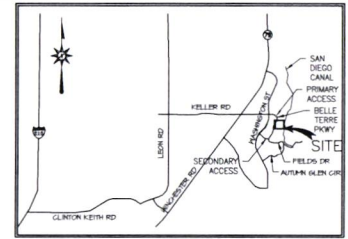
1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2010 THOMAS BROS. MAP BOOK, PAGE 691 GRID, IS 14, 65, 64, 65, 64, 65, 64.
3. THIS TENTATIVE TRACT MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN BELLE TERRE SPECIFIC PLAN (BTSP) #802, PLANNING AREA 2 (PA-2).
5. NO EXISTING EASEMENTS OR ENCUMBRANCES ARE CONTAINED HEREON.
6. PROJECT IS WITHIN A COUNTY SERVICE AREA.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. TOPOGRAPHY FLYCHN BY AEROTECH MAPPING IN 2014.
9. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 407 REQUIREMENTS.
10. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
11. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
12. LAND IS SUBJECT TO LIQUIDATION.
13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
14. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
15. THE PROJECT SHALL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
16. ENTRY MONUMENTATION PER SP 302 STANDARDS.
17. FLOOD ZONE D, AREA OF FLOOD RISK DUE TO LEVEE PER FEMA PANEL DROV00027506.
18. PROJECT SITE IS LOCATED WITHIN CRITERIA CELL GROUP 5, CELL #5278, WITHIN A STATE RESPONSIBILITY AREA (SRA) VERY HIGH FIRE HAZARD AREA.



|               |                |   |                      |
|---------------|----------------|---|----------------------|
| SCALE: 1"=80' | DATE: 3/1/2023 | PROJECT: BELLE TERRE PA-2 TR 38307  | SHEET: 1 OF 1 SHEETS |
| DRAWN: KSB    | CHECKED: SKX   | ENGINEERING CONSULTANTS: ALBERT A. WEBB ASSOCIATES                              | W.D. 21-0090         |
| PLN. OR. REF. | DATE: 3/1-2023 | 3700 MCCRAY STREET, RIVERSIDE, CA 92506, PH. (951) 686-1070, FAX (951) 788-1254 | DWG. NO.             |
| REVISIONS:    |                |   |                      |

PRELIMINARY

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PLOT PLAN 220020**  
 LOCATED IN SECTION 27, T. 6 S., R. 2 W., S.B.M.



VICINITY MAP

**PROJECT DESCRIPTION**  
 TTM NO. 38057 PROPOSES 187 CONDO UNITS ON 11.67 NET ACRES WITHIN PLANNING AREA 2 (APN 472-170-097) OF THE BELLE TERRE SPECIFIC PLAN NO. 2008 (PARCEL 2) OF RECORDED PFM 57642 DATED 1/8/20. THE PROJECT PROPOSES PRIVATE STREETS.

**LEGEND**

- ROAD C/L
- FLOORLINE
- PROF INLET
- PROPERTY BOUNDARY
- PROF STORM DRAIN

**ABBREVIATIONS**

- C&G CURB AND GUTTER
- C/L CENTERLINE
- EX EXISTING
- E/MT EASEMENT
- FG FINISHED GROUND
- FG FINISHED GRADE
- FL FLOORLINE
- HP HIGH POINT
- LP LOW POINT
- RET RETAINING
- PROP PROPOSED
- SD STORM DRAIN
- ST LT STREET LIGHT
- TYP TYPICAL
- TC TOP OF CURB
- TG TOP OF GRADE
- GB GRADE BREAK

- OWNER/APPLICANT**  
 TAYLOR MORRISON OF CALIFORNIA, LLC  
 6440 OAK CANYON, SUITE 200  
 IRVINE, CA 92618  
 CONTACT: JARED ARONOWITZ  
 PHONE: 949-606-1070  
 FAX: 949-606-1202
- ENGINEER**  
 ALBERT A. WEBB ASSOCIATES  
 2708 MCKAY STREET  
 RIVERSIDE, CA 92506  
 CONTACT: FRAYNES HALL  
 PHONE: 951-686-1070  
 FAX: 951-760-1297
- SOILS ENGINEER**  
 LEIGHTON AND ASSOCIATES, INC.  
 4175 ENTERPRISE CIRCLE N  
 SUITE 110  
 IRVINE, CA 92614  
 TELEPHONE: (949) 246-0580  
 PHONE: (949) 246-0580
- ARCHITECT**  
 KEVIN L. CROOK ARCHITECT INC.  
 1060 RETENOLDS AVENUE  
 SUITE 110  
 IRVINE, CA 92614  
 PHONE: (949) 660-1507
- TOPOGRAPHY SOURCE**  
 AEROTECH  
 AERIAL TOPOGRAPHY PLOTTED DECEMBER 10, 2014 BY AEROTECH MAPPING

- SCHOOL DISTRICT**  
 TEJUELA VALLEY UNIFIED SCHOOL DISTRICT
- LAND USE**  
 EXISTING LAND USE: HIGH-DENSITY RESIDENTIAL  
 EXISTING ZONING: BELLE TERRE SPECIFIC PLAN  
 PROPOSED LAND USE: HIGH-DENSITY RESIDENTIAL  
 PROPOSED ZONING: BELLE TERRE SPECIFIC PLAN
- UTILITY PROVIDERS**
- WATER: EASTERN MUNICIPAL WATER DISTRICT
  - SEWER: EASTERN MUNICIPAL WATER DISTRICT
  - ELECTRICAL: SOUTHERN CALIFORNIA Edison
  - GAS: SOUTHERN CALIFORNIA GAS COMPANY
  - TELEPHONE: VERIZON TELEPHONE COMPANY
  - T.V.: THE HARKER CABLE
  - TRASH: WASTE MANAGEMENT

**LEGAL DESCRIPTION**  
 PARCEL 2 OF PARCEL MAP NUMBER 57642, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 251, PAGES 85 THROUGH 88 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY RECORDED ON SEPTEMBER 30, 2021 AS INSTRUMENT NUMBER 2021-055648

- GENERAL INFORMATION**
- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460, UNLESS OTHERWISE NOTED.
  - 2010 THOMAS BROS. MAP BOOK, PAGE 649, GRID: F3, F4, G4, G5, H4.
  - THIS TENTATIVE TRACT MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVISOR.
  - PROJECT IS WITHIN BELLE TERRE SPECIFIC PLAN (BTSPP) #362, PLANNING AREA 2 (PA-2).
  - NO EXISTING EASEMENTS OR ENCUMBRANCES ARE CONTAINED HEREON.
  - PROJECT IS WITHIN A COUNTY SERVICE AREA.
  - THERE ARE NO EXISTING WELLS ON THE PROPERTY.
  - TOPOGRAPHY PLOTTED BY AEROTECH MAPPING IN 2014.
  - SETBACKS OR SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 451 REQUIREMENTS.
  - ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
  - LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
  - LAND IS SUBJECT TO LIQUEFACTION.
  - NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
  - NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
  - THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
  - ENTRY MONUMENTATION PER SP 362 STANDARDS.
  - FLOOD ZONE D, AREA OF FLOOD RISK DUE TO LEVEE PER FEMA PANEL 06065C21300.
  - PROJECT SITE IS LOCATED WITHIN CRITERIA CELL GROUP 3, CELL #5278, WITHIN A STATE RESPONSIBILITY AREA (SRA) VERY HIGH FIRE HAZARD AREA, AND 54.76 LOT COVERAGE.

**ACREAGE SUMMARY**

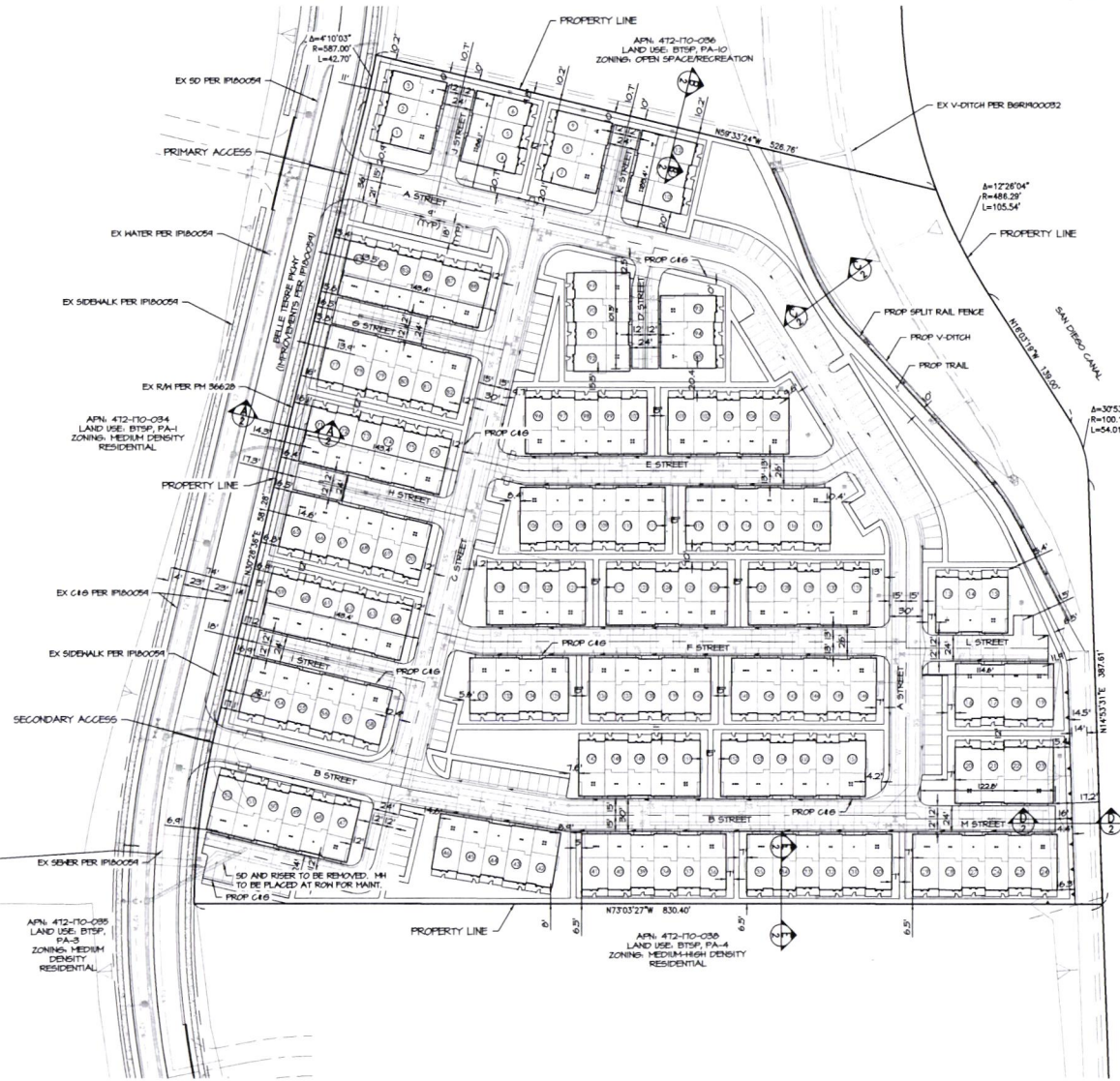
|                                       | GROSS AREA | NET AREA |
|---------------------------------------|------------|----------|
| TOTAL BUILDING FOOTPRINT (ENTS 1-151) | 4.02 AC    | 4.02 AC  |
| SLOPE AREA                            | 0.91 AC    | 0.91 AC  |
| REMAINING CONSTRUCTABLE AREA          | 10.65 AC   | 10.65 AC |
| TOTAL                                 | 11.67 AC   | 11.67 AC |

**PARKING SUMMARY**

| # OF UNITS | PARKING RATIO | SPACES REQUIRED | SPACES PROVIDED |
|------------|---------------|-----------------|-----------------|
| 187        | 2.70          | 505             | 450             |
|            |               | 1 ADA           | 1 ADA           |
|            |               | 10 EV           | 10 EV           |

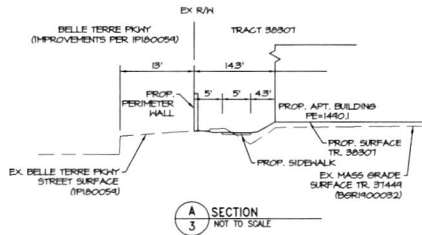
**SHEET INDEX**

| SHEET # | TITLE SHEET             |
|---------|-------------------------|
| SHEET 1 | TITLE SHEET             |
| SHEET 2 | SECTIONS                |
| SHEET 3 | CONCEPTUAL GRADING      |
| SHEET 4 | CONCEPTUAL UTILITIES    |
| SHEET 5 | VEHICLE TURNING EXHIBIT |

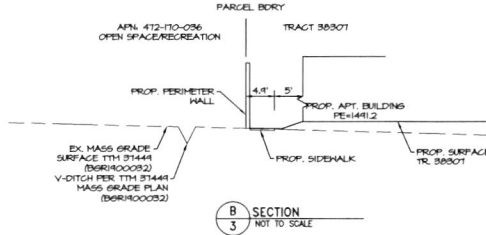


|                 |                 |   |                             |
|-----------------|-----------------|---|-----------------------------|
| SCALE: 1" = 50' | DATE: 5/17/2020 | ENGINEERING CONSULTANTS   | PROJECT NO. 21-0090         |
| DESIGNED: AJ    | CHECKED: SK     | 2708 MCKAY STREET<br>RIVERSIDE, CA 92506<br>PH: (951) 686-1070<br>FAX: (951) 788-1256 | SHEET 1 OF 5 SHEETS         |
| PLN. CK. REF.:  | DATE BY:        | ALBERT A. WEBB ASSOCIATES   | PROJECT DATE: May 17, 2023  |
| REVISIONS:      | DATE BY:        |   | BELLE TERRE PA-2 PPT 220020 |
|                 |                 |   | TITLE SHEET                 |

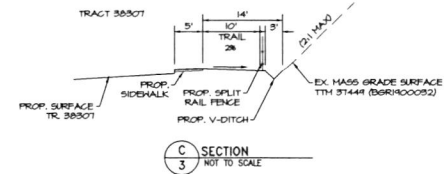
PRELIMINARY



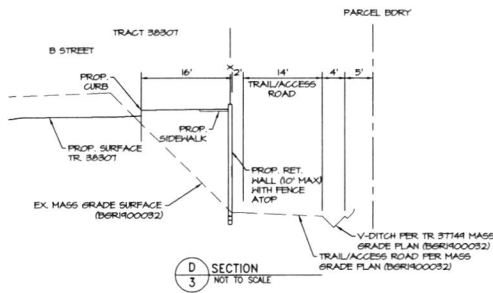
A SECTION  
3 NOT TO SCALE



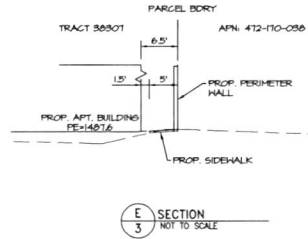
B SECTION  
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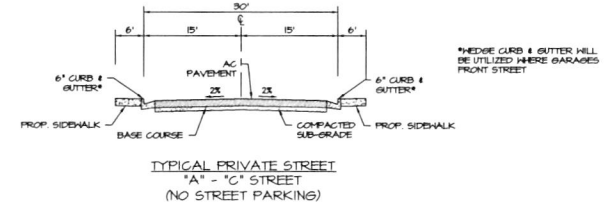
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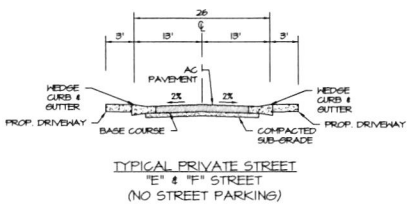
D SECTION  
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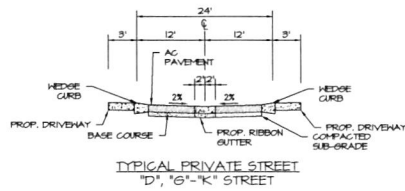
E SECTION  
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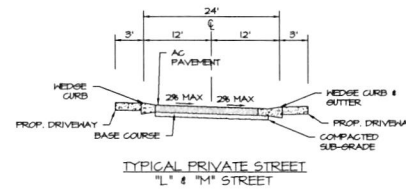
TYPICAL PRIVATE STREET  
"A" - "C" STREET  
(NO STREET PARKING)



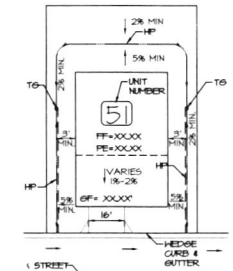
TYPICAL PRIVATE STREET  
"E" & "F" STREET  
(NO STREET PARKING)



TYPICAL PRIVATE STREET  
"D", "G" - "K" STREET



TYPICAL PRIVATE STREET  
"L" & "M" STREET

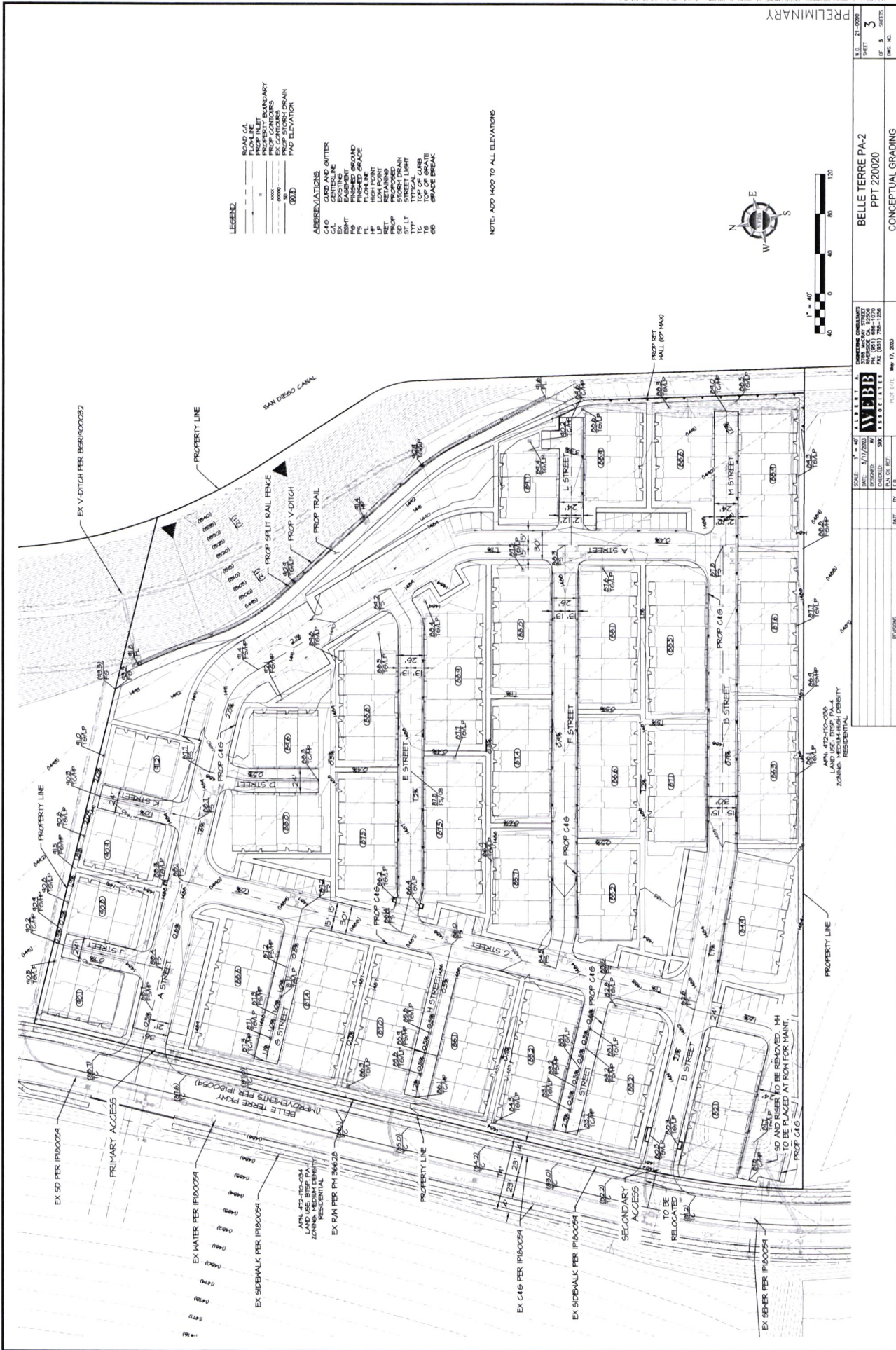
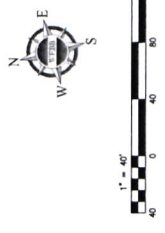


TYPICAL BUILDING SWALE DRAINAGE  
N.T.S.

|  |      |    |            |                 |              |              |               |                 |            |  |              |              |               |                 |            |                 |              |              |               |                 |
|--|------|----|------------|-----------------|--------------|--------------|---------------|-----------------|------------|--|--------------|--------------|---------------|-----------------|------------|-----------------|--------------|--------------|---------------|-----------------|
| REVISIONS  | DATE | BY | SCALE: NTS | DATE: 5/17/2003 | DESIGNED: JH | CHECKED: SJK | PLN. CK. REF: | DATE: 5/17/2003 | SCALE: NTS | DATE: 5/17/2003                            | DESIGNED: JH | CHECKED: SJK | PLN. CK. REF: | DATE: 5/17/2003 | SCALE: NTS | DATE: 5/17/2003 | DESIGNED: JH | CHECKED: SJK | PLN. CK. REF: | DATE: 5/17/2003 |
| <b>ALBERT A. WEBB ASSOCIATES</b><br>ENGINEERING CONSULTANTS<br>3788 MCKAY STREET<br>RIVERSIDE, CA 92506<br>PH: (951) 586-1070<br>FAX: (951) 798-1226 |      |    |            |                 |              |              |               |                 |            | BELLE TERRE PA-2<br>PPT 220020<br>SECTIONS |              |              |               |                 |            |                 |              |              |               |                 |
| W.D. 21-0090<br>SHEET 2<br>OF 5 SHEETS<br>DWG. NO.   |      |    |            |                 |              |              |               |                 |            | PRELIMINARY                                |              |              |               |                 |            |                 |              |              |               |                 |

- LEGEND:**
- ROAD C/L
  - PROP INLET
  - PROP MANHOLE
  - PROP CONTIGUOUS
  - EX CONTIGUOUS
  - PROP DRAIN
  - PAD ELEVATION
- ABBREVIATIONS:**
- C16 CURB AND GUTTER
  - C/L CENTERLINE
  - ESBT EASTBENT
  - FSB FINISHED GRADE
  - HP HIGH POINT
  - LP LOW POINT
  - PROP PROPOSED
  - STREET LIGHT
  - TYPICAL CURB
  - TOP OF GRADE
  - 16
  - 18
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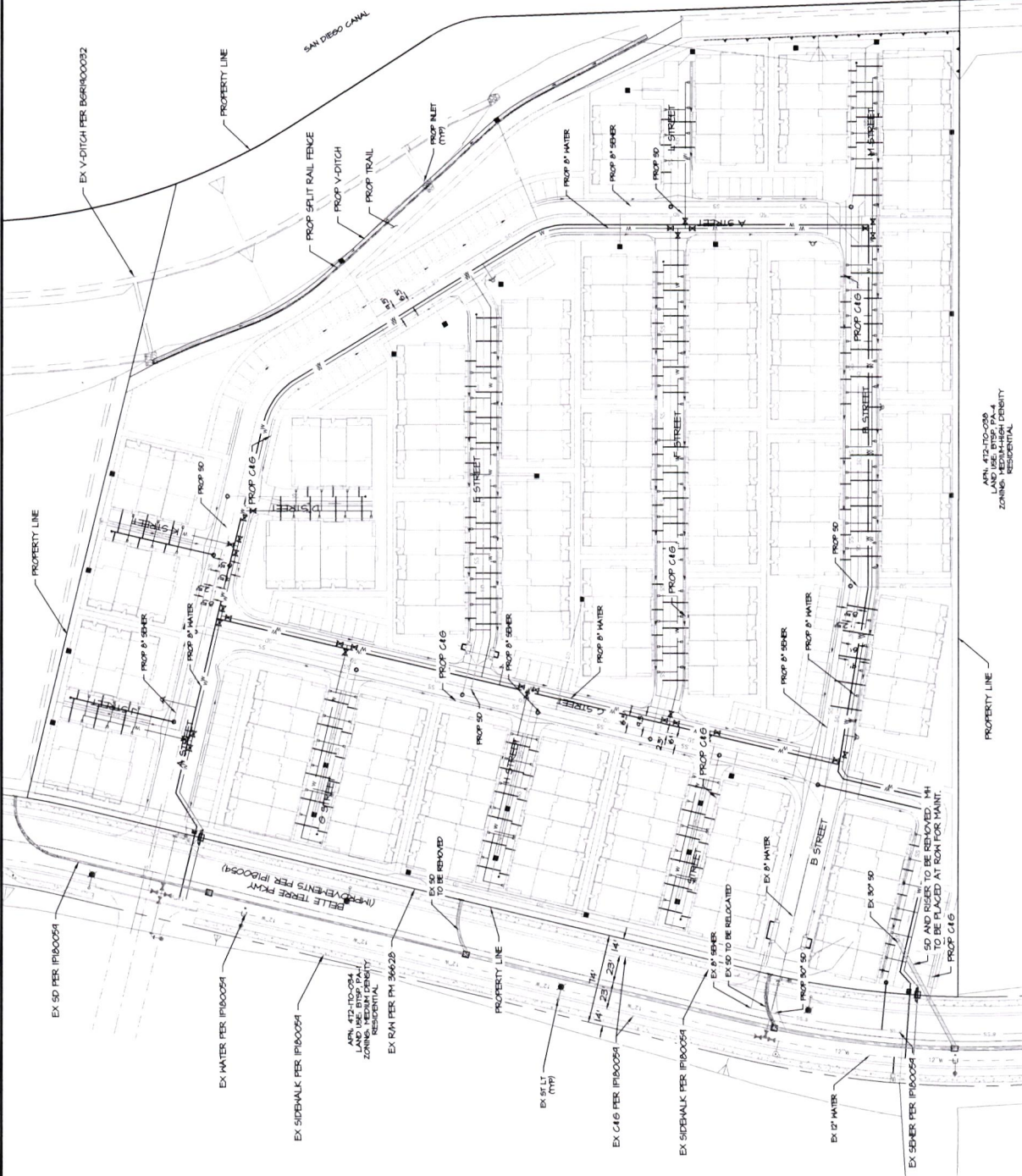
NOTE: ADD 1400 TO ALL ELEVATIONS





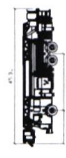
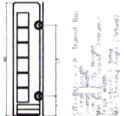
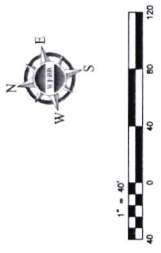


- LEGEND:**
- ROAD USE
  - PROP 8" WATER
  - PROP 8" WATER
  - EX 12" WATER
  - PROP 8" WATER
  - EX 8" WATER
  - PROP 8" WATER
  - EX 8" WATER
  - EX 8" WATER
  - EX 8" WATER
  - EX 8" WATER
  - PROPERTY BOUNDARY
- ABBREVIATIONS:**
- SD - STREET
  - SO - SPLIT RAIL FENCE
  - ST - STORM DRAIN
  - LT - TYPICAL LIGHT
  - EX - EXISTING
  - TV - TYPICAL
  - TV - TYPICAL
- UTILITY PROVIDERS:**
- EASTERN MUNICIPAL WATER DISTRICT
  - WATER
  - SOUTHERN CALIFORNIA EDISON
  - ELECTRICAL
  - TELEPHONE
  - VERIZON TELEPHONE COMPANY
  - THE HARNER CABLE COMPANY
  - TV
  - WASTE MANAGEMENT



