

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



ITEM: 1.2
(ID # 23889)

MEETING DATE:

Tuesday, January 23, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE TRACT MAP NO. 38332 (TTM38332), PLOT PLAN NO. 230021 – No New Environmental Documentation Required – EIR for TTM37439 – Applicant: Bill Lo – Engineer/Representative: VSL Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, northerly of Craig Avenue, westerly of Eucalyptus Road, southerly of Holland Road - Zoning: Planned Residential (R-4) – 27.3 gross acres - REQUEST: The TENTATIVE TRACT MAP is a proposal for a Schedule "A" subdivision of 27.3 acres into fifty-four (54) single-family residential lots and five (5) lots for open space/drainage. The PLOT PLAN is a proposal for a development plan for 54 single-family residential lots. APNs 466-310-026. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on December 20, 2023.

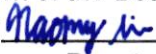
ACTION:Consent


John Hildebrand, Planning Director 12/27/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel 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: January 23, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction on traffic generated from the area.

The project site has a land use designation of Medium Density Residential which has a density range of 2-5 dwelling units per acres with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The overall site was previously approved for subdivision for TTM37439, which the current proposed TTM38332 is a part of. Through TTM37439 a total of 504 units would be allowed per the policy area. TTM37439 was approved for a subdivision into 447 residential lots, with one of those lots being the lot currently proposed for subdivision by TTM38332. Of the original 504 units allowed by the policy area 446 were utilized for TTM37439 (excluding the parcel that TTM38332 consists of) which leaves 58 units available per the policy area for further subdivision. TTM38332 proposes 54 residential lots, including one for potential future subdivision as may be allowed if the policy area is modified to allow for it. This 54 residential lots is consistent with the remaining units available per the policy area and would leave a remaining 4 units available for the remaining portion of the original subdivision.

Application Submittal

Tentative Tract Map No. 38332 was submitted to the County of Riverside on March 17, 2022.

Planning Commission Decision

The Planning Commission approved the Tentative Parcel Map on December 20, 2023 on a 4-0 vote.

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STATE OF CALIFORNIA**

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.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant, there is not a General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Report of Actions
- B. Planning Commission Staff Report Package
- C. Tentative Tract Map and Plot Plan Exhibits



Jason Farin, Principal Management Analyst 1/16/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS

RIVERSIDE COUNTY PLANNING COMMISSION – December 20, 2023
COUNTY ADMINISTRATIVE CENTER
 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Vacant

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad, and Ruiz
 Members Absent: None

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **PUBLIC USE PERMIT NO. 200002 – Intent to Adopt a Mitigated Negative Declaration** – State Clearinghouse Number: SCH2023090660 – Applicant: Western Water Conservation, c/o Louis DeMartino – Engineer: Ascent Environmental, Inc., c/o Eric Ruby – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan – Rural: Rural Residential (R:RR) & Rural Community-Estate Density Residential (RC-EDR) – Location: South of State Route 371 and east of Kirby Road in the unincorporated community of Anza – 5.76 acres – Zoning: Rural Residential, 2 ½ acre minimum (R-R-2 ½) – Rural Residential, 20 acre minimum (R-R-20) – **REQUEST:** Public Use Permit No. 200002 is a proposal for a three-phase development plan to improve the Ramona Water System and upgrade water service for the residents in the unincorporated community of Anza. Phase I would consist of groundwater well drilling and rehabilitation, wellhead treatment, pumps, electrical connections, installation of five (5) new water storage holding tanks, two (2) pump stations, installation of 12,500 linear ft. of transmission main, and installation of 15,000 linear ft. of distribution mains. Phase II and Phase III would each construct an additional 25,000 linear ft. of distribution pipeline mains for a total of 65,000 linear ft. of pipes located within existing road right of way or utility easements. Project Planner: Kathleen Mitchell (951) 955-6836 or email at: kmitchell@rivco.org. Continued from November 15, 2023.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Mitigated Negative Declaration for Environmental Assessment No. 200024, CEQ200024; and,

APPROVED Public Use Permit No. 200002 subject to the advisory notifications document and conditions of approval.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 2300015 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**, (Previous EIR524) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres – Current Zoning: Wine Country-Winery Existing (WC-WE) & Citrus Vineyard (C/V) – **REQUEST:** Change of Zone No. 2300015 proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) and Wine Country-Winery Existing (WC-WE) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within, as well as to allow for the classification of

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends the Board of Supervisors take the following action:

FIND No new environmental document is required, EIR 524; and,

TENTATIVELY APPROVE Change of Zone 2300015.

PLANNING COMMISSION – REPORT OF ACTIONS – December 20, 2023

the existing Winery into a Class V Winery being processed under Plot Plan No. 05531 Revision No. 1 – APN: 941-290-005 & - 011. Project Planner: Kathleen Mitchell (951) 955- 6836 or email at: kmitchell@rivco.org.

4.2 **TENTATIVE TRACT MAP NO. 38332, and PLOT PLAN NO. 230021 – No New Environmental Documentation Required** – SCH2018101010 for TTM37439 – Applicant: Bill Lo – Engineer/Representative: VSL Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, northerly of Craig Avenue, westerly of Eucalyptus Road, and southerly of Holland Road - Zoning: Planned Residential (R-4) – 27.3 gross acres - **REQUEST:** Tentative Tract Map No. 38332 is a proposal for a Schedule “A” subdivision of 27.3 acres into 54 single-family residential lots and five (5) lots for open space/drainage. Plot Plan No. 230021 is a proposal for a development plan for 54 single-family residential lots - APNs 466-310-026 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

FOUND No new environmental documents it required; and,

APPROVED Tentative Tract Map No. 38332 subject to the advisory notifications document and conditions of approval; and,

APPROVED Plot Plan No. 230021 subject to the advisory notifications document and conditions of approval.

4.3 **PLOT PLAN NO. 220002 – INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT** – CEQ220005 – Applicant: BCI Harvill Industrial Center, LP – Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area: Community Development: Business Park (CD: BP) – Location: North of Orange Avenue, south of Water Street, east of Tobacco Avenue, and west of Harvill Avenue – 20.57 acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220002 is a proposal for the construction of a 434,823 sq ft warehouse building including 10,000 sq ft of office space. The project site will include 54 loading dock doors, 66 trailer parking spaces and a total of 254 parking spaces. As proposed the project site would include three (3) future driveways, one (1) from Water Street and two (2) from Orange Avenue. APNs: 317-270-006, 317-270-010, 317-270-15 and 317-270-016 – Project Planner: Krista Mason (951) 955-1722 or kmason@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Resolution No. 2023-004 certifying the Environmental Impact Report, CEQ220005; and,

APPROVED Plot Plan No. 220002 subject to the advisory notifications document and conditions of approval.

4.4 **GENERAL PLAN AMENDMENT NO. 180002, 190006 and 210108 – INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT** - (EIR No. 548) – All Supervisorial Districts – Countywide Unincorporated areas – **REQUEST:** GPA180002 (Safety), GPA190006 (Housing) and GPA210108 (Land Use) propose to update the Safety, Housing, and Land Use Elements as required by State law and as necessary for internal consistency. The Housing Element is being updated to incorporate the 6th Cycle Regional Housing Needs Assessment allocation and plan for housing needs for unincorporated communities for the planning period between years of 2021 and 2029. The Safety Element is being updated to address safety concerns related to housing, climate resiliency, adaptation, and other safety concerns and statutory requirements. Updates to the Land Use Element include consistency changes to land use designations, densities, and other land use factors and policies. Project Planner: Richard Marshalian at (951) 955-9294 or email at rmarshalian@rivco.org.

Planning Commission Action:

Public Hearing: Closed

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

ADOPTED Resolution No. 2023-003

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

CONSIDER Addendum (Revised) No.1 to the Environmental Impact Report No. 548; and,

TENTATIVELY APPROVE General Plan Amendment (Revised) No. 180002; and,

PLANNING COMMISSION – REPORT OF ACTIONS – December 20, 2023

TENTATIVELY APPROVE General Plan
Amendment (Revised) No. 190006; and,

TENTATIVELY APPROVE General Plan
Amendment (Revised) No. 210109.

4.5 **GENERAL PLAN AMENDMENT NO. 230007 and CHANGE OF ZONE NO. 2300028 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15061(b)(3) (Common Sense) – Applicant: County of Riverside – All Districts – REQUEST:** General Plan Amendment No. 230007 is an amendment to the Administration and Land Use Elements and all 19 Area Plans within the Riverside County General Plan, to update procedures related to the Foundation Component application cycle process. Administration and Land Use Element changes include elimination of the eight- year Foundation Component application cycle, elimination of the General Plan Advisory Committee (GPAC), modification of all General Plan Amendment types and creation of new General Plan Amendment findings. Modifications to the 19 Area Plans include removal of the eight-year Foundation Component application cycle references. Change of Zone No. 2300028 is an amendment to Ordinance No. 348 (Land Use), which makes the same processing changes as described under General Plan Amendment No. 230007 – Project Planner: John Hildebrand, email at jhildebr@rivco.org.

Planning Commission Action:

Public Hearing: Open

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

CONTINUED Item was continued off calendar.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
None

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 11:07



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 23573)

MEETING DATE:

Wednesday, December 20, 2023

SUBJECT: TENTATIVE TRACT MAP NO. 38332, and PLOT PLAN NO. 230021 – No New Environmental Documentation Required – SCH2018101010 for TTM37439 – Applicant: Bill Lo – Engineer/Representative: VSL Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, northerly of Craig Avenue, westerly of Eucalyptus Road, and southerly of Holland Road - Zoning: Planned Residential (R-4) – 27.3 gross acres - REQUEST: Tentative Tract Map No. 38332 is a proposal for a Schedule “A” subdivision of 27.3 acres into 54 single-family residential lots and five (5) lots for open space/drainage. Plot Plan No. 230021 is a proposal for a development plan for 54 single-family residential lots - APNs 466-310-026 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

PROPOSED PROJECT

Case Number(s):	TTM38332, PPT230021
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Russell Brady
Project APN(s):	466-310-026
Continued From:	



John Hildebrand, Planning Director 12/13/2023

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 38332 (TTM38332) is a proposal for a Schedule “A” subdivision of 27.3 acres into fifty-four (54) single-family residential lots and five (5) lots for open space/drainage.

PLOT PLAN NO. 230021 is a proposal for a development plan for 54 single-family residential lots.

The above is hereinafter referenced as the “project” or “Project” for this staff report.

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The Project is located easterly of Leon Road, northerly of Craig Avenue, westerly of Eucalyptus Road, southerly of Holland Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the certified **ENVIRONMENTAL IMPACT REPORT** for TTM37439, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;

APPROVE TENTATIVE TRACT MAP NO. 38332, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and

APPROVE PLOT PLAN NO. 230021, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Open Space Recreation (OS-R), Medium Density Residential (MDR)

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East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	Planned Residential (R-4)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 293 - Winchester Hills)
East:	Residential (R-4)
South:	Rural Residential (R-R)
West:	Light Agriculture, 5-Acre Minimum (A-1-5), Rural Residential (R-R)
Existing Use:	Vacant Lot
Surrounding Uses	
North:	Agriculture
East:	Vacant Land
South:	Vacant Land
West:	Scattered Single Family Homes, Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	27.3 Acres	N/A
Proposed Minimum Lot Size:	5,000 sq. ft.	3,500 sq. ft.
Total Proposed Number of Residential Lots:	54	58 (Per Highway 79 Policy Area and TTM37439 allocation)
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146, CSA 152
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No

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Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction on traffic generated from the area.

The project site has a land use designation of Medium Density Residential which has a density range of 2-5 dwelling units per acres with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The overall site was previously approved for subdivision for TTM37439, which the current proposed TTM38332 is a part of. Through TTM37439 a total of 504 units would be allowed per the policy area. TTM37439 was approved for a subdivision into 447 residential lots, with one of those lots being the lot currently proposed for subdivision by TTM38332. Of the original 504 units allowed by the policy area 446 were utilized for TTM37439 (excluding the parcel that TTM38332 consists of) which leaves 58 units available per the policy area for further subdivision. TTM38332 proposes 54 residential lots, including one for potential future subdivision as may be allowed if the policy area is modified to allow for it. This 54 residential lots is consistent with the remaining units available per the policy area and would leave a remaining 4 units available for the remaining portion of the original subdivision.