SD AND RISER TO BE REMOVED. 14" TO BE PLACED AT REAR FOR MAINT.  
- PROP C46

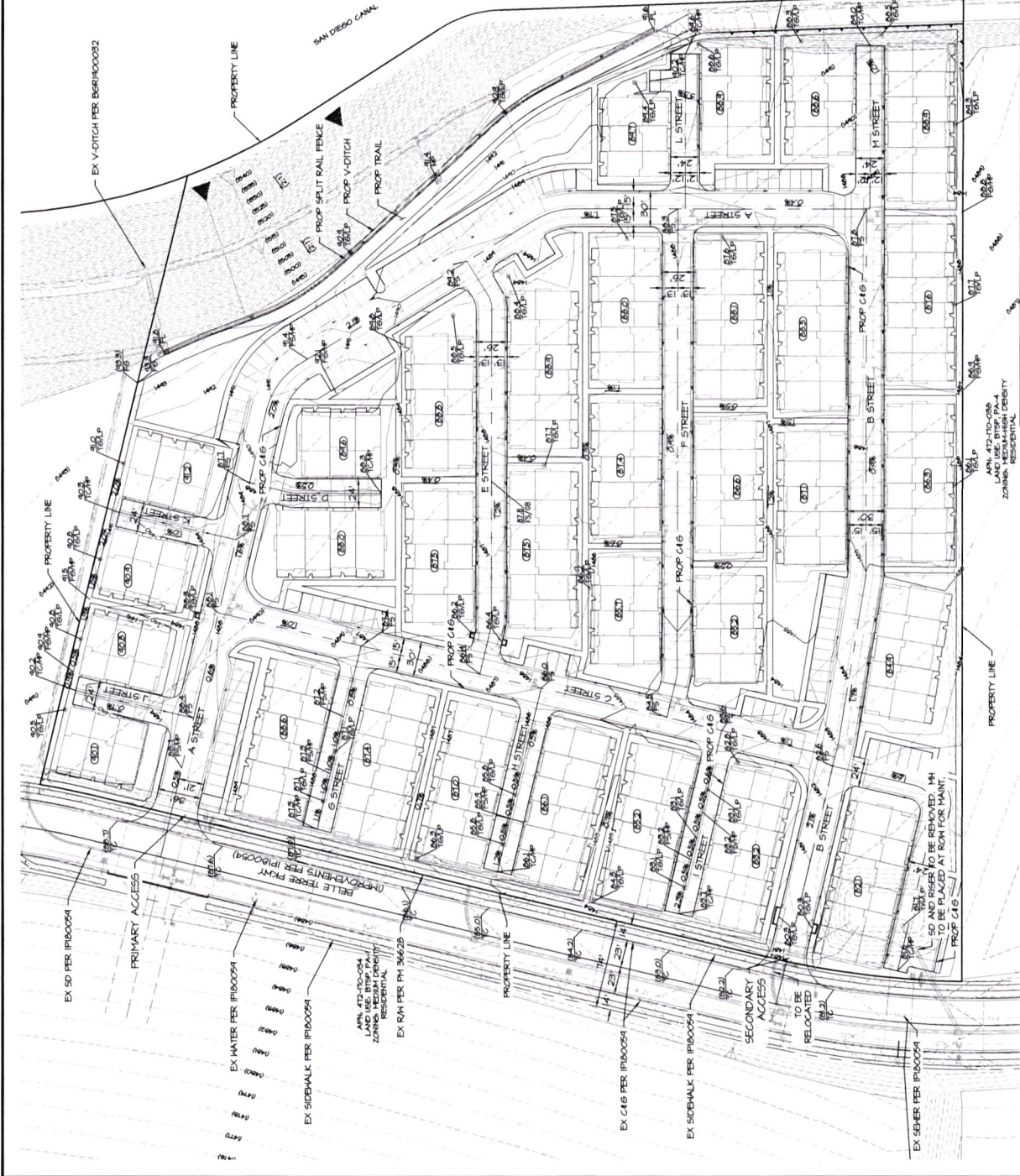
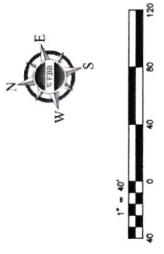
APN: 412-100-036  
LAND USE: SINGLE-FAMILY  
ZONING: RESIDENTIAL



1" = 40'  
 1/8" = 10'  
 1/4" = 20'  
 1/2" = 40'  
 1" = 80'  
 2" = 160'  
 4" = 320'  
 8" = 640'  
 16" = 1280'  
 32" = 2560'  
 64" = 5120'  
 128" = 10240'  
 256" = 20480'  
 512" = 40960'  
 1024" = 81920'  
 2048" = 163840'  
 4096" = 327680'  
 8192" = 655360'  
 16384" = 1310720'  
 32768" = 2621440'  
 65536" = 5242880'  
 131072" = 10485760'  
 262144" = 20971520'  
 524288" = 41943040'  
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 134217728" = 10737418240'  
 268435456" = 21474836480'  
 536870912" = 42949672960'  
 1073741824" = 85899345920'  
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 4294967296" = 343597383680'  
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- LEGEND**
- ROAD CA
  - FLOOR FIN
  - PROPERTY BOUNDARY
  - EXISTING CONDO
  - PROP STORM DRAIN
  - PAO ELEVATION
- ABBREVIATIONS**
- C16 CARD AND BITTER
  - C16 EXISTING
  - EX EXISTING
  - FIN FINISHED
  - FP FINISHED POINT
  - HP HIGH POINT
  - RET RETAINMENT
  - PROP PROPOSED
  - ST LT STREET LIGHT
  - TC TOP OF CARD
  - TR GRADE BREAK

NOTE: ADD 1400 TO ALL ELEVATIONS



SO AND RISER TO BE REMOVED. MH TO BE PLACED AT LOCATION SHOWN.

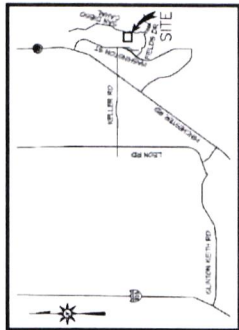
TO BE RELOCATED

APR. 412-10-036  
ZONING: MEDIUM-DENSITY RESIDENTIAL

# COUNTY OF RIVERSIDE

## BELLE TERRE PA-2 - TTM NO. 38307

### CONCEPTUAL LANDSCAPE PLAN



**VICINITY MAP**

**GENERAL CONTRACTOR**  
 CONSERVARI (CA) INC.  
 15000 CANTON AVENUE, SUITE 200  
 CANTON, CA 92520  
 CONTACT: JARED ARONOWITZ  
 PHONE: 951-880-8800

**LANDSCAPE ARCHITECT**  
 ALBERT A. WEBB ASSOCIATES  
 10000 CANTON AVENUE, SUITE 200  
 CANTON, CA 92520  
 CONTACT: JEFFREY P. HUTCHINS  
 PHONE: 951-880-8800

**TOPOGRAPHY SOURCE**  
 Aerial, Topography (Landscape) 10' by 4' by 4' Grid  
 BY AIR PHOTO MAPPING

**LAND USE**  
 APN 47217000A  
 LAND USE BTP PA-1  
 ZONING MEDIUM DENSITY RESIDENTIAL

**SCHOOL DISTRICT**  
 PROPOSED ZONING BELLE TERRE HIGH SCHOOL DISTRICT

**UTILITY PROVIDERS**  
 WATER: EASTERN MICHIGAN WATER DISTRICT  
 SEWER: SOUTHERN CALIFORNIA GAS COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TV: SBC COMMUNICATIONS  
 TRASH: TRASH COLLECTION

**APN**  
 47217000A

**ACREAGE**  
 127.00 ACRES

**GENERAL INFORMATION**

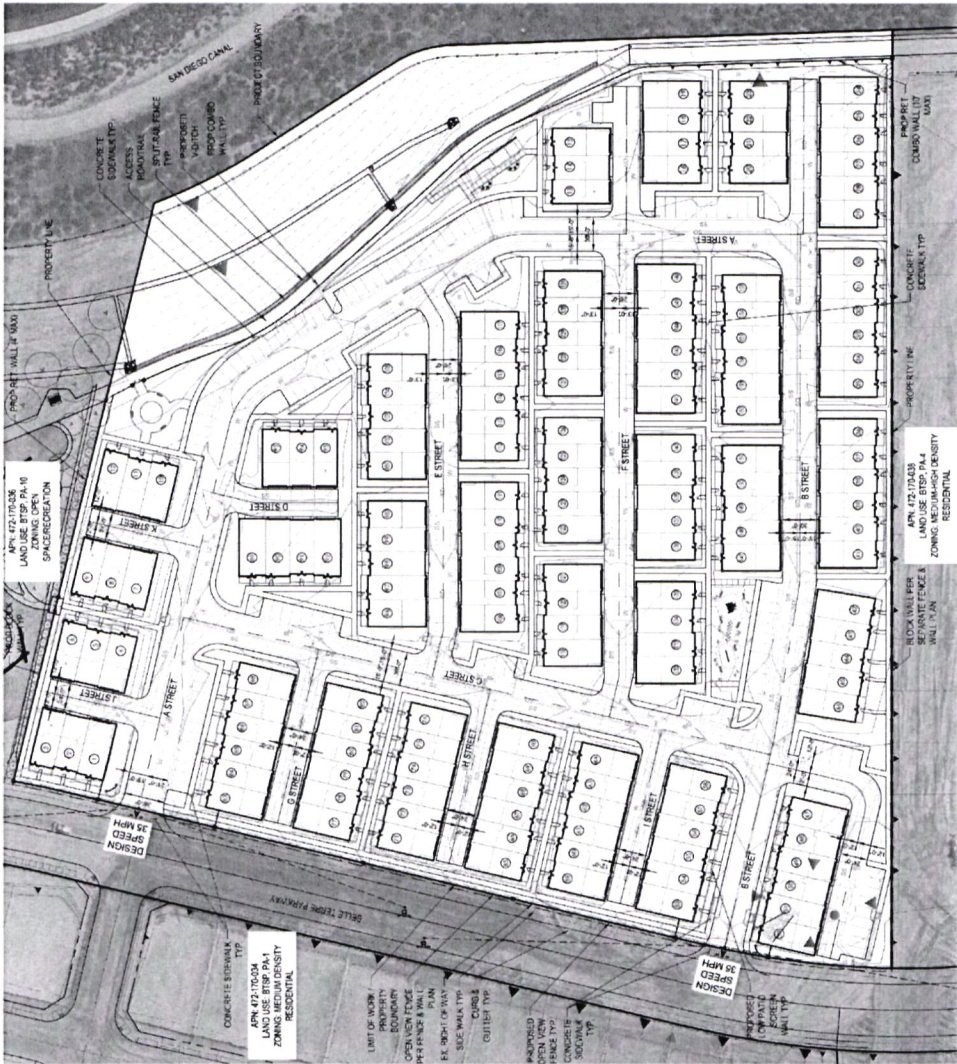
1. ALL IMPROVEMENTS SHALL BE PER SCHWELB'S "UNIFORM RESIDENTIAL AND COMMERCIAL SPECIFICATIONS" (UNIFORM SPECIFICATIONS) LATEST EDITION.
2. THIS TENTATIVE PLAN "IMP" DOES NOT INDICATE THE FINAL CONTRACT DOCUMENTS OF PROJECT. CONTRACT DOCUMENTS SHALL BE PREPARED BY THE ARCHITECT.
3. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
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20. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.

**PROJECT DESCRIPTION**

THE PROJECT IS A CONCEPTUAL LANDSCAPE PLAN FOR A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT. THE PROJECT IS SITUATED ON A 127.00 ACRE TRACT WITH AN APN OF 47217000A. THE PROJECT IS ZONED MEDIUM DENSITY RESIDENTIAL (BTP PA-1). THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA LANDSCAPE ARCHITECTURE ACT.

**FUEL MODIFICATION NOTE**

THE PROJECT IS A CONCEPTUAL LANDSCAPE PLAN FOR A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT. THE PROJECT IS SITUATED ON A 127.00 ACRE TRACT WITH AN APN OF 47217000A. THE PROJECT IS ZONED MEDIUM DENSITY RESIDENTIAL (BTP PA-1). THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA LANDSCAPE ARCHITECTURE ACT.



**TABLE OF CONTENTS**

1. SITE CONTEXT MAPS  
 2. SITE PLAN  
 3. LANDSCAPE PLAN  
 4. CONCEPTUAL LANDSCAPE PLAN  
 5. CONCEPTUAL LANDSCAPE PLAN  
 6. CONCEPTUAL LANDSCAPE PLAN

**LANDSCAPE CONCEPT**

THE DESIGN FOR THIS TRACT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL BE THE CLIMATE OF THE AREA AND PROVIDE FOR BEAUTY AND ENJOYMENT. THE DESIGN WILL BE A CONCEPTUAL LANDSCAPE PLAN THAT WILL BE USED TO GUIDE THE DEVELOPMENT OF THE TRACT. THE DESIGN WILL BE A CONCEPTUAL LANDSCAPE PLAN THAT WILL BE USED TO GUIDE THE DEVELOPMENT OF THE TRACT. THE DESIGN WILL BE A CONCEPTUAL LANDSCAPE PLAN THAT WILL BE USED TO GUIDE THE DEVELOPMENT OF THE TRACT.

**PLANTING NOTES**

1. ALL PLANTING SHALL BE ACCORDING TO THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS. 2. ALL PLANTING SHALL BE ACCORDING TO THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS. 3. ALL PLANTING SHALL BE ACCORDING TO THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS.

**IRRIGATION NOTES**

1. ALL IRRIGATION SHALL BE ACCORDING TO THE CALIFORNIA IRRIGATION STANDARDS AND SPECIFICATIONS. 2. ALL IRRIGATION SHALL BE ACCORDING TO THE CALIFORNIA IRRIGATION STANDARDS AND SPECIFICATIONS. 3. ALL IRRIGATION SHALL BE ACCORDING TO THE CALIFORNIA IRRIGATION STANDARDS AND SPECIFICATIONS.

**NOT FOR CONSTRUCTION**

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.



**DIGALERT**

YOU DO IT YOURSELF. YOU DO IT YOURSELF. YOU DO IT YOURSELF.

**ALBERT A. WEBB ASSOCIATES**  
 ENGINEERING CONSULTANTS  
 10000 CANTON AVENUE, SUITE 200  
 CANTON, CA 92520  
 PH: (951) 880-8800  
 FAX: (951) 880-8800

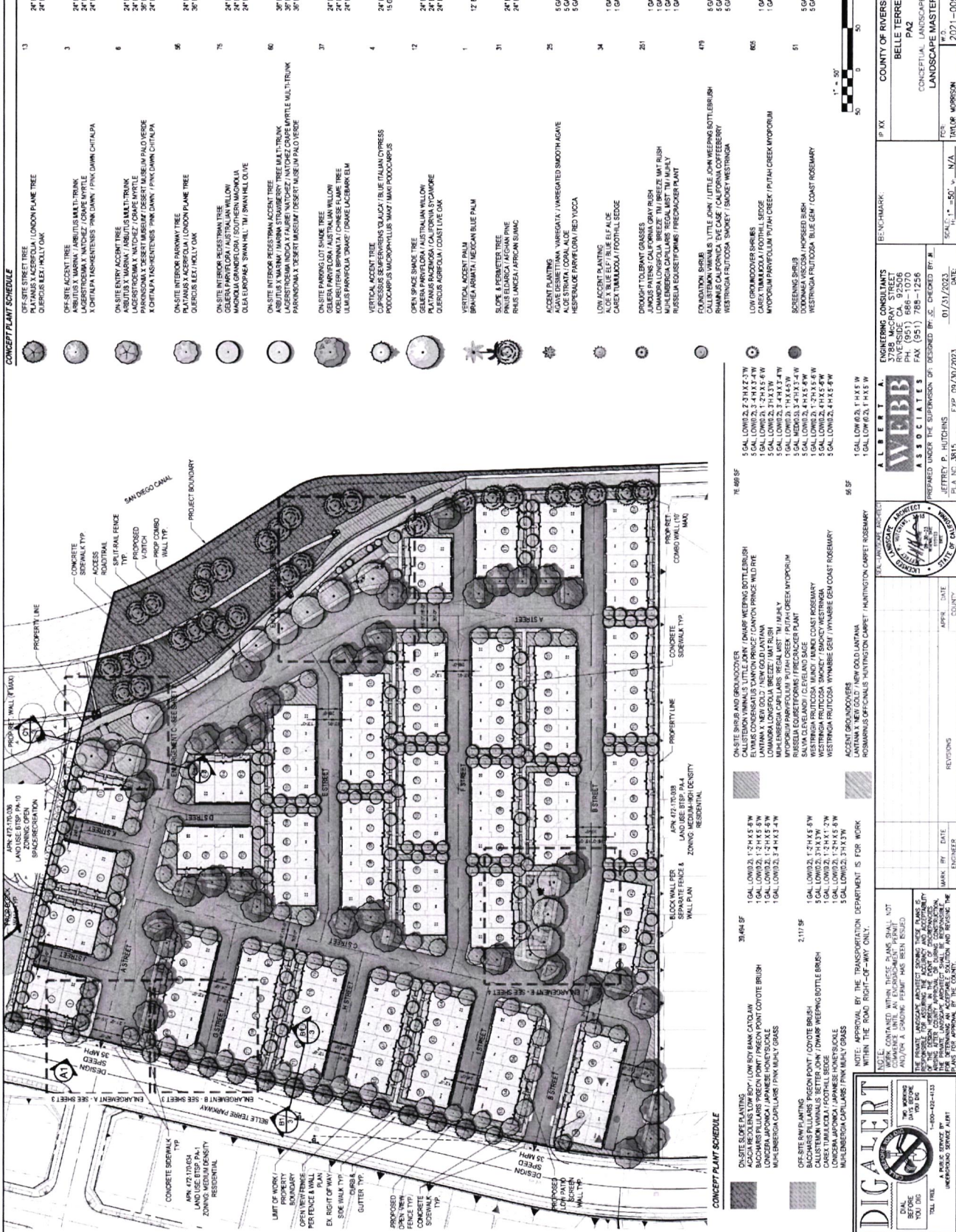
PREPARED UNDER THE SUPERVISION OF DESIGNED BY: JEFFREY P. HUTCHINS  
 PL. NO. 38307, EXP. 09/30/2023

DATE: 01/31/2023  
 COUNTY: RIVERSIDE

**ENGINEERING CONSULTANTS**  
 ALBERT A. WEBB ASSOCIATES  
 10000 CANTON AVENUE, SUITE 200  
 CANTON, CA 92520  
 PH: (951) 880-8800  
 FAX: (951) 880-8800

**PROJECT INFORMATION**  
 PROJECT NO.: 38307  
 SHEET NO.: 1  
 COUNTY OF RIVERSIDE  
 BELLE TERRE PA2  
 CONCEPTUAL LANDSCAPE PLANS  
 SITE CONTEXT & NOTES

**DATE:** 01/31/2023  
**ENGINEER:** JEFFREY P. HUTCHINS  
**PL. NO.:** 38307



**CONCEPT PLANT SCHEDULE**

| NO. | DESCRIPTION                  | PLANT SPECIFICATIONS                    |
|-----|------------------------------|---|
| 1   | OFF-SITE STREET TREE         | PLATANUS X ACERPOLA / LONDON PLANE TREE |
| 2   | ON-SITE ACCENT TREE          | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 3   | ON-SITE ENTRY ACCENT TREE    | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 4   | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
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| 72  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 73  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 74  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 75  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 76  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 77  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 78  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 79  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 80  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 81  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 82  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 83  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 84  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 85  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 86  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 87  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 88  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 89  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 90  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 91  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 92  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 93  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 94  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 95  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 96  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 97  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 98  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 99  | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |
| 100 | ON-SITE INTERIOR ACCENT TREE | ARJUNIA X MARALI FABRIS MULTI-TRUNK     |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPIRATION DEPARTMENT ONLY - NON / OFF-SITE)

PLAN CHECK OVERSIGHT ENGINEER DATE SIGNED ORD. 959 VERSION

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

PLAN CHECK OVERSIGHT IIA / CID REGISTRATION NUMBER DATE SIGNED TENTATIVE APP P/P

**DIGALERT**

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCUMBRANCE PERMIT HAS BEEN OBTAINED FROM THE COUNTY ENGINEER'S OFFICE. THIS PERMIT IS VALID FOR 90 DAYS FROM THE DATE OF ISSUANCE. ANY WORK BEING PERFORMED MUST BE IN ACCORDANCE WITH THE PERMIT CONDITIONS AND THE ENCUMBRANCE PERMIT. THE PERMIT CONDITIONS SHALL BE APPROVED BY THE COUNTY ENGINEER'S OFFICE. FOR MORE INFORMATION, CONTACT THE COUNTY ENGINEER'S OFFICE AT (619) 444-1111.

DATE: 01/31/2023

SCALE: 1" = 50' - N/A

FOR: TAYLOR MORRISON

COUNTY FILE NO.: 2021-0090

PROJECT: BELLE TERRE PAZ CONCEPTUAL LANDSCAPE PLANS

CONCEPTUAL MASTER PLAN

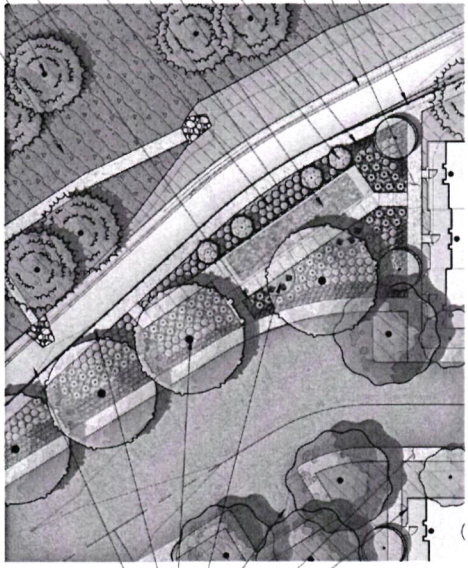
SHEET NO.: 2

DATE: 2/07/2023

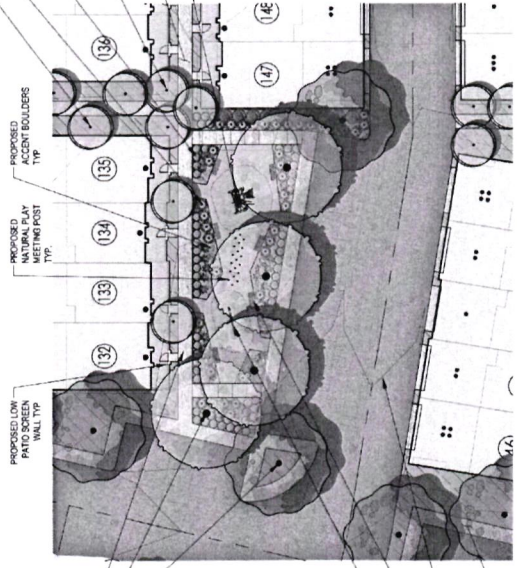


|                                |                     |             |                   |
|--------------------------------|---------------------|-------------|-------------------|
| PLAN CHECK OVERSIGHT LIA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP P&P |
|--------------------------------|---------------------|-------------|-------------------|

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



**ENLARGEMENT D | PASSIVE RECREATION AREA**



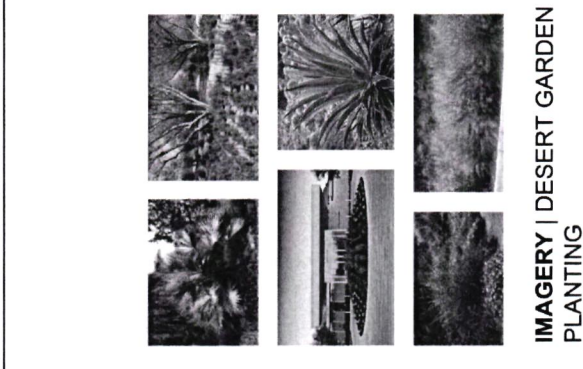
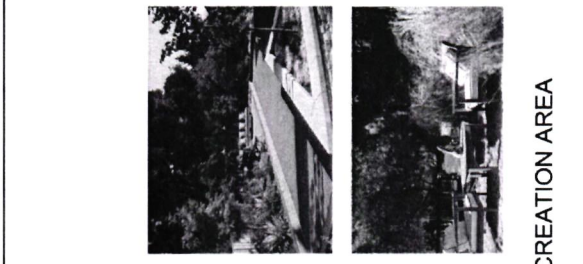
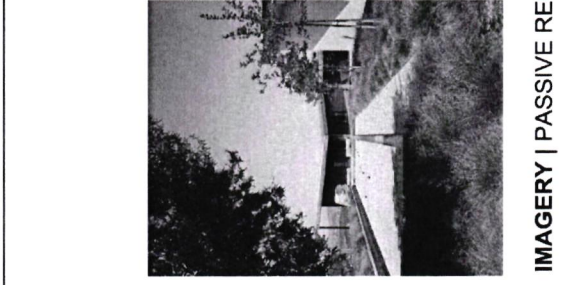
**ENLARGEMENT E | ACTIVE NATURAL PLAY AREA**

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - NOW / OFF-SITE)

|                               |                     |             |                    |
|-------------------------------|---------------------|-------------|--------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 WITH SIGN |
|-------------------------------|---------------------|-------------|--------------------|

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

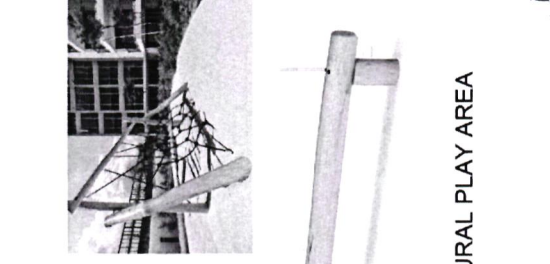
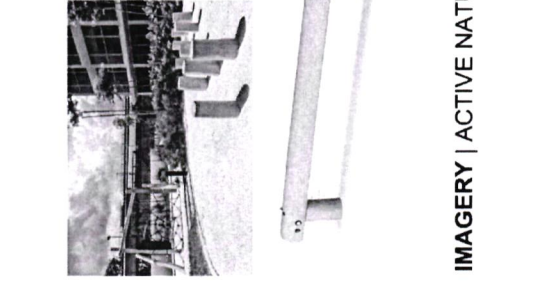
- ON-SITE SLOPE PLANTING (10' MIN SPACING)
- ON-SITE SLOPE TREE (20' MIN SPACING)
- DROUGHT TOLERANT GRASS ORNAMENTAL TYP (4' MIN SPACING / 5 GAL)
- PROPOSED RETAINING WALL
- PROPOSED POOL BALL COURT
- VERTICAL ACCENT TREE
- ON-SITE LOW GROUND COVER PLANTING (10' MIN SPACING / 5 GAL)
- PROPOSED SPLIT RAIL FENCE TYP
- CONCRETE SIDEWALK TYP
- PROPOSED COMBO WALL TYP



**IMAGERY | PASSIVE RECREATION AREA**

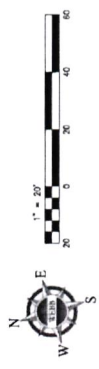
**IMAGERY | DESERT GARDEN PLANTING**

- ON-SITE SLOPE PLANTING (10' MIN SPACING)
- ON-SITE SLOPE TREE (20' MIN SPACING)
- DROUGHT TOLERANT GRASS ORNAMENTAL TYP (4' MIN SPACING / 5 GAL)
- PROPOSED RETAINING WALL
- PROPOSED POOL BALL COURT
- VERTICAL ACCENT TREE
- ON-SITE LOW GROUND COVER PLANTING (10' MIN SPACING / 5 GAL)
- PROPOSED SPLIT RAIL FENCE TYP
- CONCRETE SIDEWALK TYP
- PROPOSED COMBO WALL TYP



**IMAGERY | ACTIVE NATURAL PLAY AREA**

NOT FOR CONSTRUCTION



**DIG ALERT**

CALL BEFORE YOU DIG

1-800-422-4133

PUBLIC SERVICE UTILITIES GROUP

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

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENLARGEMENT PERMIT HAS BEEN ISSUED FOR A GRADING PERMIT HAS BEEN ISSUED.

THESE PLANS AND THE INFORMATION CONTAINED THEREON ARE THE PROPERTY OF ALBERT A. WEBB ASSOCIATES. NO PART OF THESE PLANS OR THE INFORMATION CONTAINED THEREON SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ALBERT A. WEBB ASSOCIATES.

DATE: 01/31/2023

ENGINEER: JEFFREY P. HUTTONS

DATE: 01/31/2023

**ALBERT A. WEBB ASSOCIATES**

ENGINEERING CONSULTANTS

RIVERSIDE, CA 92506

PH: (951) 866-1070

FAX: (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: DESIGNED BY: SUPERSEDED BY: A.

JEFFREY P. HUTTONS

DATE: 01/31/2023

PROJECT: BELLE TERRE PAZ

CONCEPTUAL LANDSCAPE PLANS ENLARGEMENTS & SECTIONS

DATE: 01/31/2023

ENGINEER: JEFFREY P. HUTTONS

DATE: 01/31/2023

|  |                           |
|--|---------------------------|
| PROJECT NO.  | 4                         |
| COUNTY FILE NO.                                    | 2221-0090                 |
| DATE   | 01/31/2023                |
| ENGINEER   | JEFFREY P. HUTTONS        |
| DATE   | 01/31/2023                |
| PROJECT  | BELLE TERRE PAZ           |
| CONCEPTUAL LANDSCAPE PLANS ENLARGEMENTS & SECTIONS |                           |
| DESIGNED BY  | ALBERT A. WEBB ASSOCIATES |
| DATE   | 01/31/2023                |
| SCALE  | 1" = 20'                  |
| PROJECT NO.  | 4                         |
| COUNTY FILE NO.                                    | 2221-0090                 |
| DATE   | 01/31/2023                |
| ENGINEER   | JEFFREY P. HUTTONS        |
| DATE   | 01/31/2023                |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPOSITION DEPARTMENT ONLY - HOW / OFF-SITE)

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

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

**RIVERSIDE COUNTY ORDINANCE 999 LANDSCAPE WATER USE CALCULATIONS**  
**PROJECT TYPE: Residential**  
**BELLE TERRE PAZ (IRRIGATED LANDSCAPE AREAS)**  
 0.26 AC SITE

Hydrozones for this plan were created in accordance with the standards in Section 999.03 of the Riverside County Ordinance 999. The standards require that hydrozones be created based on the site's topography, soil conditions, and other site-specific factors. The standards also require that hydrozones be created based on the site's topography, soil conditions, and other site-specific factors. The standards also require that hydrozones be created based on the site's topography, soil conditions, and other site-specific factors.

**1. ALLOWABLE ANNUAL WATER ALLOWANCE (AWA)**

AWA = (Total Area of Irrigated Landscapes) x (Allowable Annual Water Allowance per Acre)

AWA = 271,560 GAL/Y

**2. ESTIMATED ANNUAL WATER USE (EAU)**

EAU = (Sum of Estimated Annual Water Use for all Hydrozones) x (Irrigation Efficiency)

EAU = 111,330 GAL/Y

**3. IRRIGATION SYSTEM CAPACITY (ISC)**

ISC = (EAU) / (Irrigation Efficiency)

ISC = 139,163 GAL/Y

**4. PERCENTAGE OF WATER SAVED (PWS)**

PWS = ((EAU) / (AWA)) x 100

PWS = 41%



**HYDROZONE LEGEND**

| HYDROZONE   | WATER USE (GAL/Y) | % OF TOTAL |
|-------------|-------------------|------------|
| HYDROZONE 1 | 111,330           | 41%        |
| HYDROZONE 2 | 139,163           | 51%        |
| HYDROZONE 3 | 139,163           | 51%        |
| HYDROZONE 4 | 139,163           | 51%        |
| HYDROZONE 5 | 139,163           | 51%        |

**HYDROZONE PLAN/WATER USE CALCULATIONS**



**TREE SHADING LEGEND**

| SHADING AREA   | PERCENTAGE |
|----------------|------------|
| SHADING AREA 1 | 10%        |
| SHADING AREA 2 | 15%        |
| SHADING AREA 3 | 20%        |
| SHADING AREA 4 | 25%        |
| SHADING AREA 5 | 30%        |
| SHADING AREA 6 | 35%        |
| SHADING AREA 7 | 40%        |
| SHADING AREA 8 | 45%        |
| SHADING AREA 9 | 50%        |

**PARKING LOT SHADE REQUIREMENTS**

**DIG ALERT**

CALL BEFORE YOU DIG

1-800-422-4123

WWW.DIGALERT.COM

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

THESE PLANS SHALL NOT BE CONSIDERED AS AN ENCOURAGEMENT OF PERMITTING OR CONSTRUCTION OF ANY WORK UNLESS THE PERMITTING AGENCY HAS BEEN ADVISED AND APPROVED.

THE PERMITTING AGENCY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC UTILITY LINES AND THE PROTECTION OF THE PUBLIC UTILITY LINES AND THE PROTECTION OF THE PUBLIC UTILITY LINES.

**ALBERT A. WEBB ASSOCIATES**

ENGINEERING CONSULTANTS

1000 RIVERSIDE AVENUE

RIVERSIDE, CA 92506

PH: (951) 696-1070

FAX: (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: DESIGNED BY: CHECKED BY:

JEFFREY P. HUTCHINS

DATE: 01/31/2023

PROJECT NO. 5

SHEET NO. 5 OF 07 SHEETS

COUNTY OF RIVERSIDE

BELLE TERRE PAZ

CONCEPTUAL LANDSCAPE PLANS

HZ PLAN, WATER USE CAL. & PARKING SHADE REQ.

SCALE: 1" = 20' - 0"

DATE: 01/31/2023

FOR: TAYLOR HARRISON

PROJECT NO.: 2021-0090

COUNTY FILE NO.: XX

NOT FOR CONSTRUCTION



|                               |                     |             |                      |
|-------------------------------|---------------------|-------------|----------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. P.P.# |
| ORD. 859 VERSION              |                     |             |                      |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - HOW / OFF-SITE).

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

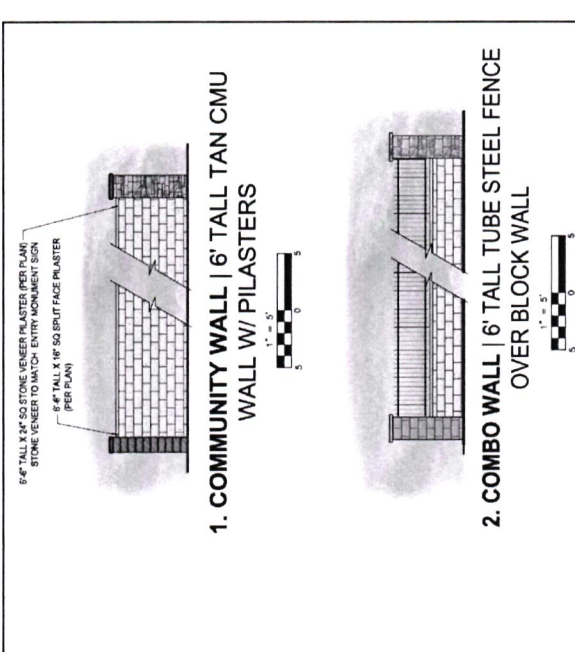
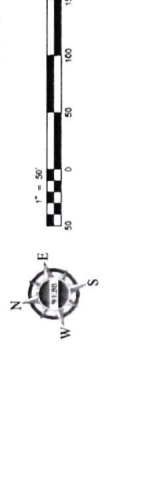
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|-------------------------------|---------------------|-------------|----------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. P.P.# |
| ORD. 859 VERSION              |                     |             |                      |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - HOW / OFF-SITE).

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



- SITE PLAN**
- LEGEND**
1. 6' TALL COMMUNITY WALL
  2. 6' TALL COMBO WALL
  3. 6' TALL OPEN VIEW FENCE
  4. 6-8' TALL 24" SQ. STONE VENEER PILASTER
  5. 6-8' TALL 18" SQ. SPLIT-FACE PILASTER
- NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
- SCALE: WORK WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT HAS BEEN OBTAINED AND/OR A DRIVING PERMIT HAS BEEN ISSUED.
- THE SEALS, SIGNS, ARCHES, STAMPS, AND/OR SIGNATURES OF ANY ENGINEER OR ARCHITECT IN THIS PLAN SHALL BE VOID OF ANY VALIDITY UNLESS THE SEALS, SIGNS, ARCHES, STAMPS, AND/OR SIGNATURES ARE MADE AND USED IN ACCORDANCE WITH THE PROFESSIONAL ETHICS ACT AND THE PROFESSIONAL REGULATION ACT, AND THE ENGINEER OR ARCHITECT HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF CALIFORNIA.



1. **COMMUNITY WALL | 6' TALL TAN CMU WALL W/ PILASTERS**

2. **COMBO WALL | 6' TALL TUBE STEEL FENCE OVER BLOCK WALL**

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

|                               |                     |             |                  |
|-------------------------------|---------------------|-------------|------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION |
|                               |                     |             |                  |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - HOW / OFF-SITE).

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

|                               |                     |             |                      |
|-------------------------------|---------------------|-------------|----------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. P.P.# |
| ORD. 859 VERSION              |                     |             |                      |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - HOW / OFF-SITE).

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

**ALBERT A. WEBB ASSOCIATES**  
 3785 MCCRAY STREET  
 WEST GARDEN, CA 91305  
 PH (951) 868-1070  
 FAX (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: DESIGNED BY: CHECKED BY: M.  
 JEFFREY P. HITCHINS  
 DATE: 07/31/2023  
 E.A.P. 09/30/2023

SCALE: 1" = 50' - N/A

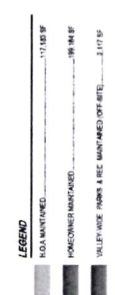
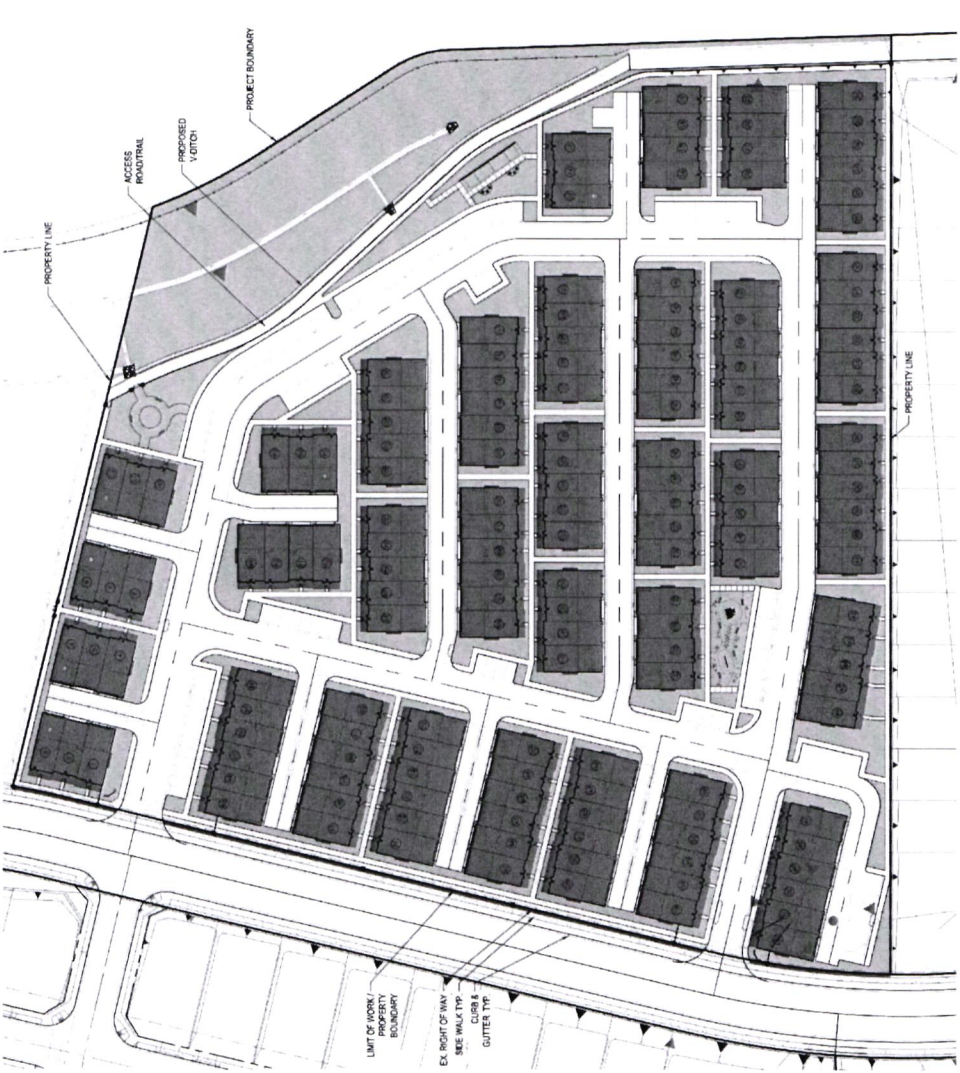
PROJECT: COUNTY OF RIVERSIDE  
 BELLE TERRE  
 P&Z  
 CONCEPTUAL LANDSCAPE PLANS  
 CONCEPTUAL FENCE AND WALL PLAN

PER: TAYLOR MORRISON  
 COUNTY FILE NO. XX  
 2021-0090

NOT FOR CONSTRUCTION

| PLAN CHECK OVERSIGHT LA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP # |
|-------------------------------|---------------------|-------------|-----------------|
|                               |                     |             |                 |

| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. #59 VERSION |
|-------------------------------|---------------------|-------------|------------------|
|                               |                     |             |                  |



**SITE PLAN**

**DIG ALERT**

NO WORKING TO BE DONE TO YOU OR YOUR PROPERTY

CALL 811 TO REPORT ANY PROBLEMS

FOR MORE INFORMATION VISIT [www.digalert.com](http://www.digalert.com)

1-800-422-6433

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

NO. 1. CONTRACT WITHIN THESE PLANS SHALL NOT BE VALID UNTIL AN ENCLOSURE PERMITS HAS BEEN ISSUED AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NO. 2. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL ARCHITECT OR AN ARCHITECT UNDER THE CLOSE SUPERVISION OF THE ORIGINAL ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL ARCHITECT OR AN ARCHITECT UNDER THE CLOSE SUPERVISION OF THE ORIGINAL ARCHITECT.

NO. 3. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL ARCHITECT OR AN ARCHITECT UNDER THE CLOSE SUPERVISION OF THE ORIGINAL ARCHITECT.

NO. 4. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL ARCHITECT OR AN ARCHITECT UNDER THE CLOSE SUPERVISION OF THE ORIGINAL ARCHITECT.

**ALBERT A. WEBB ASSOCIATES**

ENGINEERING CONSULTANTS

3788 MACRAY STREET  
 SUITE 100  
 RICHMOND, VA 23261  
 PH: (951) 688-1070  
 FAX: (951) 788-1256

PREPARED UNDER THE SUPERVISION OF: DESIGNED BY: **JEFFREY P. HUTCHINS** CHECKED BY: **J. M. ...**

PLA. NO. 2021-0090

DATE: 01/11/2023

|                 |   |
|-----------------|---|
| PROJECT NO.     | 2021-0090   |
| CLIENT          | TAYLOR MORRISON   |
| PROJECT NAME    | BELLE TERRE PA2<br>CONCEPTUAL LANDSCAPE PLANS<br>MAINTENANCE PLAN |
| SHEET NO.       | 7   |
| TOTAL SHEETS    | 7 OF 07   |
| COUNTY FILE NO. | XX  |



- Notes:
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per parcel map.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building footprints may change due to the final design elevation style.
  6. Open space are subject to change.
  7. Building setbacks are measured from property lines to building foundation lines.

GUEST PARKING PROXIMITY STUDY  
CONCEPTUAL SITE PLAN

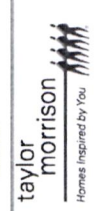
SIENNA PA2  
FRENCH VALLEY, CALIFORNIA  
07/25/22



TRASH ALLOCATION STUDY  
CONCEPTUAL SITE PLAN

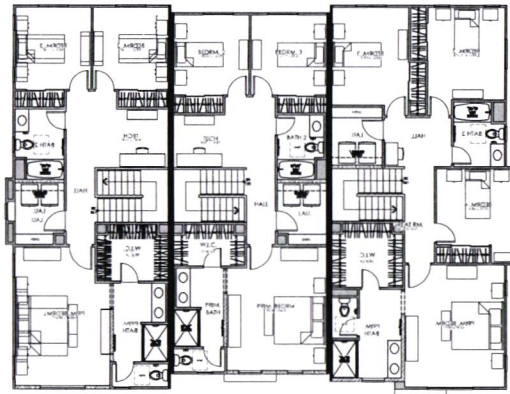
SIENA PA 2  
FRENCH VALLEY, CALIFORNIA  
07/25/22

- NOTES:
1. Site plan is for conceptual purposes only.
  2. All dimensions are approximate and subject to change.
  3. All setbacks are approximate.
  4. All setbacks are approximate.
  5. All setbacks are approximate.
  6. All setbacks are approximate.
  7. Building setbacks are measured from property lines to building foundations.

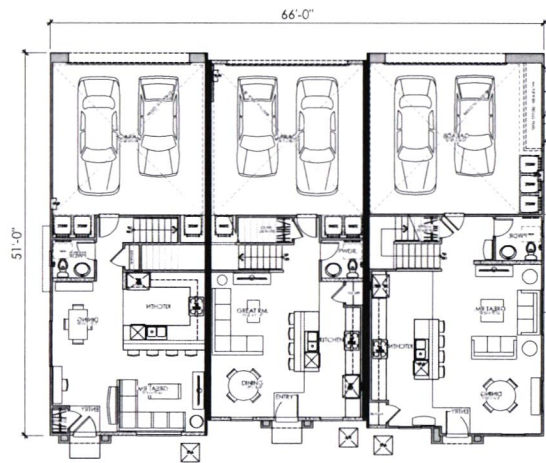




CONCEPTUAL VIEW  
FROM BELLE TERRE PARKWAY



SECOND FLOOR PLAN



PLAN 2XR  
 1,601 S.F.  
 3 BDRM., 2.5 BATH, LOFT

PLAN 1A  
 1,497 S.F.  
 3 BDRM., 2.5 BATH

PLAN 4R  
 1,843 S.F.  
 4 BDRM., 2.5 BATH

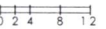
FIRST FLOOR PLAN

300A BUILDING COMPOSITE (3-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

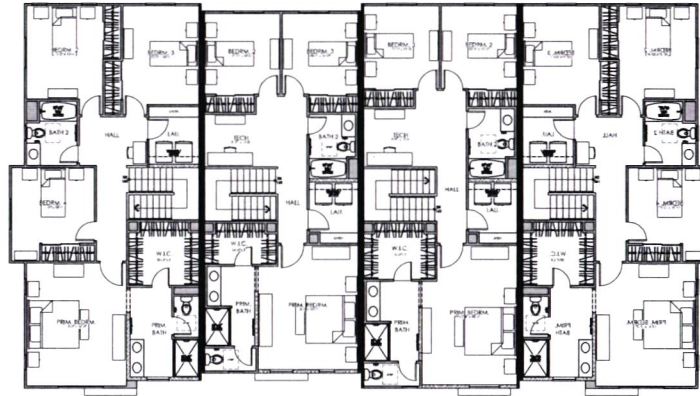


**SIENA PA-2**  
 FRENCH VALLEY, CA  
 7/25/22

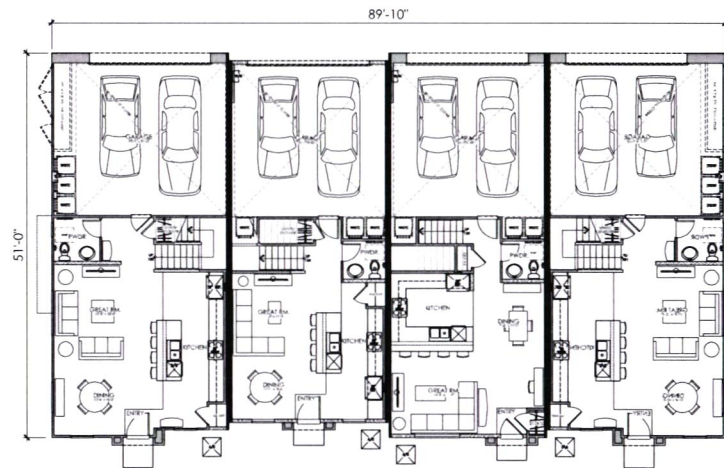


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MICRONS.COM  
 JOB #: 20115



SECOND FLOOR PLAN



- |  |  |  |   |
|--|--|--|---|
| PLAN 4A<br>1,843 S.F.<br>4 BDRM., 2.5 BATH | PLAN 1A<br>1,497 S.F.<br>3 BDRM., 2.5 BATH | PLAN 2A<br>1,601 S.F.<br>3 BDRM., 2.5 BATH | PLAN 4AR<br>1,843 S.F.<br>4 BDRM., 2.5 BATH |
|--|--|--|---|

FIRST FLOOR PLAN

400A BUILDING COMPOSITE (4-PLEX)

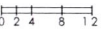
OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS



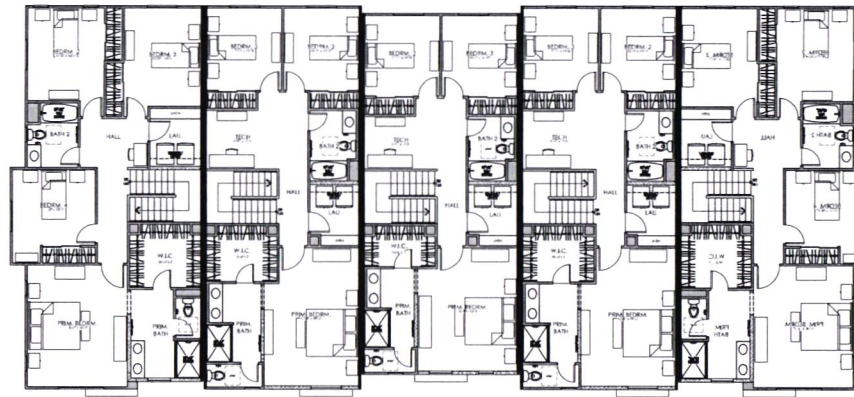
SIENA PA-2  
 FRENCH VALLEY, CA  
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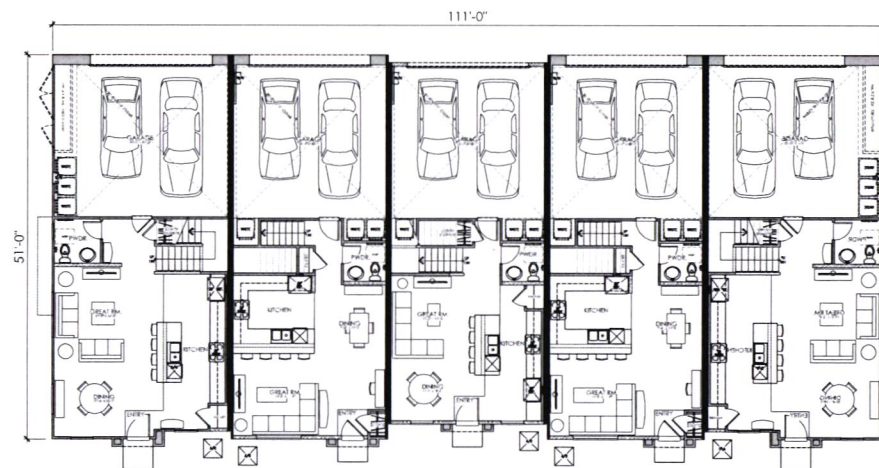
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SECOND FLOOR PLAN

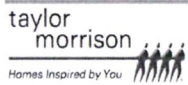


PLAN 4A 1,843 S.F. 4 BDRM., 2.5 BATH  
 PLAN 2A 1,601 S.F. 3 BDRM., 2.5 BATH  
 PLAN 1A 1,497 S.F. 3 BDRM., 2.5 BATH  
 PLAN 2A 1,601 S.F. 3 BDRM., 2.5 BATH  
 PLAN 4AR 1,843 S.F. 4 BDRM., 2.5 BATH

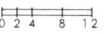
FIRST FLOOR PLAN

500A BUILDING COMPOSITE (5-PLEX)

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

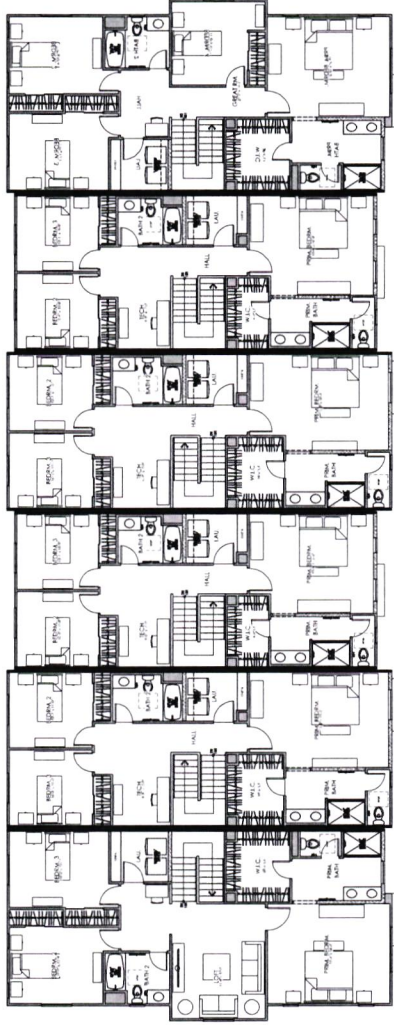


SIENA PA-2  
 FRENCH VALLEY, CA  
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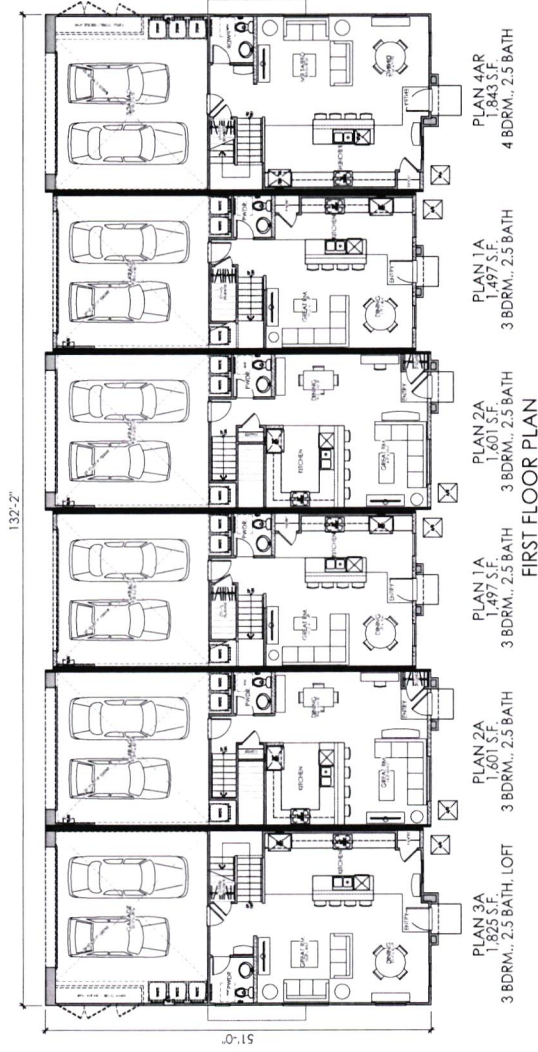


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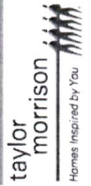


SECOND FLOOR PLAN

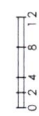


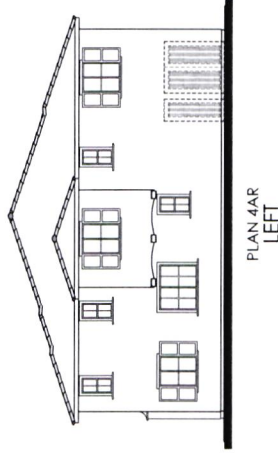
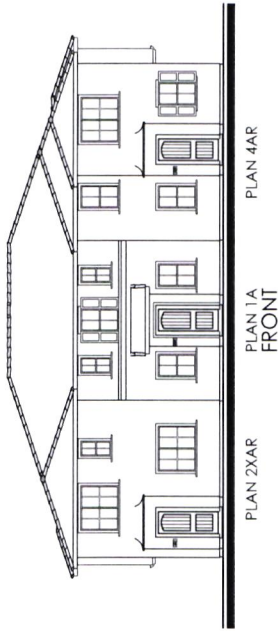
FIRST FLOOR PLAN

OCCUPANCY: R3 TOWNHOME/U  
 FIRE PROTECTION SYSTEM: NFPA 13D  
 CONSTRUCTION: 1.5  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS



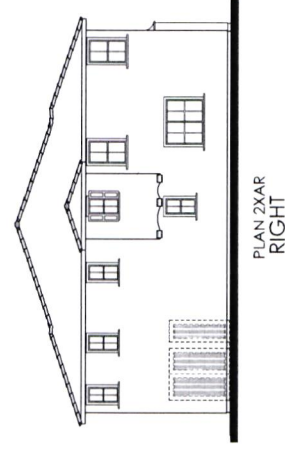
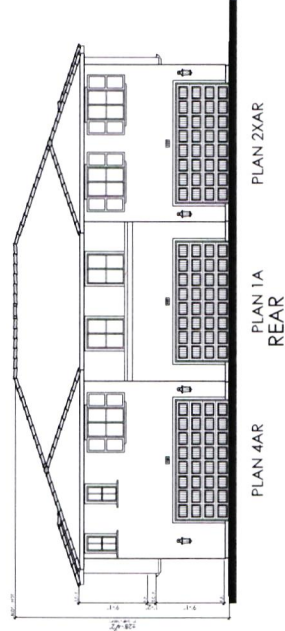
SIENA PA-2  
 FRENCH VALLEY, CA  
 7/25/22





**MATERIALS LEGEND**

FRONT DOOR: PREFRIGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE 3" TILE  
 FLOOR: 6" WOOD  
 SILL: 2x4 WOOD  
 WALL: STUCCO  
 WINDOWS: VINYL GLASS  
 SHUTTERS: STAINLESS STEEL  
 TRIM: STUCCO OVER RIGID FOAM

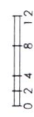


OCCUPANCY: 03, TOWNHOME/U  
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 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

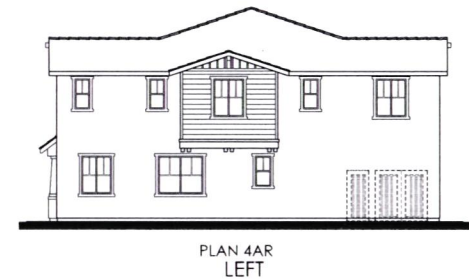
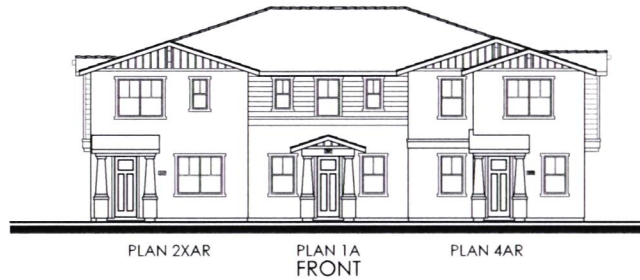


"A" SPANISH CALIFORNIA ELEVATIONS  
 300 BUILDING COMPOSITE (3-PLEX)

SIENA PA-2  
 FRENCH VALLEY, CA  
 -1-1/21

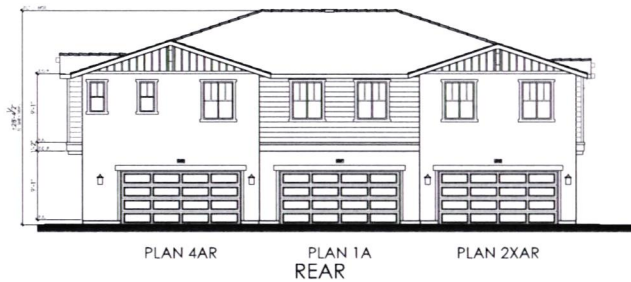


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**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x4 WOOD
  - BARGE: 2x4 WOOD
  - GABLE END: BOARD & BATTEN/ WOOD CORBEL/ KNEE BRACE
  - WALL: STUCCO/ BOARD & BATTEN
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: POST AND BEAM



OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

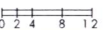
"B" CALIFORNIA CRAFTSMAN ELEVATIONS  
 300 BUILDING COMPOSITE (3-PLEX)

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 morrison  
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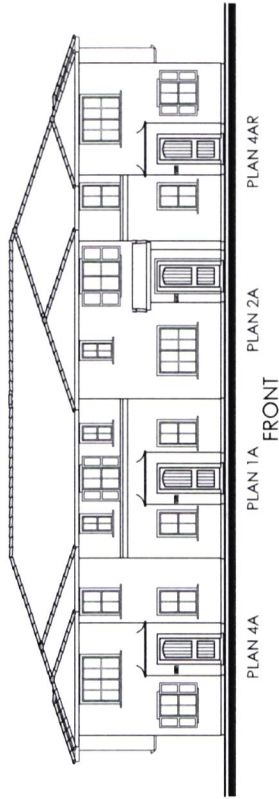
SIENA PA-2  
 FRENCH VALLEY, CA  
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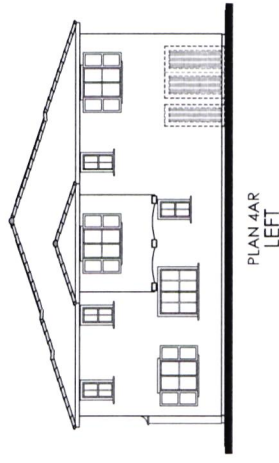
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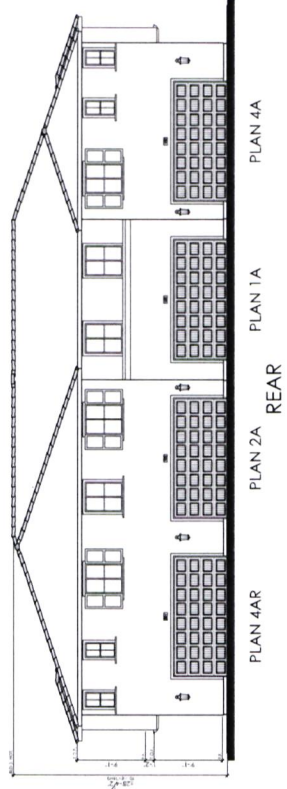


PLAN 4A PLAN 1A PLAN 2A PLAN 4R FRONT

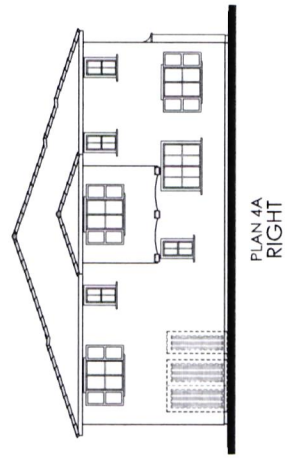


PLAN 4AR LEFT

**MATERIALS LEGEND**  
 (where applicable)  
 FINISH: STUCCO  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE 3" TILE  
 FLOOR: 2x4 WOOD  
 BASE: 2x4 WOOD  
 WALL: STUCCO  
 WINDOWS: VINYL W/ GRID  
 DOORS: VINYL W/ GRID  
 TRIM: STUCCO OVER RIGID FOAM



PLAN 4AR PLAN 2A PLAN 1A PLAN 4A REAR

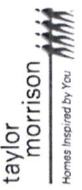


PLAN 4A RIGHT

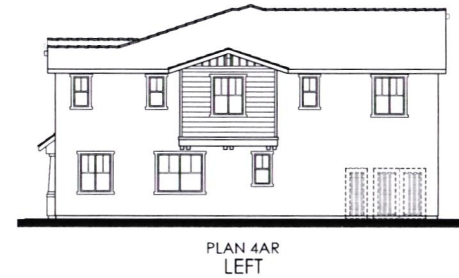
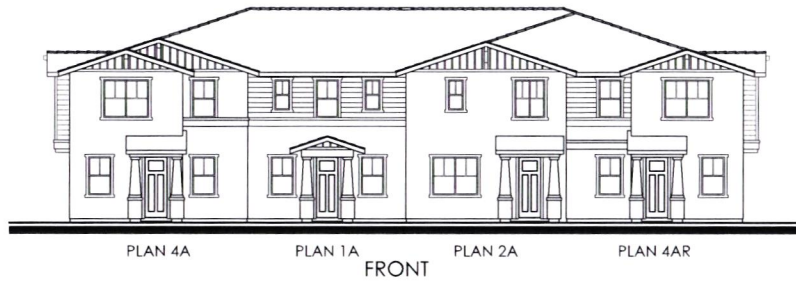
"A" SPANISH CALIFORNIA ELEVATIONS  
 400 BUILDING COMPOSITE (4-PLEX)

SIENA PA-2  
 FRENCH VALLEY, CA  
 -1-1/21

OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: 19  
 SQUARE FOOTAGE: MEASURED TAKEN FROM OUTSIDE WALLS

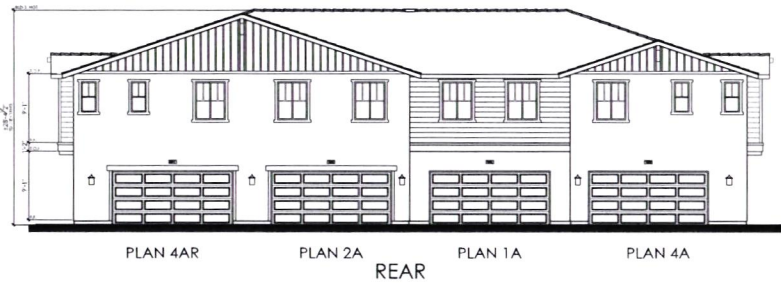


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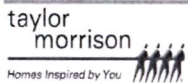
**MATERIALS LEGEND**

- (WHERE SPECIFIED)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x4 WOOD
  - BARGE: 2x4 WOOD
  - GABLE END: BOARD & BATTEN/ WOOD CORBEL/ KNEE BRACE
  - WALL: STUCCO/ BOARD & BATTEN
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: POST AND BEAM

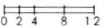


OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

"B" CALIFORNIA CRAFTSMAN ELEVATIONS  
 400 BUILDING COMPOSITE (4-PLEX)



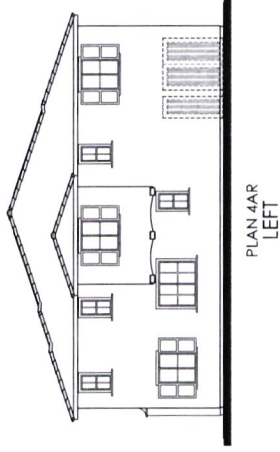
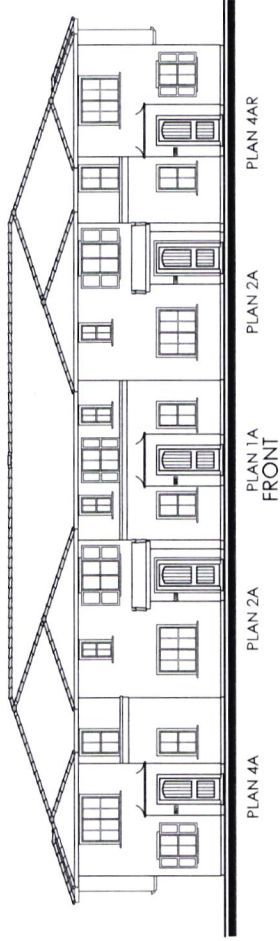
SIENA PA-2  
 FRENCH VALLEY, CA  
 -1-/21



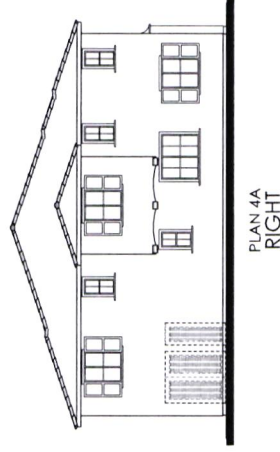
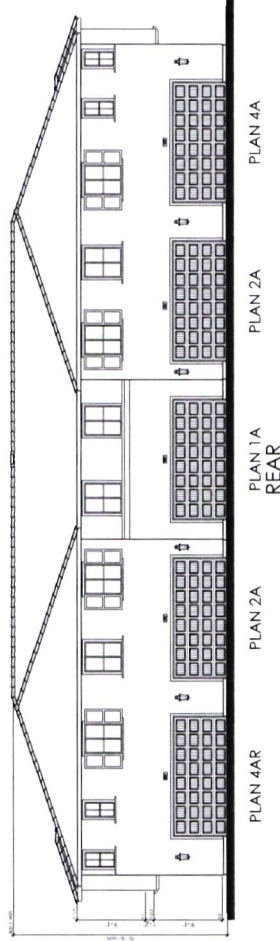
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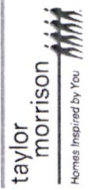
McCrack.com  
 JOB #: 2013.15



**MATERIALS LEGEND**  
 FINISH OCCURS IN PARENTHESIS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE 3" TILE  
 FLOOR: 2" WOOD  
 FLOOR: 2" WOOD  
 WALL: STUCCO  
 WINDOWS: VINYL W/ GRIDS  
 PARTITION WALLS: STUCCO  
 TRIM: STUCCO OVER RIGID FOAM



OCCUPANCY: R3 TOWNHOME/LI  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS



"A" SPANISH CALIFORNIA ELEVATIONS  
 500 BUILDING COMPOSITE (5- PLEX)

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**MATERIALS LEGEND**

- (WHERE SPECIFIED)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - GABLE END: BOARD & BATTEN/ WOOD CORBEL/ KNEE BRACE
  - WALL: STUCCO/ BOARD & BATTEN
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: POST AND BEAM



OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

"B" CALIFORNIA CRAFTSMAN ELEVATIONS  
 500 BUILDING COMPOSITE (5-PLEX)

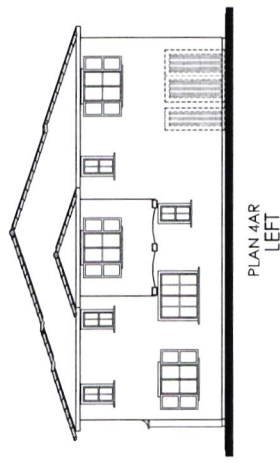
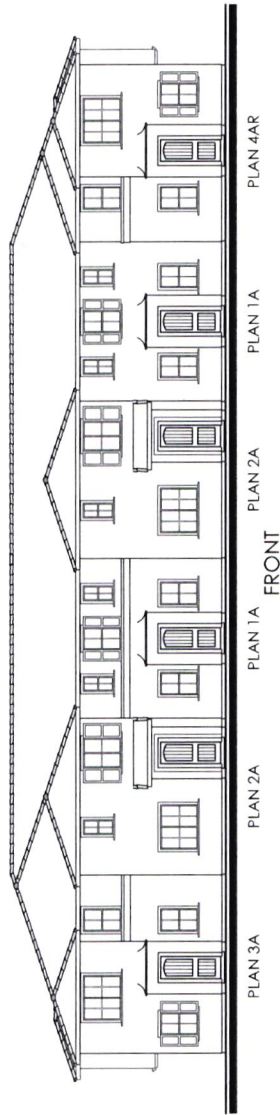


SIENA PA-2  
 FRENCH VALLEY, CA  
 -1- / 21

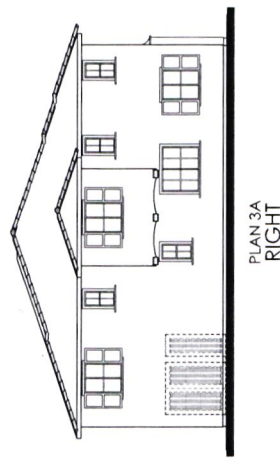
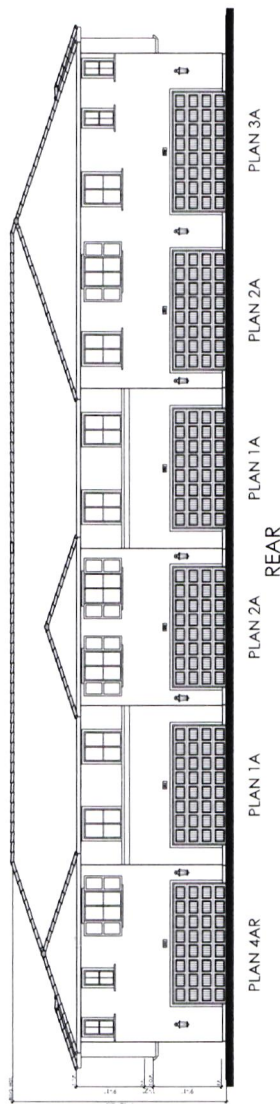
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- MATERIALS LEGEND**
- FRONT DOORS: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE 5" TILE
  - FLOORING: 2x6 WOOD
  - WALL: STUCCO
  - TRIM: W/INTL W/ GRID
  - WINDOWS: W/INTL W/ GRID
  - WALLS: STUCCO OVER RIGID FOAM



OCCUPANCY: R3 TOWNHOME/UJ  
 SPRINKLER SYSTEM: NFPA 1.3D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

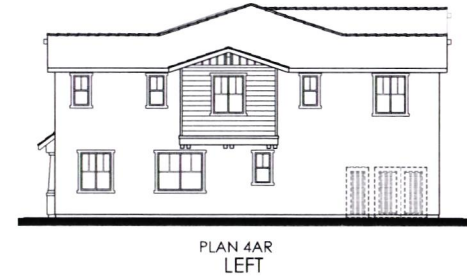
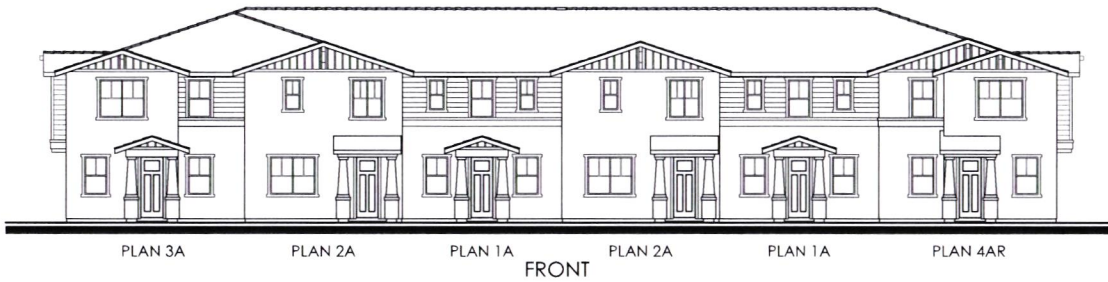
"A" SPANISH CALIFORNIA ELEVATIONS  
 600 BUILDING COMPOSITE (6- PLEX)



**SIENA PA-2**  
 FRENCH VALLEY, CA  
 -1-1/21

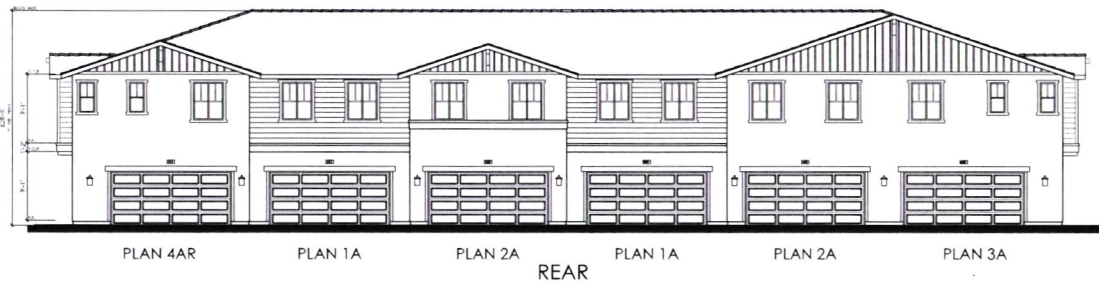






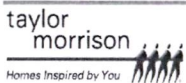
**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x4 WOOD
  - BARGE: 2x4 WOOD
  - GARLE END: BOARD & BATTEN/ WOOD CORBEL/ KNEE BRACE
  - WALL: STUCCO/ BOARD & BATTEN
  - WINDOWS: VINYL W/ GRIDS
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: POST AND BEAM



OCCUPANCY: R3 TOWNHOME/U  
 SPRINKLER SYSTEM: NFPA 13D  
 CONSTRUCTION: VB  
 SQUARE FOOTAGE MEASURED TAKEN FROM OUTSIDE WALLS

"B" CALIFORNIA CRAFTSMAN ELEVATIONS  
 600 BUILDING COMPOSITE (6-PLEX)



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0 2 4 8 12

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 2011-2015

MARCH 2015  
 JOB # 2011.5

**SPANISH COLONIAL**  
SCHEME #1

STUCCO 1

STUCCO 2

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS 1

FRONT DOOR / SHUTTERS 2

ROOF

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**SPANISH COLONIAL**  
SCHEME #2

STUCCO 1

STUCCO 2

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS 1

FRONT DOOR / SHUTTERS 2

ROOF

taylor morrison  
Homes Inspired by You

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FRENCH VALLEY, CA

**CALIFORNIA CRAFTSMAN**  
SCHEME #3

STUCCO 1

STUCCO 2

BOARD & BATTEN / GARAGE DOOR

LAP SIDING / CORNER BOARDS

FASCIA / TRIM

FRONT DOOR 1

FRONT DOOR 2

ROOF

taylor morrison  
Homes Inspired by You

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FRENCH VALLEY, CA

**CALIFORNIA CRAFTSMAN**  
SCHEME #4

STUCCO 1

STUCCO 2

BOARD & BATTEN / GARAGE DOOR

LAP SIDING / CORNER BOARDS

FASCIA / TRIM

FRONT DOOR 1

FRONT DOOR 2

ROOF

taylor morrison  
Homes Inspired by You

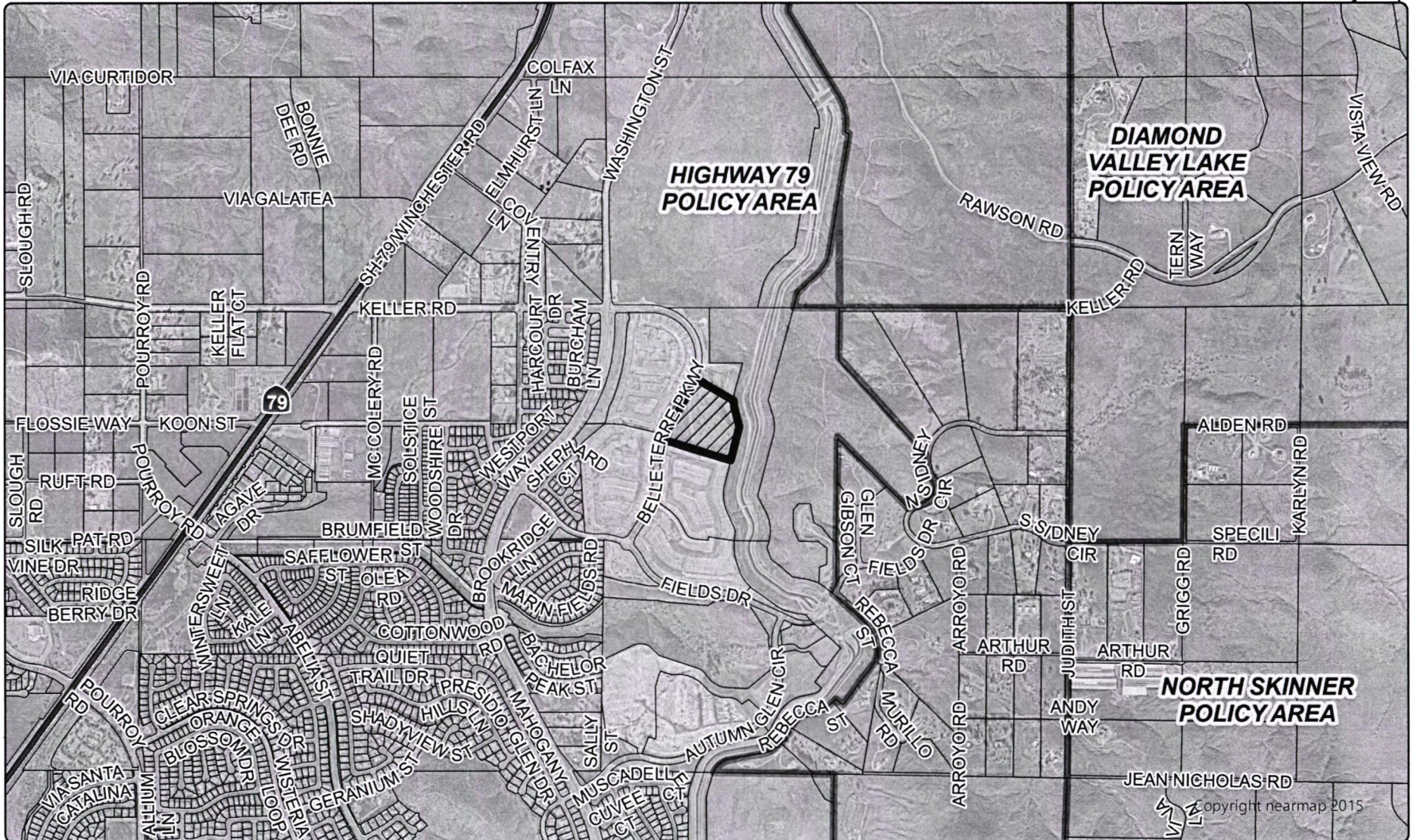
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OLIVA AT SIENA  
FRENCH VALLEY, CA

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TTM38307 PPT220020**  
**VICINITY/POLICY AREAS**

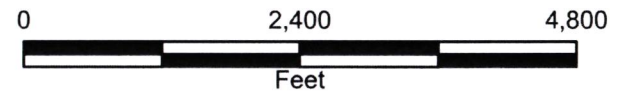
Supervisor: Washington  
 District 3

Date Drawn: 6/5/2023  
 Vicinity Map



Zoning Area: Rancho California

Author: Adam Grim



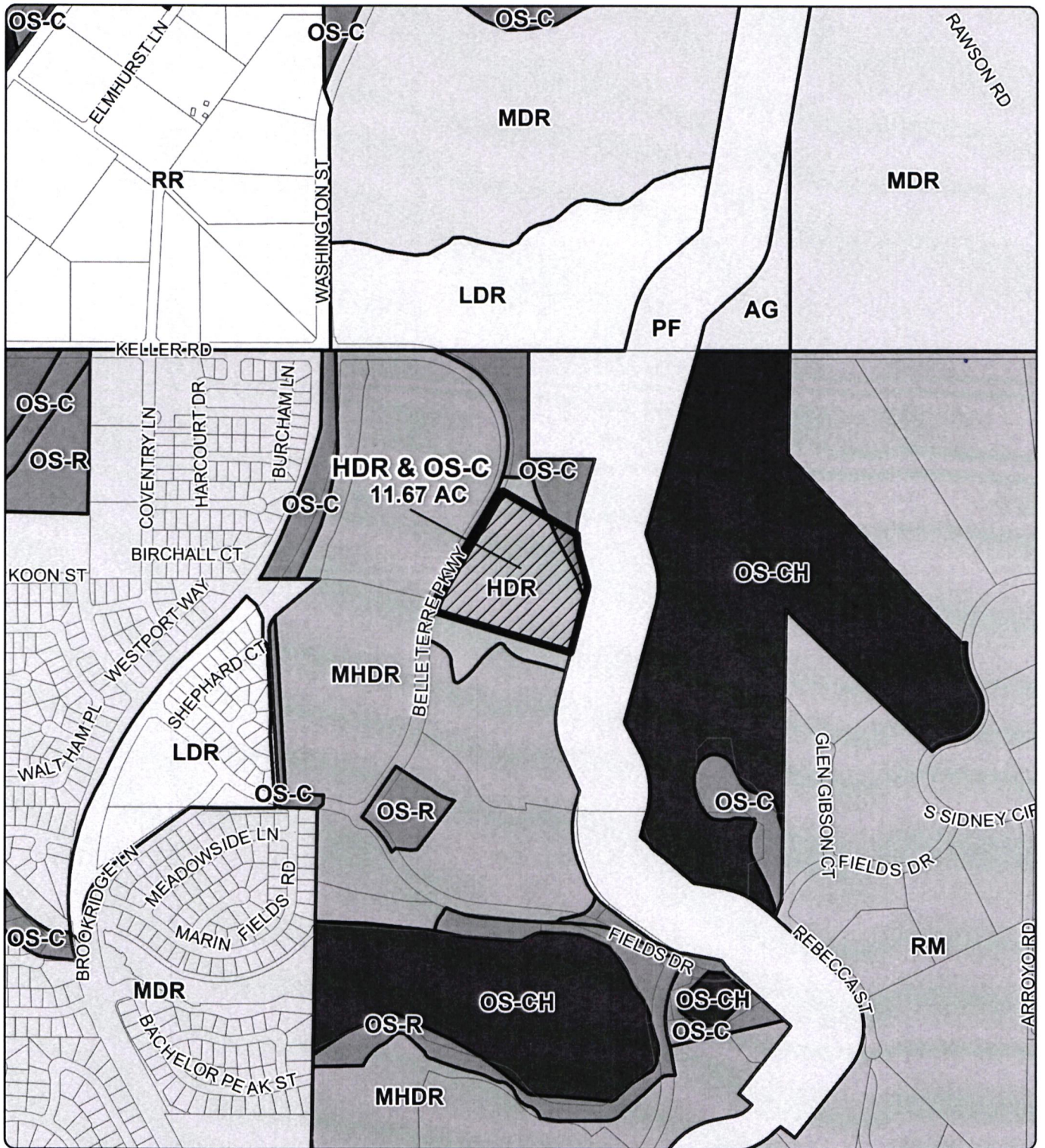
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3300 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcclma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38307 PPT220020  
EXISTING GENERAL PLAN