Application Submittal:

Tentative Tract Map No. 38332 was submitted to the County of Riverside on March 17, 2022.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The EIR previously prepared for TTM37439 (SCH#2018101010) included for its description and overall analysis for up to 574 residential lots on the overall approximately 158-acre site along with the related off-site improvements. The current proposed Project, TTM38332, would not exceed the total of 574 residential lots analyzed in the previously prepared EIR. The Project is located within the boundary analyzed in the previously certified Environmental Impact Report for TTM37439. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EA. Additionally, none of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein. Therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which allows between 2-5 dwelling units per acre. The proposed Tentative Tract Map is consistent with this land use designation since the Tentative Tract Map proposes 54 units for a density of 1.97 units per acre on its own. Additionally, the project is consistent with the overall allowed density from the original 158.18 acres that created the current parcel through TTM37439 (446 units excluding the lot currently proposed for subdivision) and its allowed maximum density and number of units per the General Plan, including the Highway 79 Policy Area of 504 units total.
2. The project site has a Zoning Classification of Planned Residential (R-4), which is consistent with the Riverside County General Plan and the land use designation of Medium Density Residential (MDR). The proposed Tentative Tract Map is consistent with the R-4 Zoning since the proposed Tentative Tract Map meets the development standards as detailed further below in the development standards findings.

Entitlement Findings:

Tentative Tract Map

Tentative Tract Map No. 38332 is a proposal for a Schedule "A" subdivision of 27.3 acres into fifty-four (54) single-family residential lots and five (5) lots for open space/drainage. The findings required to approve the Map, pursuant to the provision of the Riverside County Ordinance No. 460 are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV A.1 which provides that the intent of the general plan is to foster variety and choice in community development. The general Plan Principle IV.4 states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining

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distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks. The Tentative Tract Map site is consistent with the Medium Density Residential land use designation and all other requirements of the General Plan and the project is consistent with 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 of development and density because the site is relatively flat which facilitates the proposed type and density of development without requiring extensive grading or landform alteration. Infrastructure to serve the residential development - including water, sewer, and roads - are either readily available to the site or would be constructed under the proposed scope of work. The development is also consistent with the Medium Density Residential land use designation of the general plan.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage as the proposed map is proposing a less intense development than what was evaluated in the previous Canterwood EIR SCH#2018101010.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as the proposed map is proposing a less intense development than what was evaluated in the previous Canterwood EIR SCH#2018101010.
5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 37439 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include all internal street improvements and exterior points of connection, for primary and secondary access as well as applicable improvements to each of the four surrounding roads along the project's frontage.

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- b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District and will meet the requirements identified within Ordinance No. 460 related to sewage disposal.
 - d. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project does propose channel that is located along Canterwood Drive along the northern portion of the site and then crosses east-west in the top portion of the site to Leon Road where it connects to a channel along the east side of Leon Road between Holland Road and the middle portion of the site. The project proposes walls or fencing along the sides of the channel only opening up to areas where the trail along the channel connects to areas of the development for access. The project does not have any other of the specifically noted features. Beyond the walls and fencing along the channel, walls and fencing are proposed along the outer boundaries of the project along Holland Road, Leon Road, and Craig Avenue and throughout the project.
 - e. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. The project site has Southern California Edison Easement dated June 2, 2021 noted on the proposed plans that will be retained through the design.
7. Tentative Tract Map No. 38332 is consistent with the minimum size allowed by the project site's Zoning Classification of Planned Residential (R-4). This is detailed further in the Development Standards findings.

Plot Plan

The following findings shall be made prior to making a recommendation to approve a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 Section 18.30.C:

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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, as detailed previously in the Land Use findings and Tentative Tract Map findings.
2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare, since as detailed in the previously prepared Environmental Impact Report prepared for TTM37439, the project would not have a significant impact to local air quality or noise excluding the limited impacts from noise generated limited to certain residential uses along Leon Road that is disclosed in the Environmental Impact Report. Other impacts to the environment related to public health, safety, and welfare would be less than significant.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as surrounding planned development consists primarily of residential land uses of similar density to the north, east, and south with lower density residential uses to the west. The project incorporates buffering along its western edge along Leon Road facing existing and planned lower density residential uses with the inclusion of the channel that will serve as a separator to distance the more dense uses proposed by this project from areas to the west. Additionally, the proposed project would not inhibit development of surrounding areas.
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 proposes additional dedication and improvements to all surrounding roads the project fronts on. The project prepared a traffic analysis which determined that the traffic generated by the project would not result in unacceptable levels of traffic congestion within the County's jurisdiction based on General Plan policies.
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. The project does propose multiple buildings on one existing parcel, but the related Tentative Tract Map No. 38332 would subdivide the property prior to any building construction occurring. The Plot Plan is conditioned to clarify that the Tentative Tract Map is required to record prior to the sale of any individual building.

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6. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Planned Residential (R-4) zone as detailed in the following section.

Development Standards Findings:

Development standards for the subject property's R-4 Zoning are enumerated in Section 8.93 of Ordinance 348 and listed below. As proposed, the project is found to comply with all standards of development, with no requested variances or deviations.

1. *The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet.* The subject Project proposes 6,635 square feet of overall area for each dwelling unit, compliant with the standard.
2. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.* The subject Project proposes a minimum individual lot area of 5,460 square feet, minimum average lot width of 52 feet, and minimum lot depth of 103-feet, compliant with standards.
3. *One-family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* The subject project is a Tentative Tract Map and once building plans are submitted they will be required to comply with the applicable county ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed project. Therefore, all structures will comply with the applicable height requirements of the development standards for R-4.
4. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project's Design Manual includes conceptual plotting for each of the lot types that shows a setback that is less than twenty (20) feet. The Design Manual for the project includes a minimum setback of 12 feet for 1 story units and 15 feet for two-story units (excluding front entry garages which require 18 foot setback). The Countywide Design Standards and Guidelines note that its provisions "supplement the minimum specifications for land development in Riverside County Ordinance No. 348". The Countywide Standards

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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and Guidelines include a standard that “front yard setbacks shall average 20 feet, and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.” The reduced setback proposed by this project is allowed due to this overall provision and the specific provision approved by the Board of Supervisors in the Countywide Design Standards & Guidelines, which notes in its applicability that “where a residential lot is smaller than 7,200 square feet, the Standards & Guidelines related to unit location, setbacks, % of lot coverage and street frontage may be waived if the project applicants demonstrate that they have addressed the Planning Objectives in Paragraph B as well as providing a sense of privacy and personal space for each residential unit.” This project does propose lots smaller than 7,200 square feet and the Planning Objectives in Paragraph B of the Countywide Design Standards & Guidelines and how the project provides a sense of privacy and personal space in each unit is addressed in the project’s Design Manual to allow not only the reduced setback from the R-4 zone but also the 15 foot minimum as noted in the Countywide Design Standards & Guidelines for certain one-story buildings. Additionally, once building plans are submitted, they will be required to comply with the Countywide Design Standards & Guidelines based on the specifics of the building design and location proposed at that time to continue to ensure consistency with these provisions.

5. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project’s Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
6. *The rear yard shall not be less than ten (10) feet.* The project’s Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
7. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this ordinance.* The project’s Design Manual includes conceptual plotting for each of the lot types that does not show any anticipated structural encroachments other than the reduced setback provisions as allowed by the Countywide Design Standards & Guidelines. Additionally, once building plans are submitted, they will

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be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

8. *Off-street parking shall be provided as set forth in Section 18.12. of the ordinance. Single-family uses require a minimum of 2 spaces per dwelling unit. The Design Manual for the project includes conceptual plans that provide 2 car garages for each of the units as well as driveways that could accommodate a minimum of 2 additional cars for each lot that meets the minimum standard for 2 spaces per dwelling unit.*
9. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable. The project is proposed to be served by EMWD for wastewater service and would not be served by individual sewage disposal systems.*
10. *Recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. Based on the combined 500 units proposed through TTM38332 and TTM37439 and a rate of 3.06 persons per unit, there would be approximately 1,530 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, 3 acres of parks should be provided for every 1,000 residents. Based on the 1,530 residents anticipated, a minimum of 4.59 acres of park area required. Utilizing a typically accepted rate by Valley-Wide Recreation and Parks District of 5 acres per 1,000 residents would result in a minimum of 7.65 acres. The previously approved TTM37439 includes park area on a lot area of 8.96 acres, which meets the minimum recreation area.*
11. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. The project provides sidewalks throughout the development to access each proposed unit. The proposed project streets have been designed to public street standards and would provide adequate emergency vehicle access.*
12. *Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348. Tentative Tract Map No. 38332 proposes the subdivision of the property and includes the Design Manual as the development plan that is part of the associated Plot Plan No. 230021.*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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13. *A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.* Tentative Tract Map No. 38332 is the proposed subdivision and will be required to be recorded prior to construction of any individual residential buildings. The Tentative Map shows the residential lots as numbered lots.
14. *A development plan conforming to the requirements of this shall be approved by the Planning Commission.* The proposed Design Manual as an exhibit for the Plot Plan is included as the development plan for consideration by the Planning Commission.
15. *Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.* The submitted Design Manual includes typical plotting (footprints) for all proposed dwellings within the subdivision.
16. *Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.* The location of sidewalks, recreation and other open areas are illustrated and detailed within the submitted Design Manual Tentative Tract Map, and conceptual landscape plan (among others).
17. *Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.* The Design Manual includes a conceptual wall and fence plan that shows the planned location of all walls and fencing along with their heights and elevations of each wall and fence type. The conceptual landscape plan included in the Design Manual shows the general location of paving and different landscape treatments throughout the project site.
18. *Plans and elevations of typical structures to indicate architectural type and construction standards.* The project's Design Manual includes dimensioned elevations for the development's three proposed (dwelling) Plan types, as well as a listing and illustration of surfacing materials to be utilized on their facades.
19. *Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission.* The Design Manual includes a plan for maintenance of open space or common areas within the Project site, including the proposed park, hillside/parkway landscaping and basins. No Homeowners Association or other private maintenance entity is anticipated to

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be necessary for maintenance of proposed open space or recreation (park) areas. Standard conditions of approval have been included with the Project to ultimately require annexation of the project's park into the Valley-Wide Parks/Recreation District.

Other Findings:

1. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since no further CEQA analysis is needed for the project as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures from the previous EIR will still apply to the Tentative Tract Map relative to cultural resources, tribal cultural resources, and related monitoring.
2. 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.
3. 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.
4. This project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
5. The project site is not located within any city's sphere of influence.
6. The project site is not located within any Airport Influence Area (AIA) boundary.

Fire Findings:

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1. The project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,500 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The decision of the Planning Commission's shall be final unless the decision is 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 of the Planning Commission's action.

ATTACHMENTS

- A – GIS Exhibits
- B – Project Exhibits
- C – Conditions of Approval

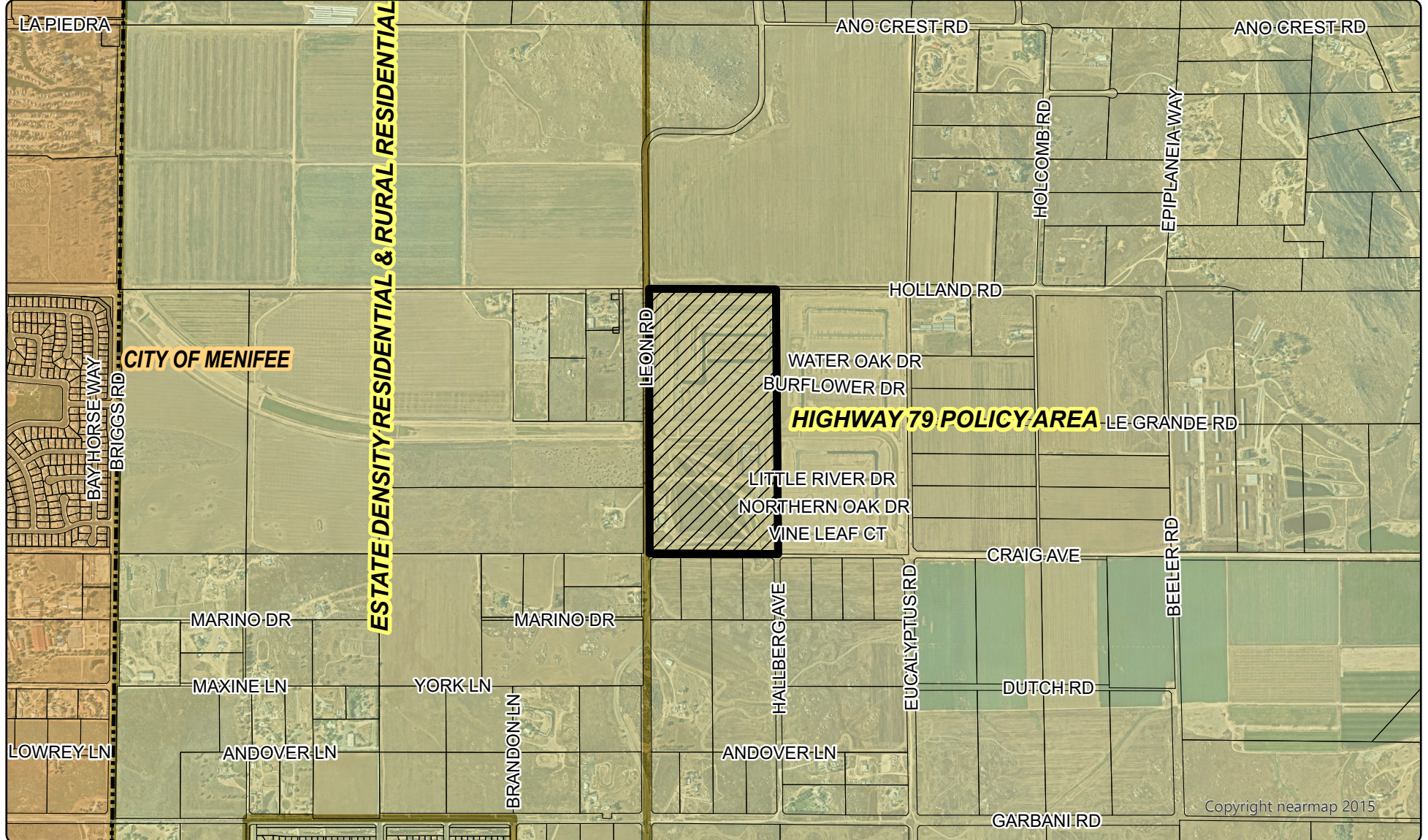
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

Aaron Gettis
Aaron Gettis, Deputy County Counsel 12/13/2023

RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM38332 PPT230021
VICINITY/POLICY AREAS

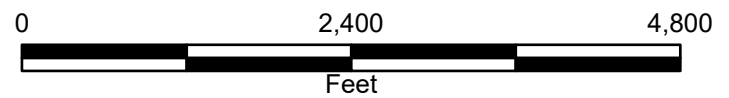
Supervisor: Washington
District 3

Date Drawn: 11/28/2023
Vicinity Map



Zoning Area: Winchester

Author: Karen Jordan



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.rcfma.org>

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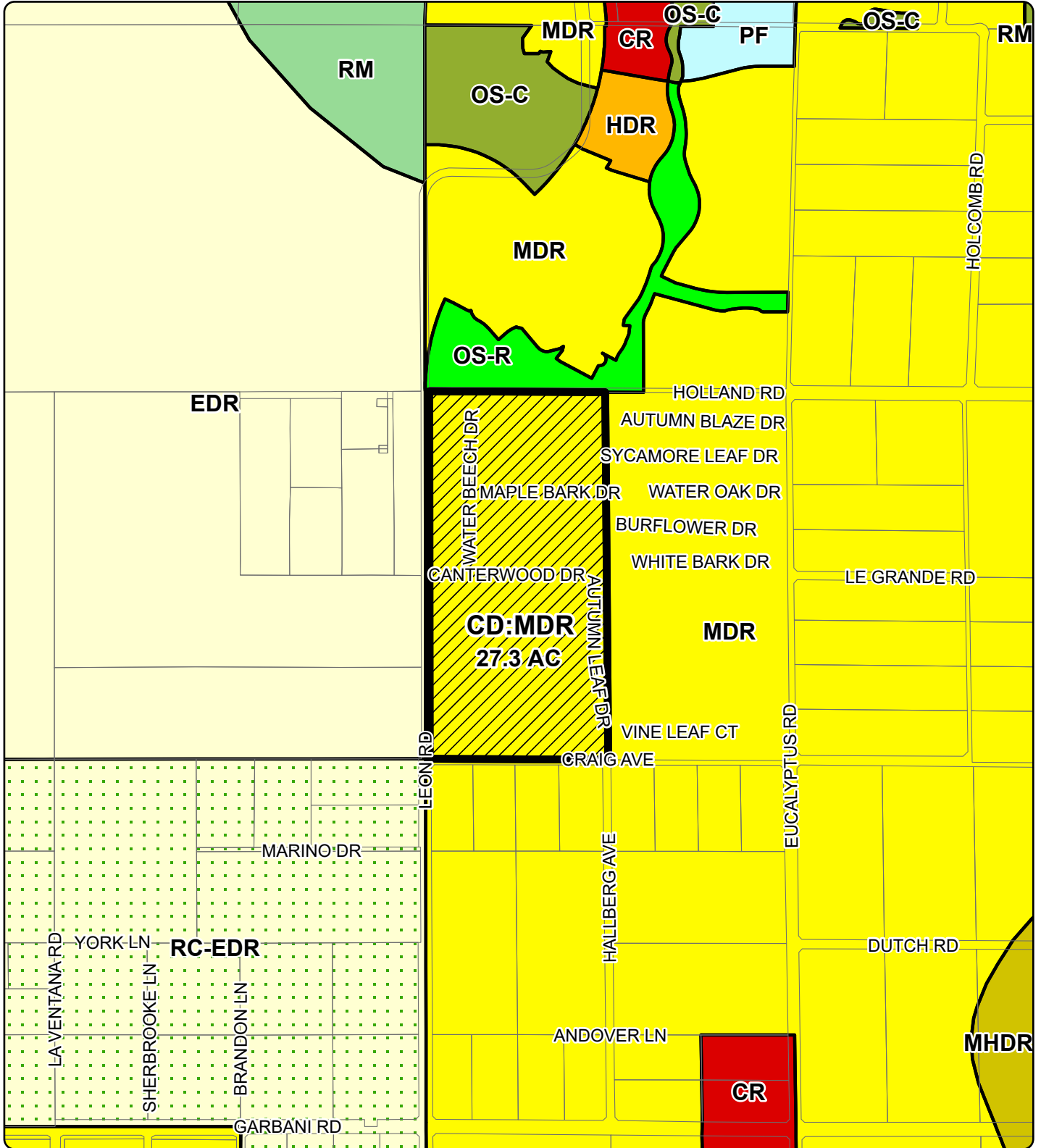
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38332 PPT230021