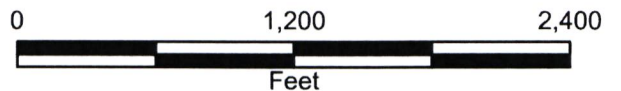
Supervisor: Washington  
District 3

Date Drawn: 6/5/2023  
Exhibit 5



Zoning Area: Rancho California

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38307 PPT220020

EXISTING ZONING

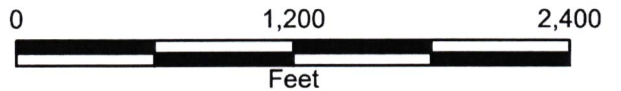
Supervisor: Washington  
District 3

Date Drawn: 6/5/2023  
Exhibit 2



Zoning Area: Rancho California

Author: Adam Grim



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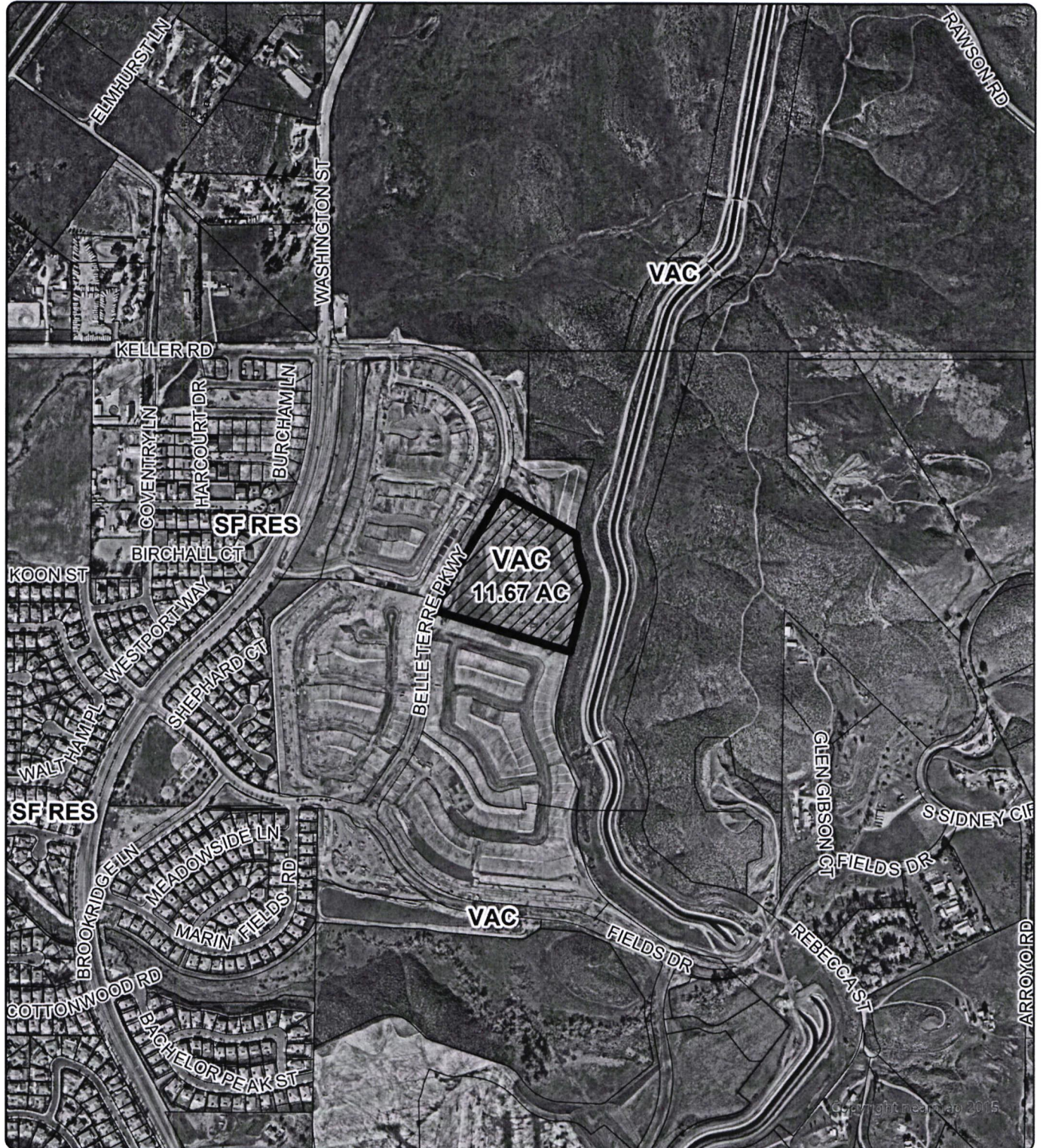
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38307 PPT220020

LAND USE

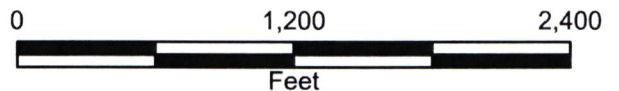
Supervisor: Washington  
District 3

Date Drawn: 6/5/2023  
Exhibit 1

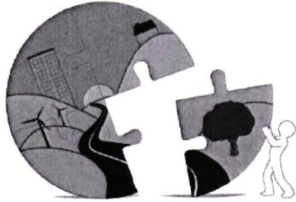


Zoning Area: Rancho California

Author: Adam Grim



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044

**FROM:** Riverside County Planning Department

County of Riverside County Clerk

4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** TTM38307 & PPT220020

**Project Location:** The Project is located within the Southwest Area Plan and is a part of the Highway 79 Policy Area. The Project site is located north of Fields Drive, east of Washington Street and Belle Terre Parkway, and south of Rawson Road.

**Project Description:** Tentative Tract Map No. 38307 (TTM38307) is a proposal for a Schedule "A" subdivision of 11.67 acres into one hundred fifty-seven (157) condominium units. Plot Plan No. 220020 (PPT220020) is a proposal for the construction of one hundred fifty-seven condominium units. There are five unit types arranged into thirty, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine handicap stalls and ten EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas, as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Taylor Morrison, 4695 Macarthur Court, Unit: 8th floor, Newport Beach, CA, 92660

**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 (Section 15182(c))
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why the Project is Exempt:** The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA if the project meets the following requirements:

- 1. Eligibility.** To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980, and the residential project undertaken must be pursuant to and in conformity to that specific plan.

EIR No. 531 (EIR531) was certified, and Specific Plan No. 382 was concurrently adopted on November 19, 2014, by the Board of Supervisors. The proposed Project meets this requirement. In addition, the Project is within Planning Area 2 of the Belle Terre Specific Plan (SP382), which designates a General Plan Foundational Component of Community Development (CD) and a Land Use Designation of High Density Residential (HDR). The HDR land use designation allows for detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses at a density range of 8.0 to 14.0 dwelling units per acre. The Project proposes the construction of 157 units over 11.67 gross acres, which would equate to approximately 13.5 units per acre. Therefore, the Project is pursuant to and in conformity with the intent of development set by the Specific Plan for this Planning Area.

- 2. Scope.** Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development.

Specific Plan No. 382 (SP382) established a 342.3-acre residential community development in the French Valley Area of Riverside County. The proposed Project is for the development of one hundred fifty-seven condominium units within Planning Area 2 of SP382. As the land use designation is High Density Residential (HDR), the Project would not change

NOTICE OF EXEMPTION

the type of use and density set for Planning Area 2; a high-density housing type, such as condominiums, would be anticipated. The standards for density are 8 to 14 dwelling units per an acre. The current Project scope proposes 157 dwelling units, which equates to approximately 13.5 dwelling units per acre. The number of units anticipated for this Planning Area at the time of the creation of SP382 was 163 dwelling units. As the Project is proposing less units than was anticipated for this Planning Area, the overall impacts would either remain the same or can be anticipated to be less than those that were set forth by the EIR. Therefore, the proposed Project meets this requirement.

- 3. Limitation. This section is subject to the limitation that a specific plan undergoes an event, such as, but not limited to: a substantial change to the proposed project is made that requires major revisions of the previous EIR; new circumstances under which the project is undertaken that will require major revisions to the previous EIR; or new information has been found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or supplement to a previous EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.

The proposed Project would not result in any new significant impacts to the physical environment that were not already disclosed in the EIR, nor would it result in substantial increases in the severity of the environmental impacts previously disclosed in the EIR. As noted previously, the Specific Plan has been subjected to a reduction in total dwelling units from 1,282 to 856, which would generally result in a reduction in impacts from those analyzed in EIR No. 531. In addition, no event has occurred that has required a subsequent EIR or supplemental EIR. The land use designation and zoning ordinance set forth by SP382 for the Planning Area that the Project is located within remains the same. The density proposed also falls within the scope analyzed within EIR531 for the Planning Area. As such, there is not a substantial change to the analyzed impacts or the circumstance under which the Project is being undertaken that would require major revisions to the previous EIR. In addition, during the review of the Project by the various County Departments for compliance with development standards, there has not been new information found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Changes in law have occurred since the certification of the previous EIR that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by the previous EIR. Since the overall density is not increasing, the anticipated product is not changing, and the intensity of the use will not increase, the Project meets this requirement.

Kathleen Mitchell

County Contact Person

Signature

951-955-6836

Phone Number

Project Planner

Title

6/22/23

Date

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

Please charge deposit fee case#: ZCEQ220028

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.





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

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



06/13/23, 9:08 am

TTM38307

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TTM38307. 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 Tentative Tract Map No. 38307 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. 38307 is a proposal for a Schedule "A" subdivision of 11.67 acres into one hundred fifty-seven (157) condominium units.

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

Compliance with applicable Design Guidelines:

1. Specific Plan (SP No. 382) Design Guidelines
2. County Wide Design Guidelines and Standards
3. 3rd & 5th District Design Guidelines

**Advisory Notification. 4 AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 531 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 EIR No. 531.

**Advisory Notification. 5 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

Exhibit A: Tentative Tract Map No. 38307, dated January 31, 2023

**Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance**

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 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. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### **Advisory Notification. 7 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 TENTATIVE TRACT MAP

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 7 AND - Hold Harmless (cont.)**

NO. 38307, 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 TENTATIVE TRACT MAP NO. 38307, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

### E Health

**E Health. 1 Gen - Custom**

Based on the information provided in the environmental assessment documents submitted for related project (PM36628) that encompasses this location and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### **Fire. 1 Cumulative Adverse Impact**

This project will contribute to 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, traffic, and population.

#### **Fire. 2 Fire Mitigation – Fund for Fire Response Equipment**

Mitigation for these issues would be to provide additional to contribute to the purchase of fire response equipment to ensure that all hazards mitigated, and response needs are met. Timing and payment arrangement shall be approved by Riverside County Fire Department.

#### **Fire. 3 Fire Mitigation – Ongoing Fire Funds**

While Development Impact Fees (DIF) apply to this project, these fees assist in the initial, one-time mitigation for capital projects. As a general note, considering ongoing governmental funding challenges facing most agencies, we encourage your administrative staff and legislative bodies to review and determine if revenue enhancement mitigations are necessary for ongoing fiscal impacts to our operational services.

#### **Fire. 4 Other Fire Department Infrastructure needed prior to Building permits**

In regard to other Fire Department required infrastructure, prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Office of the Fire Marshal, prior to any combustible building materials being placed on the project.

Additionally, Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the current California Fire Code and Riverside County Fire Department Standards.

#### **Fire. 5 Secondary Egress from a High Fire Hazard**

To have adequate evacuation times from a project/property that is within High/Very High Fire Hazard area, road(s) further than 660 feet shall have secondary or alternative access to a publicly maintain circulatory road(s) per Ordinance 460.

#### **Fire. 6 Unacceptable Fire Response Distance and Time**

Cal Fire/Riverside County Fire Department provides Cooperated Integrated Regional fire protection services to project. The nearest Cal Fire/Riverside County Fire Station is outside an acceptable estimated response distance and response drive time to all or a portion of the project. It is recommended that these issues be discussed with Fire Department Operations staff to ensure that all hazards are mitigated and response needs are met.

#### **Fire. 7 Very High Fire Hazard Severity Zone SRA**

This project/property is located in a Very High Fire Hazard Severity Zone of Riverside County State Responsibility Area (SRA). Building construction in these areas are required to comply with the special

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 7 Very High Fire Hazard Severity Zone SRA (cont.)

construction provisions contained in current Local, State and Federal applicable codes. Plans must be submitted to the Riverside County Office of the Fire Marshal for review and approval prior to building permit issuance. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements shall have concurrence with the responsible wildlife and/or other conservation agency.

### Flood

#### Flood. 1 Flood Hazard Report

FLOOD HAZARD REPORT: 3/13/2023  
Bluebeam Session ID: 372-280-602

TR38307 is a proposal for a Schedule A subdivision and the development of 157 condominium units and open space area on approximately 11.7 acres within planning Area 2 of SP 382. It was submitted in conjunction with, Plot Plan (PPT) 220020, which is a request for the site design and development of the 157 condominium units on this site. The project is located in the French Valley area, north of Fields Drive, west of San Diego Canal, and east of Washington Street. It is part of the larger "Belle Terre" development plan approved under SP 382, TR 37449, PM 36628 (mass grading and backbone drainage) and PM37449 (a schedule J map which subdivided the overall plan to allow the development of individual tracts).

The pre-development site consists of rolling hills, is subject to a small offsite tributary, and eventually drain west and southwest. Mass grading approved in TR37449 and PM36628 graded the site to drain to a temporary desilting basin on the southwest corner of the site, which drains to Lateral A-4 too existing 30-inch Line A in Belle Terre Parkway.

TR38307 and PPT220020 propose onsite drainage which will convey onsite and offsite flows in underground storm drain to the southwest corner of the site which discharges to existing Line A (TR37449). Line A conveys flows south in Belle Terre Parkway to Basin B just south of Fields Drive, which discharges to a proposed extension of the existing Warm Springs Valley – Fields Drive Storm Drain (TR29962, District maintained), which outlets to French Valley Channel. Basin B receives flows from several development areas, and is intended for water quality, hydromodification, increased runoff, and to route down the 100-year storm so as to not exceed the capacity of existing downstream facilities.

TR38307 and PPT220020 are relying on the backbone storm drain system and road improvements proposed by TR 37449 to provide an adequate outlet for the site. If TR 38307 develops prior to the completion of necessary drainage facilities by TR 37449, they shall construct these improvements (or equivalent) to provide an adequate outlet.

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. Without these facilities, TR38307 and PPT220020 would be required to mitigate for increased runoff, water quality, and any 100-year diversions by constructing a basin on their site. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent, additional conditions shall apply. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", "OFFSITE EASEMENT OR REDESIGN", "FACILITY"

## ADVISORY NOTIFICATION DOCUMENT

### Flood

**Flood. 1 Flood Hazard Report (cont.)**

COMPLETION MAP”, and “ZONE 7 - PRESENT WORTH MAINTENANCE”. If required, an encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. See Condition ENCROACHMENT PERMIT REQUIRED.

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

The purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim, and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc. The Transportation Department will have the responsibility to process the review and approval of any drainage facilities to be maintained by Transportation, as well as the preliminary and final Water Quality Management Plan (WQMP). All new construction should comply with all applicable ordinances.

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

### Planning

**Planning. 1 90 DAYS TO PROTEST**

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

**Planning. 2 Cause for Revocation**

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety, or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

**Planning. 3 Ceased Operations**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 3 Ceased Operations (cont.)**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

**Planning. 4 EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

**Planning. 5 FEES FOR REVIEW**

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

**Planning. 6 Landscape Requirement**

The developer/ permit holder shall:

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 7 LCP Landscape Concept Plan (cont.)**

**Planning. 7 LCP Landscape Concept Plan**

LCP Landscape Concept Plan required at project submittal -- Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes, and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

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

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

**Planning. 8 LIGHTING HOODED/DIRECTED**

All parking lot lighting and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan

All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County



## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 8 LIGHTING HOODED/DIRECTED (cont.)**

Ordinance No. 915.

**Planning. 9 MAP ACT COMPLIANCE**

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

**Planning. 10 MT PALOMAR LIGHTING AREA**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

**Planning. 11 OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

**Planning. 12 ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of Planning Area 2 for Specific Plan (SP No. 382).

### Planning-CUL

**Planning-CUL. 1 Human Remains**

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

**Planning-CUL. 2 Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

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

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

### Planning-GEO

#### Planning-GEO. 1                      Gen - Custom

County Geologic Report GEO No. 220039, submitted for the project TTM38307 and PPT220020, was prepared by Leighton and Associates, Inc., and is titled; "Update Report, TTM 38307, PA-2, Belle Terre PPT220020, French Valley Area, Riverside County, California," dated November 2, 2022.

GEO220039 concluded:

1. This as-graded soils report summarizes our geotechnical observations, field and laboratory test results and the geological conditions encountered during the rough grading of the subject lots. In addition, this report provides our geotechnical recommendations for the continued development of the site.
2. The grading operations for PA-2, TTM 38307, started on January 17, 2022 and were performed by Mesa Contracting. Our field technician(s) and geologist were on site on a full-time or as-needed basis to observe removal of topsoil and porous alluvium down to competent bedrock in accordance with the referenced soils reports (Leighton, 2012 & 2021).
3. The placement of compacted fills reached up to 20 feet in depth when referenced to the elevations presented on Plate 1. Rough grading of the large pad associated with PA-2 has resulted in placement of drained fills in the northwest and southeast regions of PA-2 (Plate 1).
4. As of the date of this report, a thin mantle of bedrock derived material overlies a majority of the surface in PA-2 coupled with a 30,000 cubic yard± stockpile in the southeast corner of the planning area.
5. Based on our geologic observations during site grading, no indication of active faulting was observed within this tract. The nearest "zoned" active fault, is the Temecula Segment of the Elsinore Fault Zone located approximately 10 miles (15.9 km) to the southwest. Foliations within the bedrock trend generally northwest and dip to the northeast.
6. Based on our review of the project geotechnical reports (References) and our geologic observations during the grading operations, there are no indication of landslides or other surficial failures within the subject tract. The graded slopes are considered stable at the constructed inclination of 2:1 (horizontal to vertical).
7. The mass-grading of PA-2 was performed in general accordance with the approved project geotechnical

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### Gen - Custom (cont.)

reports and our recommendations made during the course of grading. Additional cut and fill is anticipated to accommodate the new design (Albert Webb, 2022). It is our professional opinion that PA-2 is suitable for the intended residential use provided the recommendations included herein and, in the project geotechnical reports (References) are incorporated into the continued design and construction of the residential structures and associated improvements.

GEO220039 recommended:

1. We anticipate that future earthwork at the site will consist of overexcavation of the proposed building pads, finish grading of the building pads, parkways, foundation installation, trench excavation and backfill, retaining wall excavation and backfill and compaction, preparation of street subgrade, and placement of aggregate base and asphalt concrete pavement.
2. We recommend that any additional earthwork on the site be performed in accordance with the following recommendations and the County of Riverside’s grading requirements.
3. In order to reduce the impact of cut/fill transitions to the proposed residential structures, we recommend overexcavation of the cut portion of transition lots to a minimum depth of 5 feet below pad finish grade or one-half of the maximum fill thickness on the lot, whichever is deeper.
4. Overexcavation in cut lots should extend to a minimum depth of 3 feet below finish grades. After overexcavation, all cut or cut/fill transition lots should be capped with compacted fill with very low to low expansion potential.
5. Based on past experience with similar compacted fills and application of elastic settlement due to weight of additional fill, settlement is expected to be less than 1 inch. As such, a differential settlement of ½-inch across a lateral distance of 30 feet should be considered for design.

GEO No. 220039 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220039 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

#### Planning-PAL. 1

#### Gen - Custom

According to the County’s General Plan, this site has been mapped as having a “Low Potential” for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1 Gen - Custom (cont.)

Earthmoving activities may be diverted to other areas of the site.

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

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

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

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

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

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

### Transportation

#### Transportation. 1 RCTD-MAP - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1 RCTD-MAP - General Conditions (cont.)

of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

3. All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

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

5. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance No. 461.11 and Riverside County Improvement Plan Check Policies and Guidelines.

6. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

7. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <https://rctlma.org/trans>.

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

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

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

### Waste Resources

#### Waste Resources. 1 Gen - Custom

1. Demonstrate compliance with SB 1383 which establishes regulations to reduce organics waste disposal and goes into effect January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

2. 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

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1 Gen - Custom (cont.)

not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EMWD- Sewer Service                      Not Satisfied

Provide documentation for the establishment of sewer service, PRIOR TO MAP RECORDATION.

050 - E Health. 2                      EMWD- Water Service                      Not Satisfied

Provide documentation for the establishment of water service, PRIOR TO MAP RECORDATION.

050 - E Health. 3                      Solid Waste Service                      Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1                      Fire - Prior to recordation - Fuel Modification Plan                      Not Satisfied

Prior to recordation, provide a preliminary Fuel Modification plan/report to the Fire Department, for review and approval.

050 - Fire. 2                      Fire - Prior to recordation - ECS                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 3                      Fire - Prior to recordation - ECS                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: 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. (Riverside County Ordinance 460 and California Fire Code)

050 - Fire. 4                      Fire - Prior to recordation - ECS                      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. 5                      Fire - Prior to recordation - ECS                      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 plan that should include, but not be limited to, the following items:

a) Fuel modification to reduce fire loading.

b) Appropriate fire breaks according to fuel load, slope and terrain.

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Fire

050 - Fire. 5                                      Fire - Prior to recordation - ECS (cont.)                                      Not Satisfied

c) Non-flammable walls or other acceptable separation along common boundaries between rear yards and open space.

d) An owners' association or appropriate district which shall be responsible for the maintenance of all fire protection measures within the open space areas.

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

050 - Fire. 6                                      Fire - Prior to recordation - ECS                                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 7                                      Fire - Prior to recordation - ECS                                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787 and the California Building Code.

050 - Fire. 8                                      Fire - Prior to Recordation - Will Serve Letter                                      Not Satisfied

Prior to map recordation, provide a water will serve letter.

Flood

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR 38307 and PP 220020 build these facilities or a functional equivalent the following condition shall apply:

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

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

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.



Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Flood

050 - Flood. 1                                  6 Items to Accept Facility (cont.)                                  Not Satisfied

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

050 - Flood. 2                                  ADP Fee Notice                                  Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

050 - Flood. 3                                  Encroachment Permit Required                                  Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Flood

050 - Flood. 3                      Encroachment Permit Required (cont.)                      Not Satisfied

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

050 - Flood. 5                      Submit ECS & Final Map                      Not Satisfied

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

050 - Flood. 6                      Submit Plans - Map                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

050 - Flood. 7                      ZONE 7 - Present Worth Maintenance                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

For each facility that the District will accept for ownership, operation, and maintenance, the

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Flood

050 - Flood. 7                      ZONE 7 - Present Worth Maintenance (cont.)                      Not Satisfied  
Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. The maintenance charge is typically determined when the plans are substantially complete and have reached a point where no significant changes are anticipated. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.

Planning

050 - Planning. 1                      Annex Into Quimby Entity Boundary                      Not Satisfied  
The land divider shall submit written proof to the County Planning Department that the subject property has been annexed to Valley-Wide Recreation and Parks District.

050 - Planning. 2                      ECS Note - Mt. Palomar Lighting                      Not Satisfied  
The following Environmental Constraint Note shall be placed on the ECS:  
  
"This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 3                      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 Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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

050 - Planning. 5                      Final Map Preparer                      Not Satisfied  
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 6                      Prepare a Final Map                      Not Satisfied  
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 7                      Quimby Fees                      Not Satisfied  
Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Survey

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Survey

050 - Survey. 1                      RCTD-MAP - Access Restriction                      Not Satisfied

Lot access shall be restricted on Belle Terre Parkway and so noted on the final map, with the exception of two access openings (one 36 ft wide and the other 30 ft wide) with locations shown on PPT220020 Exhibit dated 1/31/2023.

050 - Survey. 2                      RCTD-MAP - Final Map Requirements                      Not Satisfied

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

1. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
3. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.

050 - Survey. 3                      RCTD-MAP - Private Road Easements                      Not Satisfied

Provide a 36 ft private road easement on Street A between Belle Terre Parkway and Street C as shown on the PPT220020 Exhibit dated 1/31/2023.

Provide a 30 ft private road easement on Street A (between Street B and Street C), Street B, and Street C as shown on the PPT220020 Exhibit dated 1/31/2023.

Provide a 24 ft private road easement on Streets D, G-M as shown on the PPT220020 Exhibit dated 1/31/2023.

Provide a 26 ft private road easement on Street E and Street F as shown on the PPT220020 Exhibit dated 1/31/2023.

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

050 - Survey. 4                      RCTD-MAP-WQ - WQMP ACCESS AND MAINT                      Not Satisfied

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

Transportation

050 - Transportation. 1                      50 - TRANSPORTATION - Landscape Common Area                      Not Satisfied

Landscape Common Area CCRs -- The developer/ permit holder shall:

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

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Transportation

050 - Transportation. 1            50 - TRANSPORTATION - Landscape Common Area            Not Satisfied

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

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

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

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

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

050 - Transportation. 2            RCTD-MAP - Annexation into a Maintenance District            Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) Traffic signal(s).
- (6) WQMP BMP(s) or catch basin inserts.

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

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

or as approved by the Director of Transportation.

050 - Transportation. 3            RCTD-MAP - Approved Maintenance Exhibit (ME)            Not Satisfied

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD-MAP - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

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

050 - Transportation. 4 RCTD-MAP - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 5 RCTD-MAP - Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

050 - Transportation. 6 RCTD-MAP - Private Road Improvements Not Satisfied

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 RCTD-MAP - Private Road Improvements (cont.) Not Satisfied  
Approval of the Street Improvement plans by the Transportation Department will clear this condition.  
The Project shall provide the following improvements:

Street A between Belle Terre Parkway and Street C shall be improved with 36 ft of AC pavement, concrete curb and gutter, concrete sidewalks within a 36 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

Street A (between Street B and Street C), Street B, and Street C shall be improved with 30 ft of AC pavement, concrete curb and gutter, concrete sidewalks within a 30 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

Streets D, G-M shall be improved with 24 ft of AC pavement, concrete curb and gutter within a 24 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

Street E and Street F shall be improved with 26 ft of AC pavement, concrete curb and gutter within a 26 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

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

NOTES:

1. Maintain a 5% final grade or lower at all street intersections for compliance with ADA access ramp requirements.
2. Stop signs shall be installed at the intersections as directed by the Director of Transportation.

050 - Transportation. 7 RCTD-MAP - Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

The Street Improvement Plans are approved.

Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 8 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

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

Plan: TTM38307

Parcel: 472170037

50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied  
plans.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Fire

060 - Fire. 1 Fire - Prior to Grading - Final Fuel Modification Not Satisfied

Prior to grading permit, a Fuel Modification plan or report shall be submitted to the Fire Department for review and approval.

060 - Fire. 2 Fire - Prior to Grading - Water Plan 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.

060 - Fire. 3 Fire Department Access Not Satisfied

Proper Fire Department access circulation shall be provided and shown within this project with secondary access that meet the Fire Department Standards and Requirements

Flood

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



Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Flood

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

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

060 - Flood. 2                              ADP Fee - Map                              Not Satisfied

Tract Map (TR) 38307 is located within the boundaries of the Murrieta Creek- Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2                      ADP Fee - Map (cont.)                      Not Satisfied  
    corporate checks will not be accepted for payment.