EXISTING GENERAL PLAN

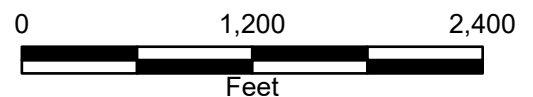
Supervisor: Washington
District 3

Date Drawn: 11/28/2023
Exhibit 5



Zoning Area: Winchester

Author: Karen Jordan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

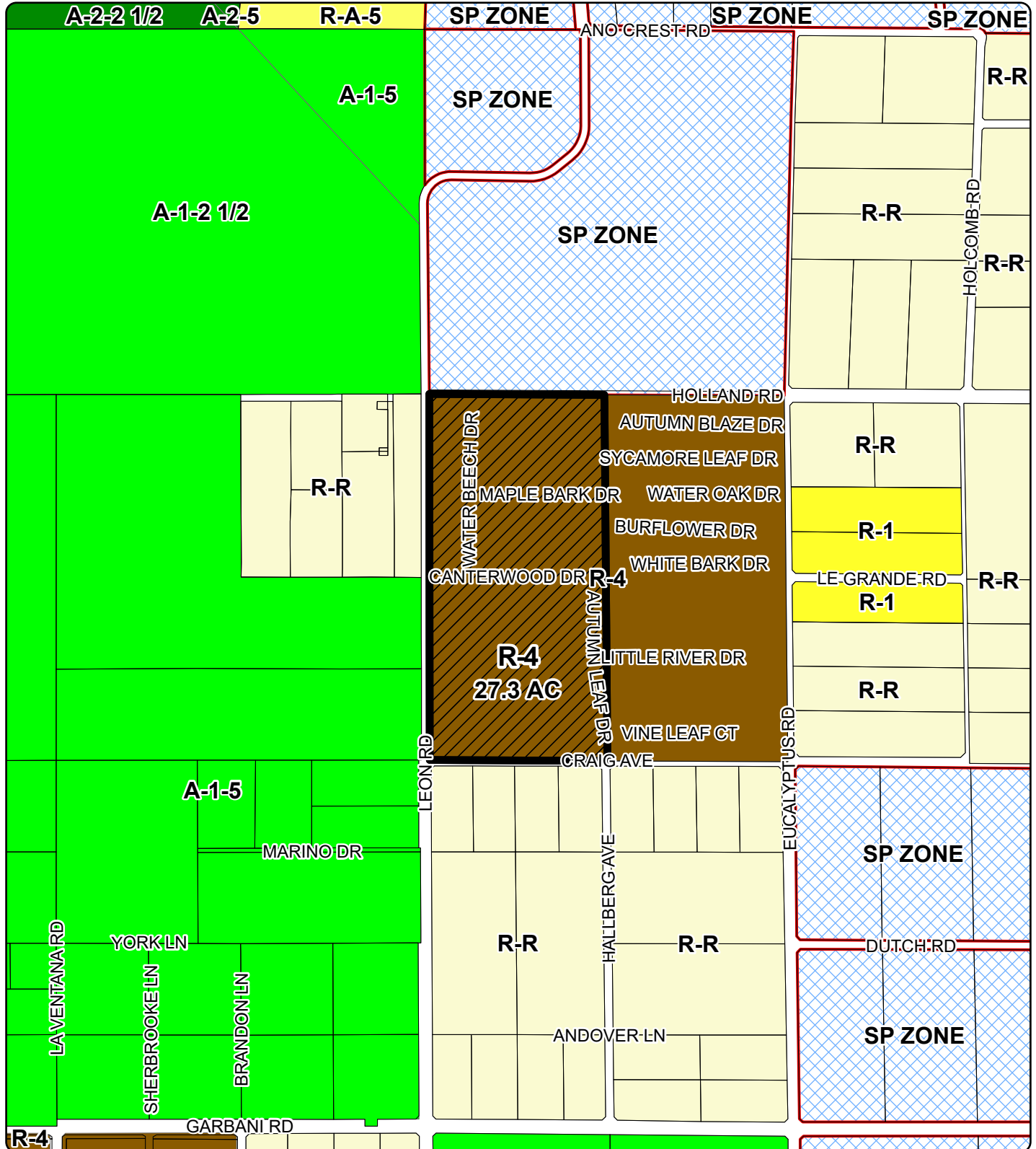
TTM38332 PPT230021

Supervisor: Washington
District 3

Date Drawn: 11/28/2023

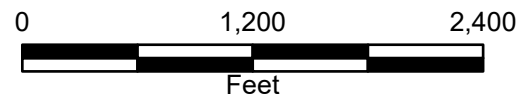
Exhibit 2

EXISTING ZONING



Zoning Area: Winchester

Author: Karen Jordan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

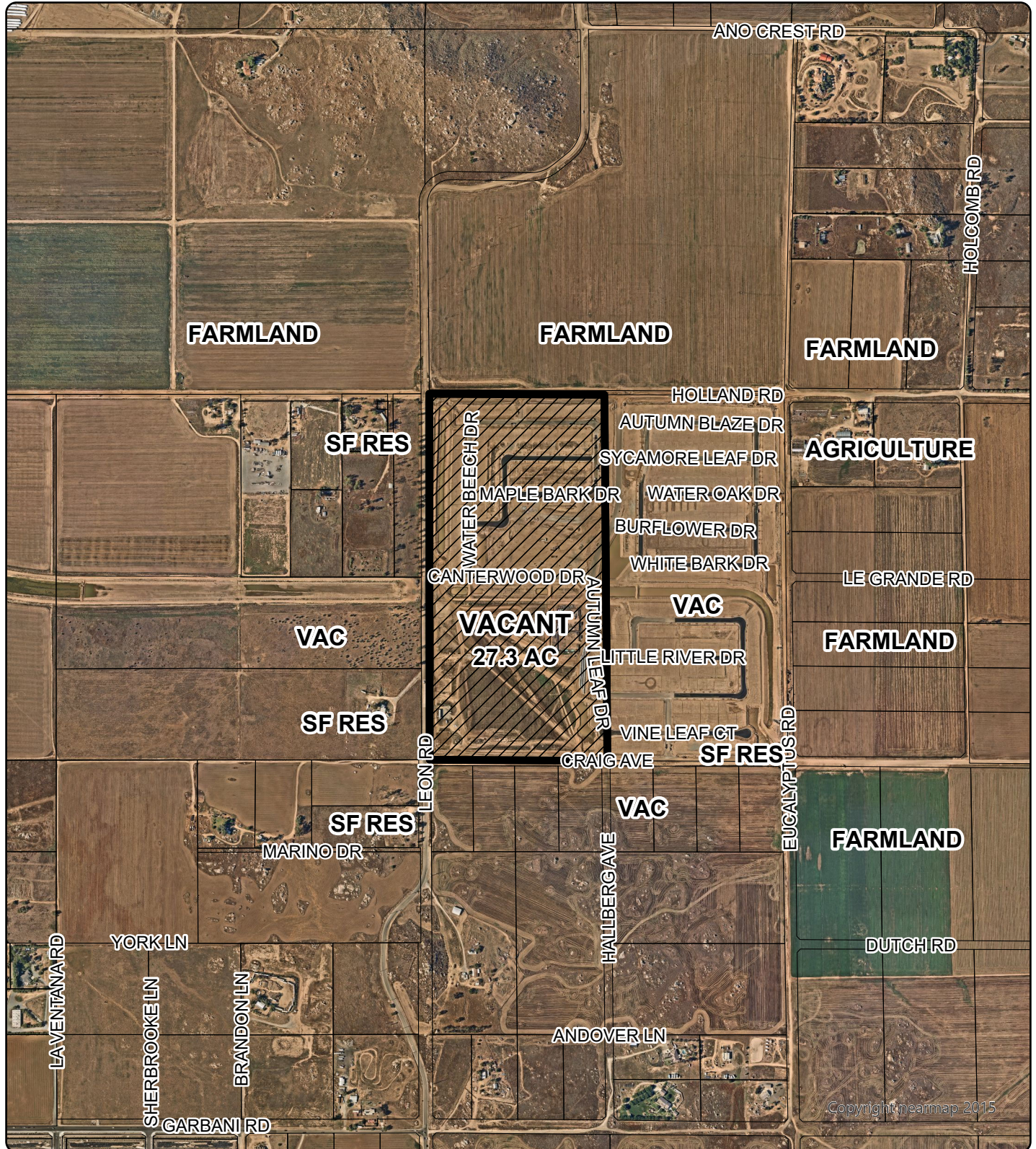
TTM38332 PPT230021

Supervisor: Washington
District 3

Date Drawn: 11/28/2023

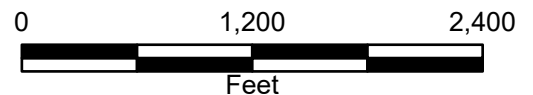
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Karen Jordan



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

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



12/11/23, 11:11 am

TTM38332

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38332. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38332) 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. 38332 is a proposal for a Schedule "A" subdivision of 27.3 acres into fifty-four (54) single-family residential lots and five (5) lots for open space/drainage.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

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

Tentative Map, Exhibit A, dated 10/30/23.
Exhibit D (Design Manual), dated 6/28/23.
Exhibit L (Conceptual Landscape Plan), dated 7/27/23.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38332 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 TTM38332, including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

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

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

Advisory Notification. 7 AND - Mitigation Measures

Mitigation Measures from the previous Environmental Impact Report for the Canterwood (TTM37439) project have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the previous Environmental Impact Report.

E Health

E Health. 1 DEH PROJECT SUMMARY

TTM38332 Schedule "A" subdivision of 27.3 acres into 136 residential lots proposing potable water and sanitary sewer service from EMWD. 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.

E Health. 2 DEH-Retention Basin

Retention Basin

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood Hazard Report (cont.)

permit 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 50/60/80 ENCROACHMENT PERMIT REQUIRED.

If TTM 38332 develops prior to completion of Holland Channel and other onsite facilities by TTM 37439, the shall construct these facilities (or equivalent) to protect the site from the tributary offsite flood hazards and provide an adequate outlet. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", "ONSITE EASEMENT ON FINAL MAP", and "OFFSITE EASEMENT OR REDESIGN"

The project site and properties downstream of it are owned by the same entity, so the applicant will not be required to obtain permissions for any offsite improvements. In the event that the owners change, written permission for grading will be required of TR 38332 if it proceeds ahead of TR 37439 (see Condition "WRITTEN PERMISSION FOR GRADING"). The District has also received written assurances from the owners of the property for TTM 37439 that sufficient right-of-way to construct the offsite improvements will be provided.

For reference, the approved TTM 37439 site (which TTM 38332 is located within) is located upstream of Menifee Lakes and receives sheet flow type runoff from large watersheds along its north, east, and south boundaries. Laterals and channels (maintained by Transportation) are proposed within road right-of-way to collect offsite stormwater prior to entering the site. The project is conditioned to construct the proposed Holland Channel from Eucalyptus Avenue to an existing culvert at Southshore Drive. Holland Channel will be a combination of box culverts and open channels. This facility will serve as the project's adequate outlet and therefore, the project will not be required to mitigate for increased runoff. The District finds the proposed drainage system acceptable in concept.

Within TTM 37439 Holland Channel designated as Line 1 and Line 2 will consist of earthen and soft bottom trapezoidal channels, with box culverts under road crossings. Line 1 begins at Leon Road (roughly between Craig Avenue and Holland Road) and runs east, then turns south just before Eucalyptus Road. Line 2 begins near Line 1, and runs north along Leon Road, ending just north of Holland Road. The District is willing to accept Line 1 and Line 2 for operation and maintenance once the channel portion downstream of Leon Road is constructed, and all other requirements have been met. TTM 37439 also proposes to use the access roads as trails, which will require a license agreement with the District.

The Offsite Hydrology Report dated June 17, 2022 for TTM 37439 estimated ultimate mainline flows for Line 1 between 887 cfs to 980 cfs from Sequoia Drive to Leon Road, 582 cfs for Line 2 (which includes area which may have been diverted by upstream developments). Under ultimate condition, both the northern and southern half of TTM 38332 are considered fully developed and comprised of single family residential lots.