060 - Flood. 3                      Encroachment Permit Required                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

060 - Flood. 5                      Submit Plans                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

060 - Flood. 6                      ZONE 7 - Present Worth Maintenance                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6                      ZONE 7 - Present Worth Maintenance (cont.)                      Not Satisfied  
"Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

For each facility that the District will accept for ownership, operation, and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. The maintenance charge is typically determined when the plans are substantially complete and have reached a point where no significant changes are anticipated. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1                      MM D-1 to D-5 - Dust Mitigation                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans:

Mitigation Measure D-1: Dust Mitigation

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

Mitigation Measure D-2: Dust Mitigation

During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:

- Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long
- Pave the surface extending at least 100 feet and at least 20 feet wide
- utilize a wheel shaker/spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages
- install a wheel washing system to remove bulk material from tires and vehicle undercarriages

Mitigation Measure D-3: Dust Mitigation

During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g. with tarps or other enclosures that would reduce fugitive dust emissions)

Mitigation Measure D-4: Dust Mitigation

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speeds exceed 25 miles per hour

Mitigation Measure D-5: Dust Mitigation

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 MM I-1 - Emergency Response Not Satisfied

Prior to issuance of any grading permits, a detailed traffic control plan shall be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan shall be approved by the County Transportation Department prior to implementation.

060 - Planning. 3 MM L-1 - Construction Noise Not Satisfied

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this Project. Examples of potential mitigation methods include the following:

- Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)
- Preferential location of equipment (a reduction of 3dBA for every doubling of distance)
- Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)
- Notification to land uses in the vicinity of construction schedule
- Posting of a contact name and number of contractor or County staff to receive complaints

060 - Planning. 4 MM L-2 - Construction Noise Not Satisfied

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
- During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

060 - Planning. 5 MMs D-6 to D-14 – Construction Emissions Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

Mitigation Measure D-6: Construction Emissions

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

Mitigation Measure D-7: Construction Emissions

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Mitigation Measure D-8: Construction Emissions

During the Project's construction phase, sweep streets at the end of the day if visible soil is

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      MMs D-6 to D-14 – Construction Emissions (cont.)                      Not Satisfied  
carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Mitigation Measure D-9: Construction Emissions

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Mitigation Measure D-10: Construction Emissions

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Mitigation Measure D-11: Construction Emissions

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

Mitigation Measure D-12: Construction Emissions

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Mitigation Measure D-13: Construction Emissions

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Mitigation Measure D-14: Construction Emissions

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

060 - Planning. 6                      Recordation of Final Map                      Not Satisfied

All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

As such, Planning is to verify that to the map recordation has been completed before issuance of permits for the grading of lots for any structures.

060 - Planning. 7                      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

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 SKR Fee Condition (cont.) Not Satisfied  
development project which is anticipated to be 11.67 acres in accordance with Plot Plan No. 220020 & Tentative Tract Map No. 38307. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

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

At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band or Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground-disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on the site map and described in detail. The archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Further comparative analysis of any recovered artifacts from CA-RIV-10950/H with other Archaic-age sites in the region and from CA-RIV-10949/H with other historic-age farmstead sites in the region and Interpretation of the data should also be carried out by a County-qualified archaeologist.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County-qualified archaeologist to monitor all ground-disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact-filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA-RIV-10949/H with other historic-age farmstead sites in the region and interpretation of the data should also be carried out by a County-qualified archaeologist.

Planning-EPD

060 - Planning-EPD. 1 Biological Monitoring - EPD Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Biological Monitoring - EPD (cont.) Not Satisfied  
the fence installation, survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats.

EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Contracted Biologist may be required to submit a memo or email to EPD documenting that the project has been consistently active since initial grading occurred and does not require an additional 30-day BUOW preconstruction survey or nesting bird survey once the grading permit has been approved. This may be needed for future grading permits. Please contact EPD for further information.

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results 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 (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD 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 August 31st). 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

Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied  
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 RCTD-MAP - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

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

060 - Transportation. 2 RCTD-MAP - Fee Credit or Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBD, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall



Plan: TTM38307

Parcel: 472170037

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD-MAP - Fee Credit or Reimbursement (cont.) Not Satisfied  
be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 RCTD-MAP - Sight Distance Analysis Not Satisfied  
Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 4 RCTD-MAP - Submit Grading Plan Not Satisfied  
The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 ft from the flowline of the adjacent street.

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.  
or as approved by the Director of Transportation.

060 - Transportation. 5 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied  
The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied  
Prior to Rough Grade Final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer, or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil

Plan: TTM38307

Parcel: 472170037

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1                      ROUGH GRADE FINAL (cont.)                      Not Satisfied

Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department Inspector.

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

Prior to Rough Grade Final, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Planning-CUL

070 - Planning-CUL. 1                      Artifact Disposition                      Not Satisfied

"The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2".

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

Fire

080 - Fire. 1                      Fire - Prior to Permit - Mitigation                      Not Satisfied

Prior to permit issuance, any mitigation measures noted in the Fuel Modification plan/report shall be addressed. If sprinkler plans are required, the plans shall be submitted directly to the Fire Department for review and approval.



Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      6 Items to Accept Facility (cont.)                      Not Satisfied  
Section.

080 - Flood. 2                      ADP Fee - Map                      Not Satisfied

Tract Map (TR) 38307 is located within the boundaries of the Murrieta Creek- Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

080 - Flood. 3                      Encroachment Permit Required                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

080 - Flood. 5                      Submit Plans                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Flood

080 - Flood. 5                      Submit Plans (cont.)                      Not Satisfied  
report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

080 - Flood. 6                      ZONE 7 - Present Worth Maintenance                      Not Satisfied  
TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

For each facility that the District will accept for ownership, operation, and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. The maintenance charge is typically determined when the plans are substantially complete and have reached a point where no significant changes are anticipated. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1                      Conform Final Site Plan                      Not Satisfied  
Final clearance shall be obtained from the County Building & Safety Department - Subdivisions stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 2                      Development Standards - SP382 P.A. 2                      Not Satisfied  
All development on-site is to adhere to the standards set by the Belle Terre Specific Plan (SP382) for Planning Area 2. Those standards are as follows:

(1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director -Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for attached multiple family residential development in

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      Development Standards - SP382 P.A. 2 (cont.)                      Not Satisfied

Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:

- A. The height of the buildings shall not exceed forty-five feet (45').
- B. Lot area shall not be less than three thousand (3,000) square feet.
- C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
- E. Minimum yard requirements are as follows:
  - The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. The minimum building setback from interior drives shall be three feet (3'). Garages opening to the front or rear of lots or buildings shall be setback a minimum of three feet (3') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley. Garages opening to the front or rear of lots shall not be set back greater than five feet (5'), unless the setback exceeds eighteen-feet (18').
  - Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. The distance between buildings shall be no less than ten feet (10').
  - The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
  - Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five-foot (5') setback. No other structural encroachment shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- F. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.
- G. The maximum lot coverage shall be 65 percent.

080 - Planning. 3                      Entry Monument Plot Plan                      Not Satisfied

The land divider/permit holder shall file for an Entry Monument plot 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 and shall conform to the TENTATIVE MAP and SPECIFIC PLAN.

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      Entry Monument Plot Plan (cont.)                      Not Satisfied

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

The plot plan shall contain the following elements:

1. A color photo-simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 4                      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. 5                      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 APPROVED EXHIBIT L and the SPECIFIC PLAN. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment, and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. A 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 SPECIFIC PLAN and other applicable standards. All writing must be legible. 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

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Final Site Plan (cont.) Not Satisfied  
provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be 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 conform to the development standards of the Specific Plan zone and the design guidelines of the Specific Plan.

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 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. 6 MM D-16 - Operation Emissions Not Satisfied  
Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

080 - Planning. 7 MM D-19 - Operation Emissions Not Satisfied  
Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

080 - Planning. 8 MM D-20 – Light Paving/Roofing Not Satisfied  
Prior to issuance of a building permit, building plans shall show incorporation of light-colored paving and roofing materials.

080 - Planning. 9 MM D-6 to D-15 Construction Emissions Not Satisfied  
Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

Mitigation Measure D-6: Construction Emissions

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).



Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 MM D-6 to D-15 Construction Emissions (cont.) Not Satisfied

Mitigation Measure D-7: Construction Emissions

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Mitigation Measure D-8: Construction Emissions

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Mitigation Measure D-9: Construction Emissions

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Mitigation Measure D-10: Construction Emissions

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Mitigation Measure D-11: Construction Emissions

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

Mitigation Measure D-12: Construction Emissions

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Mitigation Measure D-13: Construction Emissions

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Mitigation Measure D-14: Construction Emissions

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

Mitigation Measure D-15: Construction Emissions

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

080 - Planning. 10 MM GHG-1 – CAP Screening Table Not Satisfied

Prior to issuance of building permits, the Project applicant shall provide documentation to the County of Riverside Building and Safety Department demonstrating that the following measures or any other combination thereof are incorporated from the County's 2018 Greenhouse Gas Emissions Screening Tables, shown in Appendix F of the Initial Study/Addendum, as needed to achieve the required 100 points. Documentation may include

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 MM GHG-1 – CAP Screening Table (cont.) Not Satisfied  
measures incorporated into construction plans and specifications, development agreements, and/or other mechanisms.

080 - Planning. 11 MM H-1 - GHG Emissions Not Satisfied  
Prior to issuance of building permits, ensure that project design features specified in Specific Plan Section 10.3 are implemented.

080 - Planning. 12 MM H-2 - GHG Emissions Not Satisfied  
Prior to issuance of building permits, ensure that, through economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.

080 - Planning. 13 MM L-2 - Construction Noise Not Satisfied  
Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
- During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

080 - Planning. 14 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 dimensioned 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.

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 Model Home Complex (cont.) Not Satisfied

6. 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 SPECIFIC PLAN and other applicable standards. All writing must be legible. Sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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. 15 Recordation of Final Map Not Satisfied

All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

As such, Planning is to verify that to the map recordation has been completed before issuance of permits for the construction of any structures.

080 - Planning. 16 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. 17 School Mitigation Not Satisfied

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

080 - Planning. 18 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 19 Walls/Fencing Plan Not Satisfied

Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval as well as the approved exhibits TENTATIVE MAP, APPROVED EXHIBIT W, and SPECIFIC PLAN.

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 19 Walls/Fencing Plan (cont.) Not Satisfied

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. No wood fencing shall be allowed.

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, 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).

F. 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.

G. 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.

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

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

Planning-EPD

080 - Planning-EPD. 1 MSHCP Conservation Area - EPD Not Satisfied

Conveyance: As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS case # 2082), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 106.85 acres as documented within Joint Project Review #14-02-06-01 dated 5-12-2014 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA. This dedication shall occur without any fee credits or other compensation. This dedication

Plan: TTM38307

Parcel: 472170037

## 80. Prior To Building Permit Issuance

### Planning-EPD

080 - Planning-EPD. 1 MSHCP Conservation Area - EPD (cont.) Not Satisfied  
must be completed prior to issuance of the first building permit within the boundary of TTM37449.

Prior to the acceptance of this dedication the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

### Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied  
Landscape Inspection Deposit Required -- The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied  
Landscape Plot Plan/Permit Required -- The developer/ permit holder shall:

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

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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

1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 2            80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied
  - 2) Weather-based controllers and necessary components to eliminate water waste;
  - 3) A copy of the (stamped) approved grading plans; and,
  - 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

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

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

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

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

Landscape Project Specific Requirements -- This condition applies to both onsite and offsite (ROW) landscaping:

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

- a. Landscape screening located shall be designed to ensure full, opaque, coverage up to a minimum height of (20) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

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

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

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

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

f. Trees shall be hydrozoned separately.

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

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

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

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

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

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

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

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

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

p. Project shall use (.25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

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

080 - Transportation. 4

ESTABLISH WQMP MAINT ENTITY

Not Satisfied

Plan: TTM38307

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 ESTABLISH WQMP MAINT ENTITY (cont.) Not Satisfied

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

080 - Transportation. 5 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

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

Trash Enclosures - prior to building permit issuance

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

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

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

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

90. Prior to Building Final Inspection

BS-Grade

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



Plan: TTM38307

Parcel: 472170037

90. Prior to Building Final Inspection

BS-Grade

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

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

Fire

090 - Fire. 1 Prior to final Not Satisfied

Hazardous Vegetation and Fuel Management Plan Inspection – An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit final. Contact our office for instructions regarding this inspection.

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. Therefore, the District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1 ACCESSIBLE PARKING Not Satisfied

A minimum of nine (9) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBITS (Site Plans).

Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 DEVELOPMENT IMPACT FEES (Ord. 659) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat

Plan: TTM38307

Parcel: 472170037

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      DEVELOPMENT IMPACT FEES (Ord. 659) (cont.)                      Not Satisfied  
necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 220020 & Tentative Tract Map No. 38307 has been calculated to be 11.67 acres.

090 - Planning. 3                      ELECTRICAL VEHICLE PARKING                      Not Satisfied  
A minimum of ten (10) electrical vehicle parking space[s] for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2.

Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces.

Signage and Charging Station Location: Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages, or vehicle maneuvering.

090 - Planning. 4                      OPEN SPACE FEES (Ord. 810)                      Not Satisfied  
Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 220020 & Tentative Tract Map No. 38307 is calculated to be 11.67 acres.

090 - Planning. 5                      Quimby Fees                      Not Satisfied  
The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Parks District.

090 - Planning. 6                      Walls/Fencing Compliance                      Not Satisfied  
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and                      Not Satisfied  
Landscape Inspection and Drought Compliance -- The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and

Plan: TTM38307

Parcel: 472170037

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            90 - TRANSPORTATION - Landscape Inspection and            Not Satisfied  
irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits, and plan check fees shall be paid.

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

090 - Transportation. 2            90 - TRANSPORTATION - Landscape Signage Required            Not Satisfied  
Landscape Signage Required on Model Home Complexes -- The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3            RCTD-MAP - 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 required alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

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

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

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

e) Sewer system shall be installed and operational, according to the improvement plans and

Plan: TTM38307

Parcel: 472170037

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-MAP - 80% Completion (cont.) Not Satisfied  
as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

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

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance Nos. 461.11 and 859.

090 - Transportation. 4 RCTD-MAP - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) Traffic signal(s).
- (6) WQMP BMP(s) or catch basin inserts.

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

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

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD-MAP - Complete Landscaping Installation Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within the roads associated along the development, in accordance with Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859.

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

090 - Transportation. 6 RCTD-MAP - Regional Transportation Fees Not Satisfied

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

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

Plan: TTM38307

Parcel: 472170037

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-MAP - Regional Transportation Fees (cont.) Not Satisfied

090 - Transportation. 7 RCTD-MAP - Streetlights Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

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

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

090 - Transportation. 8 RCTD-MAP - Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

090 - Transportation. 9 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses

Waste Resources

090 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Gen - Waste Reporting Form and Receipts Not Satisfied

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



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

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



06/13/23, 9:29 am

PPT220020

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT220020. 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 Plot Plan No. 220020 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

Plot Plan No. 220020 is a proposal for the construction of one hundred fifty-seven condominium units. There are five unit types arranged into thirty, two-story buildings that range in size from 3-plexes up to 6-plexes. Each unit has an enclosed garage, and additional on-site parking is provided at a rate of 2.75 stalls per unit. A total of 433 standard parking spaces, with nine handicap stalls and ten EV stalls, are proposed in addition to the enclosed garages. Additional site improvements include landscaping and outdoor gathering areas as follows: a desert garden with seating, a passive recreation area with a bocce ball court, and an active natural play area with various types of play structures and outdoor seating furniture.

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

Compliance with applicable Design Guidelines:

- 1. Specific Plan No. 382 (SP382) Design Guidelines
- 2. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 531 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 EIR No. 531.

**Advisory Notification. 5 AND - Exhibits**

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

- Exhibit A: Site Plan, dated April 11, 2023
- Exhibit B: Floor Plans, dated July 25, 2022

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5 AND - Exhibits (cont.)

Exhibit C: Elevations, dated February 24, 2022

Exhibit G: Conceptual Grading Plan, April 11, 2023

Exhibit L: Conceptual Landscaping Plans, January 31, 2023

#### Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 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. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 7            AND - Hold Harmless (cont.)**

**Advisory Notification. 7            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 PLOT PLAN NO. 220020, 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 PLOT PLAN NO. 220020, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

### E Health

**E Health. 1                            DEH ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for related



## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### **E Health. 1 DEH ECP COMMENTS (cont.)**

project (PM36628) that encompasses this location and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

#### **E Health. 2 EMWD- Water and Sewer Service**

PPT220020 is proposing to receive potable water and sewer service from Eastern Municipal Water District (EMWD). This will be established through TTM38307. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

### Fire

#### **Fire. 1 Cumulative Adverse Impact**

This project will contribute to 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, traffic, and population.

#### **Fire. 2 Fire Mitigation – Fund for Fire Response Equipment**

Mitigation for these issues would be to provide additional to contribute to the purchase of fire response equipment to ensure that all hazards mitigated, and response needs are met. Timing and payment arrangement shall be approved by Riverside County Fire Department.

#### **Fire. 3 Fire Mitigation – Ongoing Fire Funds**

While Development Impact Fees (DIF) apply to this project, these fees assist in the initial, one-time mitigation for capital projects. As a general note, considering ongoing governmental funding challenges facing most agencies, we encourage your administrative staff and legislative bodies to review and determine if revenue enhancement mitigations are necessary for ongoing fiscal impacts to our operational services.

#### **Fire. 4 High Fire SRA**

Project/property is in a High Fire Hazard, State Responsibility Area are required, in addition to County Ordinance, to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. A high fire mitigation plan or report will be required. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.

#### **Fire. 5 Other Fire Department Infrastructure needed prior to Building permits**

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### **Fire. 5 Other Fire Department Infrastructure needed prior to Building permits (cont.)**

In regard to other Fire Department required infrastructure, prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Office of the Fire Marshal, prior to any combustible building materials being placed on the project. Additionally, Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the current California Fire Code and Riverside County Fire Department Standards.

#### **Fire. 6 Secondary Egress from a High Fire Hazard**

To have adequate evacuation times from a project/property that is within High/Very High Fire Hazard area, road(s) further than 660 feet shall have secondary or alternative access to a publicly maintain circulatory road(s) per Ordinance 460.

#### **Fire. 7 Unacceptable Fire Response Distance and Time**

Cal Fire/Riverside County Fire Department provides Cooperated Integrated Regional fire protection services to project. The nearest Cal Fire/Riverside County Fire Station is outside an acceptable estimated response distance and response drive time to all or a portion of the project. It is recommended that these issues be discussed with Fire Department Operations staff to ensure that all hazards are mitigated, and response needs are met.

### Flood

#### **Flood. 1 Flood Hazard Report**

FLOOD HAZARD REPORT: 3/13/2023  
Bluebeam Session ID: 372-280-602

Plot Plan (PP) 220020 is a request for the site design and development of 157 condominium units on approximately 11.7 acres within planning Area 2 of SP 382. It was submitted in conjunction with TR 38307, which is a proposal for a Schedule A subdivision and the development of the 157 condominium units and open space area on this site. The project is located in the French Valley area, north of Fields Drive, west of San Diego Canal, and east of Washington Street. It is part of the larger "Belle Terre" development plan approved under SP 382, TR 37449, PM 36628 (mass grading and backbone drainage) and PM 37449 (a schedule J map which subdivided the overall plan to allow the development of individual tracts).

The pre-development site consists of rolling hills, is subject to a small offsite tributary, and eventually drain west and southwest. Mass grading approved in TR 37449 and PM 36628 graded the site to drain to a temporary desilting basin on the southwest corner of the site, which drains to Lateral A-4 too existing 30 inch Line A in Belle Terre Parkway.

TR 38307 and PP 220020 propose onsite drainage which will convey onsite and offsite flows in underground storm drain to the southwest corner of the site which discharges to existing Line A (TR 37449). Line A conveys flows south in Belle Terre Parkway to Basin B just south of Fields Drive, which discharges to a proposed extension of the existing Warm Springs Valley – Fields Drive Storm Drain (TR 29962, District

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 Flood Hazard Report (cont.)

maintained), which outlets to French Valley Channel. Basin B receives flows from several development areas, and is intended for water quality, hydromodification, increased runoff, and to route down the 100-year storm so as to not exceed the capacity of existing downstream facilities.

TR 38307 and PP 220020 are relying on the backbone storm drain system and road improvements proposed by TR 37449 to provide an adequate outlet for the site. If TR 38307 develops prior to the completion of necessary drainage facilities by TR 37449, they shall construct these improvements (or equivalent) to provide an adequate outlet.

TR38307 and PP 220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR 37449 to provide an adequate outlet for the project. Without these facilities, TR 38307 and PP 220020 would be required to mitigate for increased runoff, water quality, and any 100-year diversions by constructing a basin on their site. If TR 38307 and PP 220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR 38307 and PP 220020 build these facilities or a functional equivalent, additional conditions shall apply. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", "OFFSITE EASEMENT OR REDESIGN", "FACILITY COMPLETION MAP", and "ZONE 7 - PRESENT WORTH MAINTENANCE". If required, an encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. See Condition ENCROACHMENT PERMIT REQUIRED.

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

The purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim, and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc. The Transportation Department will have the responsibility to process the review and approval of any drainage facilities to be maintained by Transportation, as well as the preliminary and final Water Quality Management Plan (WQMP). All new construction should comply with all applicable ordinances.

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

### Planning

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 1 90 DAYS TO PROTEST (cont.)****Planning. 1 90 DAYS TO PROTEST**

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

**Planning. 2 BASIS FOR PARKING**

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b):

-- Multi-Family Residential Uses: three or more bedrooms/dwelling unit = 2.75 spaces per a unit & 1 space per an employee

The project will provide a minimum of 432 parking spaces (including 9 ADA parking spaces and 10 EV parking spaces). The Planning Director determined that the parking spaces provided for the project was adequate.

**Planning. 3 Cause for Revocation**

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety, or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

**Planning. 4 Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

**Planning. 5 EXPIRATION DATE**

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her, discretion, may grant additional years beyond the two (2) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

**Planning. 6 FEES FOR REVIEW**

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 6 FEES FOR REVIEW (cont.)**

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

**Planning. 7 Landscape Requirement**

The developer/ permit holder shall:

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

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

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

**Planning. 8 LCP Landscape Concept Plan**

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 8 LCP Landscape Concept Plan (cont.)**

information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes, and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

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

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

#### **Planning. 9 LIGHTING HOODED/DIRECTED**

All parking lot lighting and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan

All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

#### **Planning. 10 MT PALOMAR LIGHTING AREA**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

#### **Planning. 11 OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

#### **Planning. 12 ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of Planning



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### Gen - Custom (cont.)

and the geological conditions encountered during the rough grading of the subject lots. In addition, this report provides our geotechnical recommendations for the continued development of the site.

2. The grading operations for PA-2, TTM 38307, started on January 17, 2022 and were performed by Mesa Contracting. Our field technician(s) and geologist were on site on a full-time or as-needed basis to observe removal of topsoil and porous alluvium down to competent bedrock in accordance with the referenced soils reports (Leighton, 2012 & 2021).

3. The placement of compacted fills reached up to 20 feet in depth when referenced to the elevations presented on Plate 1. Rough grading of the large pad associated with PA-2 has resulted in placement of drained fills in the northwest and southeast regions of PA-2 (Plate 1).

4. As of the date of this report, a thin mantle of bedrock derived material overlies a majority of the surface in PA-2 coupled with a 30,000 cubic yard± stockpile in the southeast corner of the planning area.

5. Based on our geologic observations during site grading, no indication of active faulting was observed within this tract. The nearest "zoned" active fault is the Temecula Segment of the Elsinore Fault Zone located approximately 10 miles (15.9 km) to the southwest. Foliations within the bedrock trend generally northwest and dip to the northeast.

6. Based on our review of the project geotechnical reports (References) and our geologic observations during the grading operations, there are no indication of landslides or other surficial failures within the subject tract. The graded slopes are considered stable at the constructed inclination of 2:1 (horizontal to vertical).

7. The mass-grading of PA-2 was performed in general accordance with the approved project geotechnical reports and our recommendations made during the course of grading. Additional cut and fill is anticipated to accommodate the new design (Albert Webb, 2022). It is our professional opinion that PA-2 is suitable for the intended residential use provided the recommendations included herein and, in the project geotechnical reports (References) are incorporated into the continued design and construction of the residential structures and associated improvements.

GEO220039 recommended:

1. We anticipate that future earthwork at the site will consist of over excavation of the proposed building pads, finish grading of the building pads, parkways, foundation installation, trench excavation and backfill, retaining wall excavation and backfill and compaction, preparation of street subgrade, and placement of aggregate base and asphalt concrete pavement.

2. We recommend that any additional earthwork on the site be performed in accordance with the following recommendations and the County of Riverside's grading requirements.

3. In order to reduce the impact of cut/fill transitions to the proposed residential structures, we recommend over-excavation of the cut portion of transition lots to a minimum depth of 5 feet below pad finish grade or one-half of the maximum fill thickness on the lot, whichever is deeper.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1 Gen - Custom (cont.)

4. Over-excavation in cut lots should extend to a minimum depth of 3 feet below finish grades. After over-excavation, all cut or cut/fill transition lots should be capped with compacted fill with very low to low expansion potential.

5. Based on past experience with similar compacted fills and application of elastic settlement due to weight of additional fill, settlement is expected to be less than 1 inch. As such, a differential settlement of ½-inch across a lateral distance of 30 feet should be considered for design.

GEO No. 220039 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220039 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

#### Planning-PAL. 1 LOW PALEO SENSITIVITY

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO SENSITIVITY (cont.)

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

### Transportation

#### Transportation. 1                      General TS Conditions

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

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

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

SR-79 (Winchester Road) (NS) at:  
Washington Street / Scott Road (EW)

Washington Street (NS) at:  
Keller Road (EW)

Belle Terre Parkway (NS) at:  
Driveway 1 (EW)  
Driveway 2 (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1 General TS Conditions (cont.)

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. 2 RCTD-USE - General Conditions

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 the Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

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

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

All corner cutbacks shall be applied per Standard No. 805, Ordinance 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

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

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

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 2                      RCTD-USE - General Conditions (cont.)

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11.

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

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

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

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

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

### Waste Resources

#### Waste Resources. 1                      Waste - General

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.

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1 Waste - General (cont.)

- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: PPT220020

Parcel: 472170037

50. Prior To Map Recordation

Fire

050 - Fire. 1 All Fire ECS Notes Not Satisfied

ECS Note - CBC 7A Structure Construction in SRA/LRA Very High & Other Levels

The following note shall be included on the Environmental Constraint Sheet or equivalent: "Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations."

ECS Note - Hazardous Vegetation Fuel Management Plan SRA/LRA

The following note shall be included on the Environmental Constraint Sheet or equivalent: Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a preliminary Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

ECS Note - Access and Gates

Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be setback from the roadway and shall open to allow an emergency vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot outside turning radius shall be used.

Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gates shall be equipped with emergency backup power.

ECS Note – Access Secondary

The following note shall be included on the Environmental Constraint Sheet or equivalent: 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. 2 ECS Note – Fire Water Protection: Hydrants, Tanks or Will Not Satisfied

Required fire water protection water system - fire hydrants and/or water tank, shall be installed and accepted by the appropriate agency prior to any combustible building material placed on an individual lot. Written certification/Will Serve letter from the appropriate water company can be provide to indicate that the proper and acceptable fire hydrant system is with the area of the project prior to map recordation.

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - Landscape Common Area Not Satisfied

Plan: PPT220020

Parcel: 472170037

50. Prior To Map Recordation

Transportation

050 - Transportation. 1            50 - TRANSPORTATION - Landscape Common Area            Not Satisfied  
Landscape Common Area CCRs -- The developer/ permit holder shall:

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

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

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

060 - BS-Grade. 4                    IMPROVEMENT SECURITIES                    Not Satisfied

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

Fire

060 - Fire. 1                    Fire - Prior to Grading - Final Fuel Modification                    Not Satisfied

Prior to grading permit, a Fuel Modification plan or report shall be submitted to the Fire Department for review and approval.

060 - Fire. 2                    Fire - Prior to Grading - Water Plan                    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.

060 - Fire. 3                    Fire Department Access                    Not Satisfied

Proper Fire Department access circulation shall be provided and shown within this project with secondary access that meet the Fire Department Standards and Requirements.

Flood

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

TR 38307 and PP 220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR 37449 to provide an adequate outlet for the project. If TR 38307 and PP 220020 develop prior to completion of the facilities proposed by TR 37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR 38307 and PP 220020 build these facilities or a functional equivalent the following condition shall apply:

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

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that



Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      6 Items to Accept Facility (cont.)                      Not Satisfied  
right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2                      Encroachment Permit Required                      Not Satisfied

T 38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR 37449 to provide an adequate outlet for the project. If TR 38307 and PP 220020 develop prior to completion of the facilities proposed by TR 37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR 38307 and PP 220020 build these facilities or a functional equivalent the following condition shall apply:

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

060 - Flood. 3                      Mithcharge - Use                      Not Satisfied

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

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

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Flood

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

060 - Flood. 5                      Submit Plans                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

060 - Flood. 6                      ZONE 7 - Present Worth Maintenance                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

For each facility that the District will accept for ownership, operation, and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. The maintenance charge is typically determined when the plans are substantially complete and have reached a point where no significant changes are anticipated. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      Grading Permit Referral - TTM COAs                      Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 38307.

060 - Planning. 2                      MM D-1 to D-5 - Dust Mitigation                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans:

Mitigation Measure D-1: Dust Mitigation

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

Mitigation Measure D-2: Dust Mitigation

During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:

- Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long
- Pave the surface extending at least 100 feet and at least 20 feet wide
- utilize a wheel shaker/spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages
- install a wheel washing system to remove bulk material from tires and vehicle undercarriages

Mitigation Measure D-3: Dust Mitigation

During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g. with tarps or other enclosures that would reduce fugitive dust emissions)

Mitigation Measure D-4: Dust Mitigation

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speeds exceed 25 miles per hour

Mitigation Measure D-5: Dust Mitigation

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible

060 - Planning. 3                      MM I-1 - Emergency Response                      Not Satisfied

Prior to issuance of any grading permits, a detailed traffic control plan shall be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan shall be approved by the County Transportation Department prior to implementation.

060 - Planning. 4                      MM L-1 - Construction Noise                      Not Satisfied

Prior to issuance of a grading permit, the Project developer shall prepare and submit for approval by the County a construction-related noise mitigation plan that is consistent with County Ordinance 847 and General Plan Policy N 12.3. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 MM L-1 - Construction Noise (cont.) Not Satisfied

construction of this Project. Examples of potential mitigation methods include the following:

- Temporary noise attenuation fences (approximately 5 to 10 dBA reduction in noise)
- Preferential location of equipment (a reduction of 3dBA for every doubling of distance)
- Use of current noise suppression technology (e.g., mufflers and engine shrouds and equipment)
- Notification to land uses in the vicinity of construction schedule
- Posting of a contact name and number of contractor or County staff to receive complaints

060 - Planning. 5 MM L-2 - Construction Noise Not Satisfied

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
- During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

060 - Planning. 6 MMs D-6 to D-14 – Construction Emissions Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

Mitigation Measure D-6: Construction Emissions

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

Mitigation Measure D-7: Construction Emissions

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Mitigation Measure D-8: Construction Emissions

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Mitigation Measure D-9: Construction Emissions

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Mitigation Measure D-10: Construction Emissions

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 MMs D-6 to D-14 – Construction Emissions (cont.) Not Satisfied

Mitigation Measure D-11: Construction Emissions

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

Mitigation Measure D-12: Construction Emissions

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Mitigation Measure D-13: Construction Emissions

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Mitigation Measure D-14: Construction Emissions

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

060 - Planning. 7 Recordation of Final Map Not Satisfied

All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

As such, Planning is to verify that to the map recordation has been completed before issuance of permits for the grading of lots for any structures.

060 - Planning. 8 SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.67 acres for Plot Plan No. 220020 & Tentative Tract Map No. 38307. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

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

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

At least 30 days prior to any grading activities, the Project Applicant shall contact the Soboba Band or Pechanga Tribe to notify them of grading, excavation, and proposed monitoring program, and to coordinate with the County and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The plan shall require the Applicant to retain a professional Tribal Monitor to monitor all ground disturbing activities in an effort to identify any archaeological and cultural resources. The plan shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on site and off site grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on the site map and described in detail. The archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Further comparative analysis of any recovered artifacts from CA RIV 10950/H with other Archaic age sites in the region and from CA RIV 10949/H with other historic age farmstead sites in the region and Interpretation of the data should also be carried out by a County qualified archaeologist.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to the issuance of a grading permit for any Project construction, the Project Applicant shall retain a County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown historic archaeological resources. During the demolition and grading process, the archaeological monitor should be present to monitor freshly excavated soil and to identify, document, and further explore any intact artifact filled deposits that may become unearthed. This would include field and laboratory analysis of any artifacts that are recovered during the fieldwork. The locations of any new discoveries shall be plotted on a site map and described in detail. Further comparative analysis of the recovered artifacts from CA RIV 10949/H with other historic age farmstead sites in the region and interpretation of the data should also be carried out by a County qualified archaeologist.

Planning-EPD

060 - Planning-EPD. 1 Biological Monitoring - EPD Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation, survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats.

EPD may require additional documentation in the form of biological reports and/or site visit(s)

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Biological Monitoring - EPD (cont.) Not Satisfied  
to confirm completion. Contracted Biologist may be required to submit a memo or email to EPD documenting that the project has been consistently active since initial grading occurred and does not require an additional 30-day BUOW preconstruction survey or nesting bird survey once the grading permit has been approved. This may be needed for future grading permits. Please contact EPD for further information.

060 - Planning-EPD. 2 Burrowing Owl Preconstruction Survey - EPD Not Satisfied  
Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results 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 (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at [mpoonama@rivco.org](mailto:mpoonama@rivco.org) for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD 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 August 31st). 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

Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied  
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 RCTD-USE - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

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

- 060 - Transportation. 2 RCTD-USE - Fee Credit or Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBD, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

- 060 - Transportation. 3 RCTD-USE - File L&LMD Application Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by



Plan: PPT220020

Parcel: 472170037

60. Prior To Grading Permit Issuance

Transportation

- 060 - Transportation. 3 RCTD-USE - File L&LMD Application (cont.) Not Satisfied  
contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
- (1) Landscaping.
  - (2) Streetlights.
  - (3) Graffiti abatement of walls and other permanent structure(s).
  - (4) Street sweeping.
  - (5) Traffic signal(s).
  - (6) WQMP BMP(s) or catch basin inserts.

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

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

or as approved by the Director of Transportation.

- 060 - Transportation. 4 RCTD-USE - Sight Distance Analysis Not Satisfied  
Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

- 060 - Transportation. 5 RCTD-USE - Submit Grading Plans Not Satisfied  
The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 ft from the flowline of the adjacent street.
2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

Planning-CUL

- 070 - Planning-CUL. 1 Artifact Disposition Not Satisfied  
The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as

Plan: PPT220020

Parcel: 472170037

70. Prior To Grading Final Inspection

Planning-CUL

- |                       |  |               |
|-----------------------|--|---------------|
| 070 - Planning-CUL. 1 | Artifact Disposition (cont.)<br>outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F 2. | Not Satisfied |
| 070 - Planning-CUL. 2 | Phase IV Monitoring Report   | Not Satisfied |

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

80. Prior To Building Permit Issuance

BS-Grade

- |                   |                                       |               |
|-------------------|---------------------------------------|---------------|
| 080 - BS-Grade. 1 | NO BUILDING PERMIT W/O GRADING PERMIT | Not Satisfied |
| 080 - BS-Grade. 2 | ROUGH GRADE APPROVAL                  | Not Satisfied |

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

BS-Plan Check

- |                        |              |               |
|------------------------|--------------|---------------|
| 080 - BS-Plan Check. 1 | Gen - Custom | Not Satisfied |
|------------------------|--------------|---------------|

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 Gen - Custom (cont.) Not Satisfied

Please include and/or verify the following information is on the submitted set of plans for review

1) Construction type, max allowable square footage, stories, and height.

2) Please indicate if this project is privately or publicly funded.

PUBLIC HOUSING - Housing facilities constructed or altered by, for, or on behalf of a public entity, or constructed or altered as part of a public entity's program to provide housing pursuant to United States Code of Federal Regulations, 28 CFR Part 35, 102(a), including but not limited to the following:

1. One-or two-family dwelling units, or congregate residences.
2. Buildings or complexes with three or more residential dwellings units.
3. Homeless shelters, group homes, halfway houses, and similar social service establishments.
4. Transient lodging, such as hotels, motels, hostels, and other facilities providing accommodations of a short-term nature of not more than 30 days duration.
5. Housing at a place of education, such as housing on or serving a public school, public college, or public university.

Note: A public entity's program to provide housing may include but is not limited to the allocation of local, state, or federal financial assistance, Community Development Block Grants, Low Income Housing Tax Credits, the California Multifamily Housing Program, loan agreements and housing bonds. Examples that are not considered a public entity's program to provide housing may include but are not limited to: density bonuses, the receipt of public funds for the installation of energy efficiency features, seismic strengthening, water conservation and fire safety features. For additional information see "Guide to Public Housing Regulated in Chapter 11B of the California Building Code" and the "California Access Compliance Advisory Reference Manual" available on the Division of the State Architect's website.

Building Accessibility - Buildings or portions of buildings and facilities within the scope of this chapter (CBC 11A) shall be accessible to persons with disabilities in Newly constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:

2. Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2022 California Building Codes will be in effect as of January 1st,

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 Gen - Custom (cont.) Not Satisfied  
2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023, will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE: Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure, or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

LIQUEFACTION: Based on County records, this project appears to be located in an area with potential for soil liquefaction. Per Section CBC Section 1803.5, a geotechnical assessment of this condition is required and, according to Section 1803, the assessment must be conducted by a licensed design professional. If the assessment indicates that the condition, if not corrected, would lead to structural defects, the assessment shall recommend corrective action which is likely to prevent structural damage.

Note: Per Section 1803.2, this assessment does not necessarily have to take the form of a full Soil Report. It can take the form of a letter stating that the design professional of record for this project has assessed the site and has either provided corrective actions or that the specific site conditions do not warrant corrective action."

HIGH FIRE SEVERITY ZONE: This project is in A high fire zone area. CRC 337 OR CBC 7A shall apply.

E Health

080 - E Health. 1 DEH - EMWD Water and Sewer Service Not Satisfied  
Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

Provide documentation that establishes water and sewer service from EMWD (ex: First Release Letter).

Fire

080 - Fire. 1 Commercial Fire Water Protection - Fire Flow Not Satisfied  
Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B or NFPA 1142 or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Fire

|               |  |               |
|---------------|--|---------------|
| 080 - Fire. 1 | Commercial Fire Water Protection - Fire Flow (cont.) | Not Satisfied |
| 080 - Fire. 2 | Fire Department Access – Residential                 | Not Satisfied |

Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure.

Fire Department Access Dead-End Turnaround: Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department.

Fire Department Secondary Access: Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department.

Traffic Calming Devices: Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal

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| 080 - Fire. 3 | Fire Department Building Construction Permit Review | Not Satisfied |
|---------------|---|---------------|

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

|               |                            |               |
|---------------|----------------------------|---------------|
| 080 - Fire. 4 | Fire Sprinkler Residential | Not Satisfied |
|---------------|----------------------------|---------------|

Residential Fire Sprinklers - Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Fire

080 - Fire. 4 Fire Sprinkler Residential (cont.) Not Satisfied  
the Fire Marshal for review and approval prior to installation.

080 - Fire. 5 Hazardous Vegetation and Fuel Management Plan – Not Satisfied  
Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a final Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

080 – Cannabis Facility Carbon Dioxide Gas Enrichment/Plant Processing/Extraction  
Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Plans must be submitted to the Office of the Fire Marshal for review and approval prior to installation.

080 - Fire. 6 Phased Construction Access and Water Supplies Not Satisfied  
If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Contact our office for submittal instructions.

080 - Fire. 7 Residential Tract Fire Water Protections Not Satisfied  
If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Contact our office for submittal instructions. If the hydrant(s) has a possibility to be damage by a vehicle, proper size and spaced bollards shall be placed.

Flood

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

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

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      6 Items to Accept Facility (cont.)                      Not Satisfied  
coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2                      Encroachment Permit Required                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

080 - Flood. 3                      Mitcharge - Use                      Not Satisfied

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

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

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

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Flood

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

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR 37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

080 - Flood. 5                      Submit Plans                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

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

080 - Flood. 6                      ZONE 7 - Present Worth Maintenance                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR 37449 to provide an adequate outlet for the project. If TR38307 and PPT220020 develop prior to completion of the facilities proposed by TR37449, they shall construct that facility (or functional equivalent) to provide an adequate outlet for the project. Should TR38307 and PPT220020 build these facilities or a functional equivalent the following condition shall apply:

For each facility that the District will accept for ownership, operation, and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. The maintenance charge is typically determined when the plans are substantially complete and have reached a point where no significant changes are anticipated. Payment shall be made to the District prior to commencing construction of the facility. Personal or corporate checks will not be accepted for payment.



Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      Building Permit Referral - TTM COA's                      Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 38307.

080 - Planning. 2                      Conform Final Site Plan                      Not Satisfied

Final clearance shall be obtained from the County Building & Safety Department - Subdivisions stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3                      Development Standards - SP382 P.A. 2                      Not Satisfied

All development on-site is to adhere to the standards set by the Belle Terre Specific Plan (SP382) for Planning Area 2. Those standards are as follows:

(1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director -Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for attached multiple family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:

A. The height of the buildings shall not exceed forty-five feet (45').

B. Lot area shall not be less than three thousand (3,000) square feet.

C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').

D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

E. Minimum yard requirements are as follows:

-- The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. The minimum building setback from interior drives shall be three feet (3 '). Garages opening to the front or rear of lots or buildings shall be setback a minimum of three feet (3 ') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley. Garages opening to the

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      Development Standards - SP382 P.A. 2 (cont.)                      Not Satisfied

front or rear of lots shall not be set back greater than five feet (5') unless the setback exceeds eighteen-feet (18').

-- Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. The distance between buildings shall be no less than ten feet (10').

-- The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.

-- Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five-foot (5') setback. No other structural encroachment shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

F. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.

G. The maximum lot coverage shall be 65 percent.

080 - Planning. 4                      Entry Monument Plot Plan                      Not Satisfied

The land divider/permit holder shall file for an Entry Monument plot 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 and shall conform to the TENTATIVE MAP and SPECIFIC PLAN.

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

The plot plan shall contain the following elements:

1. A color photo-simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 5                      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.

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

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|-----------------|---|---------------------|---------------|
| 080 - Planning. | 5 | Fee Balance (cont.) | Not Satisfied |
| 080 - Planning. | 6 | 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 APPROVED EXHIBIT L and the SPECIFIC PLAN. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment, and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. A 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 SPECIFIC PLAN and other applicable standards. All writing must be legible. 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 conform to the development standards of the Specific Plan zone and the design guidelines of the Specific Plan.
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 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.

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| 080 - Planning. | 7 | MM D-16 - Operation Emissions | Not Satisfied |
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Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MM D-16 - Operation Emissions (cont.) Not Satisfied

Prior to issuance of a building permit, the County Building Department shall ensure that the Project does not include hearths or includes only natural gas hearths.

080 - Planning. 8 MM D-19 - Operation Emissions Not Satisfied

Prior to issuance of a building permit, the County Building Department shall ensure that the Project incorporates water conservation strategies designed to meet CalGreen reductions of 20 percent in indoor water use. This should include incorporating low water, Energy Star-compliant appliances and furniture, dual flush or toilets that use less than 1.6 gallons per flush (gpm), install faucets and showerheads using 2.5 gpm or less, water-saving landscape techniques such as drip irrigation.

080 - Planning. 9 MM D-20 – Light Paving/Roofing Not Satisfied

Prior to issuance of a building permit, building plans shall show incorporation of light-colored paving and roofing materials.

080 - Planning. 10 MM D-6 to D-15 Construction Emissions Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

Mitigation Measure D-6: Construction Emissions

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

Mitigation Measure D-7: Construction Emissions

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

Mitigation Measure D-8: Construction Emissions

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

Mitigation Measure D-9: Construction Emissions

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Mitigation Measure D-10: Construction Emissions

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

Mitigation Measure D-11: Construction Emissions

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 MM D-6 to D-15 Construction Emissions (cont.) Not Satisfied  
(BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

Mitigation Measure D-12: Construction Emissions

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

Mitigation Measure D-13: Construction Emissions

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

Mitigation Measure D-14: Construction Emissions

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

Mitigation Measure D-15: Construction Emissions

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

080 - Planning. 11 MM GHG-1 – CAP Screening Table Not Satisfied

Prior to issuance of building permits, the Project applicant shall provide documentation to the County of Riverside Building and Safety Department demonstrating that the following measures or any other combination thereof are incorporated from the County's 2018 Greenhouse Gas Emissions Screening Tables, shown in Appendix F of the Initial Study/Addendum, as needed to achieve the required 100 points. Documentation may include measures incorporated into construction plans and specifications, development agreements, and/or other mechanisms.

080 - Planning. 12 MM H-1 - GHG Emissions Not Satisfied

Prior to issuance of building permits, ensure that project design features specified in Specific Plan Section 10.3 are implemented.

080 - Planning. 13 MM H-2 - GHG Emissions Not Satisfied

Prior to issuance of building permits, ensure that, through economically feasible installations, the Project achieves a 15 percent reduction in electricity and natural gas energy use beyond the 2008 Title 24 standards.

080 - Planning. 14 MM L-2 - Construction Noise Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 MM L-2 - Construction Noise (cont.) Not Satisfied

- During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.
- During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

080 - Planning. 15 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 dimensioned 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. 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 SPECIFIC PLAN and other applicable standards. All writing must be legible. Sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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. 16 Recordation of Final Map Not Satisfied

All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 16                      Recordation of Final Map (cont.)                      Not Satisfied

As such, Planning is to verify that to the map recordation has been completed before issuance of permits for the construction of any structures.

080 - Planning. 17                      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. 18                      School Mitigation                      Not Satisfied

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

080 - Planning. 19                      Underground Utilities                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 20                      Walls/Fencing Plan                      Not Satisfied

Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval as well as the approved exhibits TENTATIVE MAP, APPROVED EXHIBIT W, and SPECIFIC PLAN.

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. No wood fencing shall be allowed.

D. 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.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, 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).

F. 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,

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 20 Walls/Fencing Plan (cont.) Not Satisfied  
block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. 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.

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

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

Planning-EPD

080 - Planning-EPD. 1 MSHCP Conservation Area - EPD Not Satisfied

Conveyance: As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS case # 2082), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 106.85 acres as documented within Joint Project Review #14-02-06-01 dated 5-12-2014 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA. This dedication shall occur without any fee credits or other compensation. This dedication must be completed prior to issuance of the first building permit within the boundary of TTM37449.

Prior to the acceptance of this dedication the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

Survey

080 - Survey. 1 RCTD-USE - Private Road Easements Not Satisfied

Provide a 36 ft private road easement on Street A between Belle Terre Parkway and Street C as shown on the PPT220020 Exhibit dated 1/31/2023.

Provide a 30 ft private road easement on Street A (between Street B and Street C), Street B, and Street C as shown on the PPT220020 Exhibit dated 1/31/2023.

Provide a 24 ft private road easement on Streets D, G-M as shown on the PPT220020 Exhibit dated 1/31/2023.



Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1                      RCTD-USE - Private Road Easements (cont.)                      Not Satisfied  
Provide a 26 ft private road easement on Street E and Street F as shown on the PPT220020 Exhibit dated 1/31/2023.

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

080 - Survey. 2                      RCTD-USE - Survey Monument                      Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1                      80 - TRANSPORTATION - Landscape Inspection Deposit                      Not Satisfied  
Landscape Inspection Deposit Required -- The developer/ permit holder shall:

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

080 - Transportation. 2                      80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied  
Landscape Plot Plan/Permit Required -- The developer/ permit holder shall:

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

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

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

When applicable, plans shall include the following components:

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

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

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

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

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

Landscape Project Specific Requirements -- In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape screening located shall be designed to ensure full, opaque, coverage up to a minimum height of (20) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24-inch offset from

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3            80 - TRANSPORTATION - Landscape Project Specific            Not Satisfied  
non-permeable surfaces, even if that surface drains into a permeable area.

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

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

f. Trees shall be hydrozoned separately.

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

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

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

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

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

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

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

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

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

p. Project shall use (.25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

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

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

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

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

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

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

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

080 - Transportation. 4            RCTD-USE - Annexation into L&LMD or Other District            Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) Traffic signal(s).
- (6) WQMP BMP(s) or catch basin inserts.

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

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

or as approved by the Director of Transportation.

080 - Transportation. 5            RCTD-USE - Approved Maintenance Exhibit (ME)            Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 5 RCTD-USE - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
- (2) Streetlights.
  - (3) Graffiti abatement of walls and other permanent structure(s).
  - (4) Street sweeping.
  - (5) Traffic signal(s).
  - (6) WQMP BMP(s) or catch basin inserts.

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

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

or as approved by the Director of Transportation.

- 080 - Transportation. 6 RCTD-USE - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

- 080 - Transportation. 7 RCTD-USE - Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

- 080 - Transportation. 8 RCTD-USE - TS/Fairshare Not Satisfied

The traffic analysis for SP00382 has identified improvements at the following intersections -- Prior to the 360th building permit issuance, as an aggregate under any development within SP00382, the intersections identified below shall be improved as described:

Winchester Road (SR-79) (NS) at Auld Road (EW)

- Construct a 2nd westbound left turn lane.
- Modify the traffic signal to implement protected left turn phasing on the eastbound and westbound approaches.

Prior to the 1282nd building permit issuance, as an aggregate under any development within

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 RCTD-USE - TS/Fairshare (cont.) Not Satisfied  
SP00382, the intersections identified below shall be improved as described:

Washington Street (SR-79) (NS) at Keller Road (EW)

- Install a traffic signal.
- Construct a northbound left turn lane.
- Construct a southbound left turn lane.
- Construct an eastbound left turn lane.
- Construct a westbound left turn lane and shared through-right turn lane.

The project traffic study has identified a fair share of 15.4% as the project's proportionate share of total trips under SP00382. The project shall pay its fair share towards the required improvements identified by the Specific Plan level traffic study at the listed intersections above.

080 - Transportation. 9 RCTD-USE - TS/Geometrics Not Satisfied

The intersection of Belle Terre Parkway (NS) at Driveway 1 (EW) shall be improved to provide the following geometrics:

Northbound: one shared through-right lane  
Southbound: one left-turn lane, one through lane  
Westbound: one shared left-right lane

The intersection of Belle Terre Parkway (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

Northbound: one shared through-right lane  
Southbound: one left-turn lane, one through lane  
Westbound: one shared left-right lane

or as approved by the Transportation Department.

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

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

080 - Transportation. 10 RCTD-USE - Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

\_ The Street Improvement Plans are approved .

Plan: PPT220020

Parcel: 472170037

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 RCTD-USE - Utility Plan (cont.) Not Satisfied

\_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

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

(For common area and office area as applicable) Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash, recyclable materials, and organics and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Plan: PPT220020

Parcel: 472170037

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1                      DEH - EMWD Water and Sewer Service                      Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health. Provide documentation that shows actual service from EMWD for water and sewer service (ex: Final Release letter).

Fire

090 - Fire. 1                      Address Inspection                      Not Satisfied

Final inspection will be performed to verify that the building address is in such a position as to be plainly visible and legible from the street. Building address numbers shall be minimum of 12 inches tall. Suites number shall be a minimum of 6 inches tall and place both in the front and back entrances. Adequate illumination should be provided to be visible from the street at all hours.

090 - Fire. 2                      Hazardous Vegetation and Fuel Management Plan                      Not Satisfied

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit final. Contact our office for instructions regarding this inspection.

Flood

090 - Flood. 1                      Facility Completion - Use                      Not Satisfied

TR38307 and PPT220020 rely on the construction of offsite drainage "Line A", "Basin B" and "Line AE" (extension of Fields Drive Storm Drain) by TR37449 to provide an adequate outlet for the project. Therefore, the District will not release occupancy permits prior to the District's acceptance of the drainage system for operation and maintenance.

Planning



Plan: PPT220020

Parcel: 472170037

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      ACCESSIBLE PARKING                      Not Satisfied

A minimum of nine (9) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBITS (Site Plans).

Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      DEVELOPMENT IMPACT FEES (Ord. 659)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 220020 & Tentative Tract Map No. 38307 has been calculated to be 11.67 acres.

090 - Planning. 3                      ELECTRICAL VEHICLE PARKING                      Not Satisfied

A minimum of ten (10) electrical vehicle parking space[s] for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2.

Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces.

Signage and Charging Station Location: Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages, or vehicle maneuvering.

090 - Planning. 4                      OPEN SPACE FEES (Ord. 810)                      Not Satisfied

Plan: PPT220020

Parcel: 472170037

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      OPEN SPACE FEES (Ord. 810) (cont.)                      Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 220020 & Tentative Tract Map No. 38307 has been calculated to be 11.67 acres.

090 - Planning. 5                      Quimby Fees                      Not Satisfied

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

090 - Planning. 6                      Walls/Fencing Compliance                      Not Satisfied

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

Transportation

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

Landscape Inspection and Drought Compliance -- The developer/ permit holder shall:

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

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

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

Landscape Signage Required on Model Home Complexes -- The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3                      RCTD-USE- Complete Annexation into L&LMD or Other                      Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a

Plan: PPT220020

Parcel: 472170037

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-USE- Complete Annexation into L&LMD or Other Not Satisfied  
Landscape Maintenance Agreement through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859.

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

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

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD-USE- Payment of Transportation Fees Not Satisfied

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

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

090 - Transportation. 6 RCTD-USE- Private Road Improvements Not Satisfied

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

Street A between Belle Terre Parkway and Street C shall be improved with 36 ft of AC pavement, concrete curb and gutter, concrete sidewalks within a 36 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

Street A (between Street B and Street C), Street B, and Street C shall be improved with 30 ft of AC pavement, concrete curb and gutter, concrete sidewalks within a 30 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

Streets D, G-M shall be improved with 24 ft of AC pavement, concrete curb and gutter within a 24 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

Street E and Street F shall be improved with 26 ft of AC pavement, concrete curb and gutter within a 26 ft private road easement as shown on the PPT220020 Exhibit dated 1/31/2023.

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

NOTES:

Plan: PPT220020

Parcel: 472170037

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-USE- Private Roa Improvements (cont.) Not Satisfied

1. Maintain a 5% final grade or lower at all street intersections for compliance with ADA access ramp requirements.
2. Stop signs shall be installed at the intersections as directed by the Director of Transportation.

090 - Transportation. 7 RCTD-USE- Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

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

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

090 - Transportation. 8 RCTD-USE- Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

Waste Resources

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

(For common area and office area as applicable) Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

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

## PROPERTY OWNERS CERTIFICATION FORM

I, Kathleen Mitchell, certify that on June 5, 2023, the attached property owners list was prepared by County of Riverside / GIS.

Distance Buffered: 1200'

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

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

NAME: Kathleen Mitchell

TITLE/REGISTRATION: Urban Regional Planner, III

ADDRESS: 4080 Lemon Street, Riverside CA, 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6836

# Riverside County GIS Mailing Labels

TTM38307-PPT220020 (1200 foot buffer)



### Legend

- County Boundary
- Cities
- World Street Map

### Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 6/5/2023 9:20:35 AM

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472130005  
WW 550  
33011 HOLLAND RD  
WINCHESTER CA 92596

472130003  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

472170032  
EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBLE RD  
PERRIS CA 92572

472170009  
GREGORY JOHN SCHLINDWEIN  
16582 GOTHARD ST STE D  
HUNTINGTON BEACH CA 92647

472170031  
WESTERN RIVERSIDE COUNTY REG CON  
3403 TENTH ST STE 320  
RIVERSIDE CA 92501

472170033  
TAYLOR MORRISON OF CALIF  
6440 OAK CANYON STE 200  
IRVINE CA 92618

476010042  
SABA FAMILY TRUST DATED 07/24/2018  
212 AVENIDA BARCELONA  
SAN CLEMENTE CA 92672

476333006  
OTAVIS S. HALL  
32869 WESTPORT WAY  
WINCHESTER CA 92596

476340013  
OCIEL A. MAGADAN  
32915 SHEPHARD CT  
WINCHESTER CA 92596

476340021  
ADAM JUSTIN CRAIGHEAD  
32937 CLOVERDALE CT  
WINCHESTER CA 92596

476340022  
GORAKH TANAJIRAO BORUDE  
32925 CLOVERDALE CT  
WINCHESTER CA 92596

476333005  
GOLD AMY & RODRIGUEZ JUAN LIVING TRUST  
32881 WESTPORT WAY  
WINCHESTER CA 92596

476340008  
BENJAMIN M. MAPLE  
1722 KENWOOD PL  
SAN MARCOS CA 92078

476340009  
MICHAEL ANTHONY AQUINO  
32924 SHEPHARD CT  
WINCHESTER CA 92596

476340010  
GREGORY S. ASHTON  
32936 SHEPHARD CT  
WINCHESTER CA 92596

476340011  
ESTEVAN D. ESTRELLA  
32939 SHEPHARD CT  
WINCHESTER CA 92596

476340012  
EDUARDO LICONA  
32927 SHEPHARD CT  
WINCHESTER CA 92596

476340014  
STEFAN W. HINCK  
32903 SHEPHARD CT  
WINCHESTER CA 92596

476340019  
MARCUS JAGERS  
32922 CLOVERDALE CT  
WINCHESTER CA 92596

476340020  
RONNIE ERVIN SIMMS  
32934 CLOVERDALE CT  
WINCHESTER CA 92596

476340023  
SOCORRO MARTINEZ  
34424 HILLINGDON CT  
WINCHESTER CA 92596

476340024  
DOUGLAS JON ROBINSON  
34436 HILLINGDON CT  
WINCHESTER CA 92596

476340025  
REYES FAMILY TRUST DTD 9/13/1997  
29116 SMOKEWOOD DR  
MURRIETA CA 92563

476551018  
BRANDIE R. JACKSON  
32887 BIRCHALL CT  
WINCHESTER CA 92596

476551031  
JACOB DURINGER  
32897 OAKLAND WAY  
WINCHESTER CA 92596

476541008  
PULTE HOME CO  
27401 LOS ALTOS STE 400  
MISSION VIEJO CA 92691

476551015  
JAY BARNETT GREENBERG  
32898 BIRCHALL CT  
WINCHESTER CA 92596

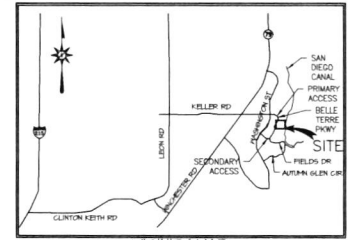
476551016  
STACEY ECKERT  
32910 BIRCHALL CT  
WINCHESTER CA 92596



476551017  
HENRY VELASCO  
32899 BIRCHALL CT  
WINCHESTER CA 92596

476551027  
STEPHEN P. ROBB  
13530 N SUNRIDGE DR  
FOUNTAIN HILLS AZ 85268

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT 38307-CONDO MAP**  
 LOCATED IN SECTION 27, T. 6 S., R. 2 W., S.B.M.



VICINITY MAP

**PROJECT DESCRIPTION**

TRM NO. 38307 PROPOSES 87 CONDO UNITS AND AN OPEN SPACE AREA ON 11.67 NET ACRES WITHIN PLANNING AREA 2 (APN 412-170-037) OF THE BELLE TERRE SPECIFIC PLAN NO. 280 (PARCEL 2 OF RECORDED TRM 37542 DATED 7/8/21). THE PROJECT PROPOSES ON-SITE PRIVATE UTILITIES OVER PRIVATE STREETS.

**LEGEND**

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE

**OWNER/APPLICANT**

TAYLOR MORRISON OF CALIFORNIA, LLC  
 4615 MACARTHUR COURT, 8TH FL  
 NEWPORT BEACH, CA 92660  
 CONTACT: JARED ARONOWITZ  
 PHONE: (949) 246-1202

**ENGINEER**

ALBERT A. WEBB ASSOCIATES  
 3780 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 CONTACT: PATRICK HALL  
 PHONE: (951) 686-1070  
 FAX: (951) 388-1287

**SOILS ENGINEER**

LEIGHTON AND ASSOCIATES, INC.  
 4115 ENTERPRISE CIRCLE N  
 SUITE 103  
 TEMECULA, CA 92590  
 PHONE: (951) 246-0330

**ARCHITECT**

KEVIN L. CROOK ARCHITECT INC.  
 1360 REYNOLDS AVENUE  
 SUITE 110  
 RIVERSIDE, CA 92514  
 PHONE: (949) 660-1801

**A.P.N.**

412-170-035  
**ACREAGE**

11.67 ACRES  
 30 BUILDINGS  
 87 UNITS

**TOPOGRAPHY SOURCE**

AERIAL TOPOGRAPHY, FLORENZ DECEMBER 10, 2014 BY AEROTECH MAPPING

**SCHOOL DISTRICT**

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

**LAND USE**

EXISTING LAND USE: HIGH-DENSITY RESIDENTIAL  
 EXISTING ZONING: BELLE TERRE SPECIFIC PLAN  
 PROPOSED LAND USE: HIGH-DENSITY RESIDENTIAL  
 PROPOSED ZONING: BELLE TERRE SPECIFIC PLAN

**UTILITY PROVIDERS**

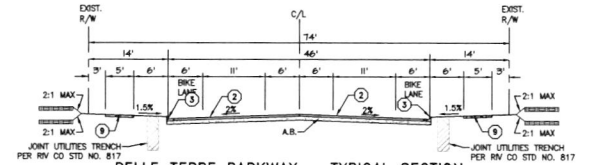
- WATER: EASTERN MUNICIPAL WATER DISTRICT
- SEWER: EASTERN MUNICIPAL WATER DISTRICT
- ELECTRICAL: SOUTHERN CALIFORNIA EDISON
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE: VERISON TELEPHONE COMPANY
- T.V.: TIME WARNER CABLE
- TRASH: WASTE MANAGEMENT

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP NUMBER 37542, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 221, PAGES 83 THROUGH 84 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY RECORDED ON SEPTEMBER 30, 2021 AS INSTRUMENT NUMBER 2021-0585645.

**GENERAL INFORMATION**

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2010 THOMAS BROS. MAP BOOK, PAGE 649, GRID: FS, F4, 65, 64, 65, 4 H4.
3. THIS TENTATIVE TRACT MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN BELLE TERRE SPECIFIC PLAN (BTSP) #582, PLANNING AREA 2 (PA-2).
5. NO EXISTING EASEMENTS OR ENCUMBRANCES ARE CONTAINED HEREON.
6. PROJECT IS WITHIN A COUNTY SERVICE AREA.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. TOPOGRAPHY FLORENZ BY AEROTECH MAPPING IN 2014.
9. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 487 REQUIREMENTS.
10. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
11. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
12. LAND IS SUBJECT TO LIQUEFACTION.
13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
14. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
15. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
16. BENTH MONUMENTATION PER SF 362 STANDARDS.
17. FLOOD ZONE 0, AREA OF FLOOD RISK DUE TO LEVEE PER FEMA PANEL DROV05C2309.
18. PROJECT SITE IS LOCATED WITHIN CRITERIA CELL GROUP 5, CELL #5218, WITHIN A STATE RESPONSIBILITY AREA (SRA) VERY HIGH FIRE HAZARD AREA.



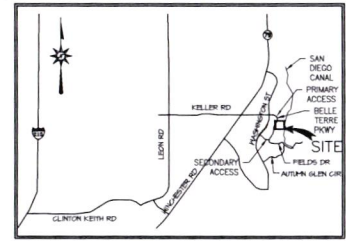
**BELLE TERRE PARKWAY - TYPICAL SECTION**

TYPICAL SECTION STD. NO. 103  
 MODIFIED COLLECTOR STREET  
 T.I. = 7.0  
 NOT TO SCALE

|   |                         |   |              |                     |                           |                         |                    |                     |                    |                    |
|---|-------------------------|---|--------------|---------------------|---------------------------|-------------------------|--------------------|---------------------|--------------------|--------------------|
| SCALE: 1"=80'   | DATE: 3/16/2023         | DESIGNED: RSD                           | CHECKED: SKX | PLN. OR REF:        |                           |                         |                    |                     |                    |                    |
| REVISIONS   | DATE                    | BY                                      |              |                     |                           |                         |                    |                     |                    |                    |
| <table border="1"> <tr> <td>ALBERT A. WEBB ASSOCIATES</td> <td>ENGINEERING CONSULTANTS</td> </tr> <tr> <td>3780 MCCRAY STREET</td> <td>RIVERSIDE, CA 92506</td> </tr> <tr> <td>PH. (951) 686-1070</td> <td>FAX (951) 788-1256</td> </tr> </table> |                         |   |              |                     | ALBERT A. WEBB ASSOCIATES | ENGINEERING CONSULTANTS | 3780 MCCRAY STREET | RIVERSIDE, CA 92506 | PH. (951) 686-1070 | FAX (951) 788-1256 |
| ALBERT A. WEBB ASSOCIATES   | ENGINEERING CONSULTANTS |   |              |                     |                           |                         |                    |                     |                    |                    |
| 3780 MCCRAY STREET  | RIVERSIDE, CA 92506     |   |              |                     |                           |                         |                    |                     |                    |                    |
| PH. (951) 686-1070  | FAX (951) 788-1256      |   |              |                     |                           |                         |                    |                     |                    |                    |
| PROJECT NO. 31-306-23   |                         | PROJECT NAME: BELLE TERRE PA-2 TR 38307 |              | SHEET 1 OF 1 SHEETS |                           |                         |                    |                     |                    |                    |
|   |                         | TENTATIVE TRACT MAP                     |              | DWG. NO.            |                           |                         |                    |                     |                    |                    |

PRELIMINARY

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PLOT PLAN 220020**  
 LOCATED IN SECTION 27, T. 6 S., R. 2 W., S.B.M.



VICINITY MAP

**PROJECT DESCRIPTION**

TTM NO. 38807 PROPOSES 187 CONDO UNITS ON 11.67 NET ACRES WITHIN PLANNING AREA 2 (APN 412-110-051) OF THE BELLE TERRE SPECIFIC PLAN NO. 200 (PARCEL 2 OF RECORDED FPM 37542 DATED 1/8/20). THE PROJECT PROPOSES PRIVATE STREETS.

**LEGEND**

|     |                   |
|-----|-------------------|
| --- | ROAD C/L          |
| --- | FLOODLINE         |
| --- | PROP INLET        |
| --- | PROPERTY BOUNDARY |
| --- | PROP STORM DRAIN  |

**ABBREVIATIONS**

|       |                 |
|-------|-----------------|
| C&G   | CURB AND GUTTER |
| C/L   | CENTERLINE      |
| EX    | EXISTING        |
| ESMT  | EASEMENT        |
| FG    | FINISHED GRADE  |
| FS    | FINISHED GRADE  |
| FL    | FLOODLINE       |
| HP    | HIGH POINT      |
| LP    | LOW POINT       |
| RET   | RETAINING       |
| PROP  | PROPOSED        |
| SD    | STORM DRAIN     |
| ST LT | STREET LIGHT    |
| TYT   | TYPICAL         |
| TC    | TOP OF CURB     |
| TB    | TOP OF GRADE    |
| GD    | GRADE BREAK     |

APN 412-110-051  
 R=100.17'  
 L=54.01'

APN 412-110-054  
 R=100.17'  
 L=54.01'

APN 412-110-054  
 R=100.17'  
 L=54.01'

APN 412-110-054  
 R=100.17'  
 L=54.01'

APN 412-110-054  
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APN 412-110-054  
 R=100.17'  
 L=54.01'

APN 412-110-054  
 R=100.17'  
 L=54.01'

**OWNER/APPLICANT**

TAYLOR MORRISON OF CALIFORNIA, LLC  
 8440 OAK CANYON SUITE 200  
 IRVINE, CA 92618  
 CONTACT: JARED ARONOWITZ  
 PHONE: (949) 296-0500

**ENGINEER**

ALBERT A. WEBB ASSOCIATES  
 3708 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 CONTACT: FAYRES HALL  
 PHONE: (951) 686-1070  
 FAX: (951) 686-1251

**SOILS ENGINEER**

LEIGHTON AND ASSOCIATES, INC.  
 4115 ENTERPRISE CIRCLE N  
 SUITE 103  
 TENGULA, CA 92540  
 PHONE: (951) 296-0500

**A.P.N.**

412-110-051

**SCHOOL DISTRICT**

TENGULA VALLEY UNIFIED SCHOOL DISTRICT

**UTILITY PROVIDERS**

WATER: EASTERN MUNICIPAL WATER DISTRICT  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT  
 ELECTRICAL: SOUTHERN CALIFORNIA Edison  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: VERIZON TELEPHONE COMPANY  
 T.V.: THE WARNER CABLE  
 TRASH: WASTE MANAGEMENT

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP NUMBER 37542, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 201, PAGES 89 THROUGH 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY RECORDED ON SEPTEMBER 30, 2021 AS INSTRUMENT NUMBER 2021-008649.

**GENERAL INFORMATION**

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2000 THOMAS BROS. MAP BOOK, PAGE 699, GRID; FB, P4, 69, 64, 69, & 14.
3. THIS TENTATIVE TRACT MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN BELLE TERRE SPECIFIC PLAN (BTSP) #562, PLANNING AREA 2 (PA-2).
5. NO EXISTING EASEMENTS OR ENCUMBRANCES ARE CONTAINED HEREON.
6. PROJECT IS WITHIN A COUNTY SERVICE AREA.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. TOPOGRAPHY FLOWN BY AEROTECH MAPPING IN 2014.
9. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE #07 REQUIREMENTS.
10. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
11. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
12. LAND IS SUBJECT TO LIQUEFACTION.
13. NO SURFACE SEPTIC DISPOSAL IS INTENDED.
14. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
15. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
16. ENTRY MONUMENTATION PER SP 582 STANDARDS.
17. FLOOD ZONE D, AREA OF FLOOD RISK DUE TO LEVEE PER FEMA PANEL 09060C2706.
18. PROJECT SITE IS LOCATED WITHIN CRITERIA CELL GROUP 5, CELL #219, WITHIN A STATE RESPONSIBILITY AREA (SRA) VERY HIGH FIRE HAZARD AREA, AND 34.7% LOT COVERAGE.

**ACREAGE SUMMARY**

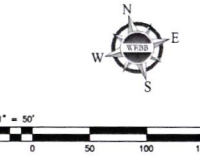
|  | GROSS AREA | NET AREA |
|--|------------|----------|
| TOTAL BUILDING FOOTPRINT (UNITS 1-187) | 4.02 AC    | 4.02 AC  |
| SLOPE AREA                             | 0.98 AC    | 0.98 AC  |
| REMAINING CONSTRUCTABLE AREA           | 10.60 AC   | 10.60 AC |
| TOTAL:                                 | 11.67 AC   | 11.67 AC |

**PARKING SUMMARY**

| # OF UNITS | PARKING RATIO | SPACES REQUIRED | SPACES PROVIDED |
|------------|---------------|-----------------|-----------------|
| BT         | 2.75          | 452             | 452             |
|            |               | 4 ADA           | 4 ADA           |
|            |               | 10 EV           | 10 EV           |

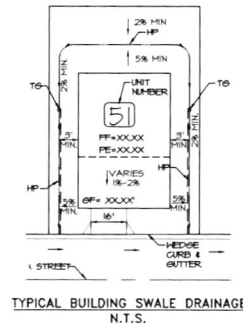
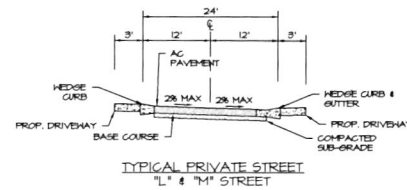
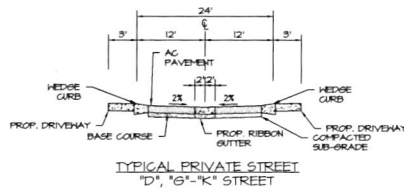
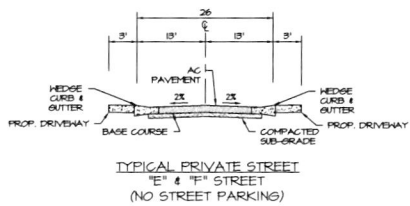
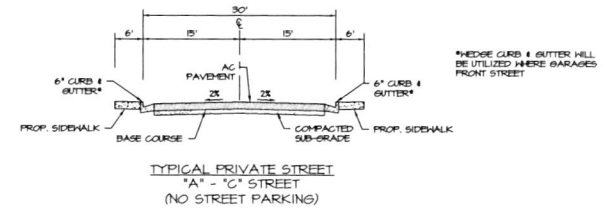
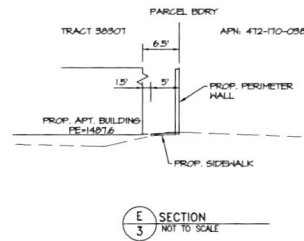
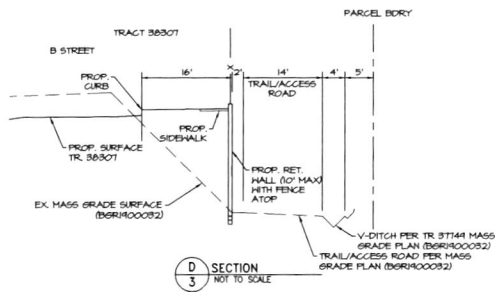
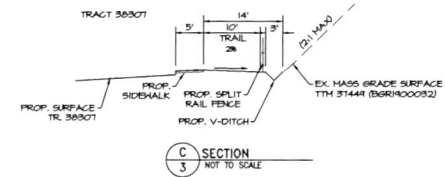
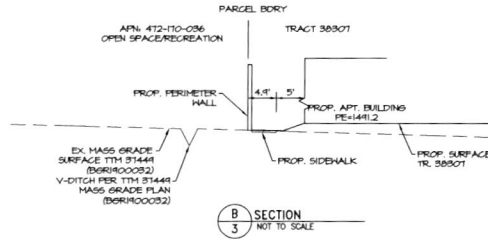
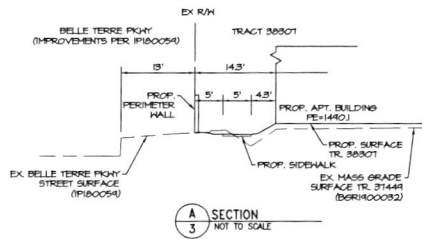
**SHEET INDEX**

| SHEET # | TITLE SHEET             |
|---------|-------------------------|
| SHEET 1 | SECTIONS                |
| SHEET 2 | CONCEPTUAL GRADING      |
| SHEET 3 | CONCEPTUAL UTILITIES    |
| SHEET 4 | VEHICLE TURNING EXHIBIT |



|   |                 |   |              |   |              |            |
|---|-----------------|---|--------------|---|--------------|------------|
| SCALE: 1" = 50'   | DATE: 5/17/2023 | DESIGNED: AV                                  | CHECKED: SKK | PLN CK REF: FLS                                       | DATE BY: FLS | REVISIONS: |
| <b>ALBERT A. WEBB ASSOCIATES</b><br>ENGINEERING CONSULTANTS<br>3708 MCCRAY STREET<br>RIVERSIDE, CA 92506<br>PH: (951) 686-1070<br>FAX: (951) 788-1256 |                 | BELLE TERRE PA-2<br>PPT 220020<br>TITLE SHEET |              | # D: 21-0090<br>SHEET: 1<br>OF: 5 SHEETS<br>DWG. NO.: |              |            |

PRELIMINARY



|           |      |    |            |              |  |                  |  |                                      |  |          |
|-----------|------|----|------------|--------------|--|------------------|--|--------------------------------------|--|----------|
| REVISIONS | DATE | BY | SCALE: NTS | DESIGNED: AU | CHECKED: SKX   | PLN CR REF: E.B. | DATE: May 17, 2003                         | PROJECT: BELLE TERRE PA-2 PPT 220020 | SHEET: 2 OF 5 SHEETS                           | DWG NO.: |
|           |      |    |            |              | ENGINEERING CONSULTANTS<br>3708 MADISON STREET<br>RIVERSIDE, CA 92506<br>PH: (951) 684-1070<br>FAX: (951) 798-1256 |                  | BELLE TERRE PA-2<br>PPT 220020<br>SECTIONS |                                      | P.O. 21-0090<br>SHEET 2 OF 5 SHEETS<br>DWG NO. |          |

PRELIMINARY

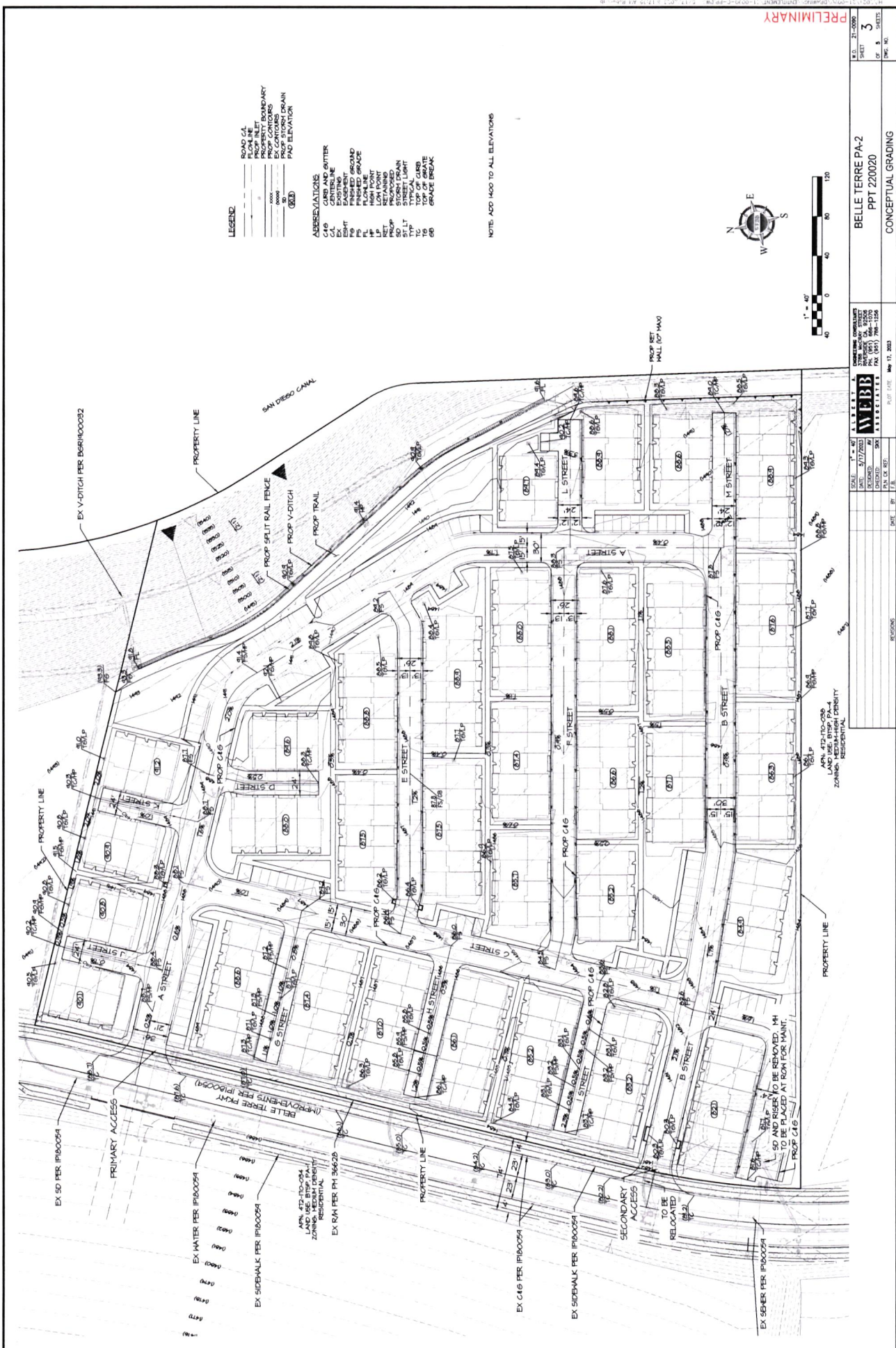
**LEGEND**

|                   |
|-------------------|
| ROAD C/L          |
| FLOOR LINE        |
| PROPERTY BOUNDARY |
| PROPOSED DRIVE    |
| EXISTING DRIVE    |
| PROF. STORM DRAIN |
| PAD ELEVATION     |

**ABBREVIATIONS**

|        |                 |
|--------|-----------------|
| C/L    | CURB AND GUTTER |
| EX     | EXISTING        |
| FIN    | FINISHED        |
| FIN GR | FINISHED GRADE  |
| FIN GR | FINISHED GRADE  |
| HP     | HIGH POINT      |
| INT    | INTERSECTION    |
| NET    | NET             |
| PROP   | PROPOSED        |
| PROP   | PROPOSED        |
| ST LT  | STREET LIGHT    |
| TOP    | TOP OF CURB     |
| TOP    | TOP OF GRADE    |
| TR     | TRAIL           |
| GR     | GRADE BREAK     |

NOTE: ADD 1400 TO ALL ELEVATIONS



| SCALE: 1" = 40'  | DATE: 9/17/2008 | DRAWN BY: JMB        | CHECKED BY: JMB  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
|--|-----------------|----------------------|------------------|-----|------|-------------|---|----------|----------------|---|----------|----------------------|---|----------|----------------------|---|----------|----------------------|
| DATE: 9/17/2008  | DRAWN BY: JMB   | CHECKED BY: JMB      | DATE: 12/11/2007 |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| <p>PROJECT TITLE: Belle Terre PA-2<br/>                 PPT 220020</p> <p>CLIENT: WEBB<br/>                 14500 LA JOLLA VILLAGE DRIVE<br/>                 SAN DIEGO, CA 92131<br/>                 TEL (619) 594-3200<br/>                 FAX (619) 594-1258</p> <p>PROJECT DATE: May 12, 2003</p>  |                 |                      |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| <p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>05/12/03</td> <td>INITIAL DESIGN</td> </tr> <tr> <td>2</td> <td>07/15/03</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>3</td> <td>08/12/03</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>4</td> <td>09/17/08</td> <td>REVISED PER COMMENTS</td> </tr> </table> |                 |                      |                  | NO. | DATE | DESCRIPTION | 1 | 05/12/03 | INITIAL DESIGN | 2 | 07/15/03 | REVISED PER COMMENTS | 3 | 08/12/03 | REVISED PER COMMENTS | 4 | 09/17/08 | REVISED PER COMMENTS |
| NO.  | DATE            | DESCRIPTION          |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| 1  | 05/12/03        | INITIAL DESIGN       |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| 2  | 07/15/03        | REVISED PER COMMENTS |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| 3  | 08/12/03        | REVISED PER COMMENTS |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| 4  | 09/17/08        | REVISED PER COMMENTS |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |
| <p>APN: 475-120-035<br/>                 LAND USE: PDP, PAL-4<br/>                 ZONING: RESIDENTIAL</p>   |                 |                      |                  |     |      |             |   |          |                |   |          |                      |   |          |                      |   |          |                      |

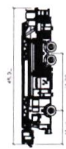
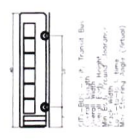


- LEGEND**
- ROAD C/L
  - PROP 6" WATER
  - PROP 8" WATER
  - PROP 12" WATER
  - PROP 18" WATER
  - EX 6" WATER
  - EX 8" WATER
  - EX 12" WATER
  - EX 18" WATER
  - EX ST. LT.
  - PROPERTY BOUNDARY

- ABBREVIATIONS**
- PROP 6" WATER
  - PROP 8" WATER
  - PROP 12" WATER
  - PROP 18" WATER
  - EX 6" WATER
  - EX 8" WATER
  - EX 12" WATER
  - EX 18" WATER
  - EX ST. LT.
  - PROPERTY BOUNDARY
  - PROPOSED
  - EXISTING
  - STORM DRAIN
  - ST. LIGHT
  - TVF
  - EXISTING

- UTILITY PROVIDERS**
- EASTERN MUNICIPAL WATER DISTRICT
  - SAN DIEGO GAS COMPANY
  - SAN DIEGO ELECTRIC
  - SOUTHERN CALIFORNIA GAS COMPANY
  - SAN DIEGO TELEVISION & CABLE
  - THE HANMER CABLE COMPANY
  - WASTE MANAGEMENT





PROJECT: [illegible]  
DATE: [illegible]  
SCALE: [illegible]