Any questions pertaining to this project may be directed to Laura Lopez at 951-955-8851 or lalopez@rivco.org

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

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

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

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

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

Planning. 3

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. 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

Offsite Signs ORD 679.4

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

Planning. 7

Trail Maintenance

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 4

Unanticipated Resources (cont.)

procedures shall be followed:

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

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

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

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

Planning-GEO

Planning-GEO. 1

GEO220034 ACCEPTED

County Geologic Report GEO No. 220034, submitted for the project TTM38332, was prepared by GeoTek, Inc and is titled; "Updated Geotechnical Evaluation, Proposed Single-Family Residential Development, Canterwood Phase 2 Project – Tentative Tract No. 38332, Winchester, Riverside County, California," dated October 7, 2022.

GEO No. 220034 concluded:

1. No active or potentially active fault is known to exist at this site nor is the site situated within a State of California designated "Alquist-Priolo" Earthquake Fault Zone.
2. The closest known active faults to the site are the Elsinore Fault Zone- Temecula Section and the San Jacinto Fault Zone- San Jacinto Valley section located approximately 9.4 and 10.3 miles southwest and northeast of the site, respectively.
3. Free groundwater was not encountered in the nearby excavations performed by GeoTek and past consultants. In addition, the on-site older alluvial soils were noted to be very dense/stiff and clayey in nature. Based on the above, liquefaction is not considered to be a hazard at the subject.
4. Seismic-induced settlement due to densification of the existing "dry" soils at the property is expected to be minimal.
5. Evidence of ancient landslides or slope instabilities at this site was not observed during our investigation. Thus, the potential for landslides is considered negligible.
6. The potential for secondary seismic hazard such as seiche and tsunami is considered negligible due to site elevation and distance to an open body of water.
7. Results of previous laboratory testing indicates that the on-site earth materials have "very low" expansion potential.

GEO No. 220034 recommended:

1. The site should be cleared of vegetation, roots, irrigation lines, and debris. These materials should be properly disposed of off-site. Any voids resulting from site clearing should be replaced with engineered fill materials with expansion characteristics similar to the on-site soils.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO220034 ACCEPTED (cont.)

2. All topsoil, loose older alluvium, and weathered bedrock should be removed from proposed structural areas and areas to receive structural fills. We recommend that native materials be over-excavated to at least four feet from existing grade or proposed finished grade or two feet below the bottom of the planned footings and floor slabs, whichever is deeper. The recommended over-excavation should extend laterally at least five feet beyond the building footprint including any adjacent patio slabs.
3. Beneath street pavements, sidewalks, and driveway slabs, the native soil subgrade overexcavation can be limited to two feet below existing or finished grade, whichever is deeper. The over-excavation should extend laterally at least two feet beyond the edge of the improvement.
4. The exploratory trenches conducted during previous evaluations were likely backfilled with relatively uncompacted soils. The trench backfill should be entirely removed and replaced as engineered compacted fill. The locations of the exploratory trenches are shown on Figures 2a-b.
5. The soils exposed at the bottom of the over-excavation should be examined by a GeoTek representative to document that the exposed materials are suitable for support of the planned structures/improvements. Over-excavation bottoms should expose either relatively uniform and non-porous alluvial materials with a minimum in-place density of 85 percent of the soil's maximum dry density per ASTM D 1557 or firm bedrock.
6. Import soils should have a "very low" expansion potential ($El \leq 20$), be cleared of organics, and have a maximum size up to six inches. GeoTek recommends that the proposed import soils be tested for expansion and corrosivity potential. GeoTek, Inc. should be notified a minimum of 72 hours prior to importing so that appropriate sampling and laboratory testing can be performed.
7. For footings designed in accordance with the recommendations presented in this report, we would anticipate a maximum static settlement of less than one inch and a maximum differential static settlement of less than ½-inch in a horizontal distance of 30 feet. Seismic settlement is anticipated to be minimal. GEO No. 220034 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220034 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

Gen - Custom

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Custom (cont.)

additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
 5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
 6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
 7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
 8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
 9. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
 10. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
 11. The Project shall provide primary and secondary off-site access roads to County maintained roads as approved by the Transportation Department.
 12. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.
 13. The Project shall obtain approval of street improvement plans from the Transportation Department.
- Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
14. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH-No Water System Not Satisfied

The following statement must be stamped on the recorded map in quarter inch high letters:
No water system is provided for this Land Division as of the Date of Recordation of this Map.

050 - E Health. 2 EMWD WATER AND SEWER SERVICE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, 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 - Will Serve Letter Not Satisfied

Prior to Final Map Recordation, provide a Will Serve letter from the local water purveyor that indicates that water is available or will be available for the proposed development.

050 - Fire. 2 Fire - Prior to recordation 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 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 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 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.

Flood

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

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50. Prior To Map Recordation

Flood

050 - Flood. 2 Encroachment Permit Required (cont.) Not Satisfied
be processed and approved concurrently with the improvement plans.

050 - Flood. 3 Off-site Easement or Redesign Not Satisfied

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

050 - Flood. 4 On-site Drainage Easement Not Satisfied

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 5 Phasing Not Satisfied

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

050 - Flood. 6 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. 7 Submit Plans - Map Not Satisfied

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

050 - Flood. 8 Written Permission for Grading Not Satisfied

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

Planning

050 - Planning. 1 AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future

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50. Prior To Map Recordation

Planning

050 - Planning. 1 AG/DAIRY NOTIFICATION (cont.) Not Satisfied

purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 ANNEX TO PARK DISTRICT Not Satisfied

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

050 - Planning. 3 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

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

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

050 - Planning. 4 ECS NOTE RIGHT-TO-FARM Not Satisfied

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

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

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

050 - Planning. 5 ECS SHALL BE PREPARED Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 5 ECS SHALL BE PREPARED (cont.) Not Satisfied
check review of the FINAL MAP.

050 - Planning. 6 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. 7 QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with 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

050 - Survey. 1 DEDICATIONS Not Satisfied

1. Sufficient public street right-of-way shall be provided along Leon Road to establish a 59' foot half-width dedicated right-of-way, per County Standard No. 93, page (1 of 2) and page (2 of 2), Ordinance 461.
2. Sufficient public street right-of-way shall be provided along Craig Avenue to establish a 50'-62 foot half-width dedicated right-of-way, per County Standard No. 94, page (1 of 2) and page (2 of 2), Ordinance 461.
3. Sufficient public streets right-of-way shall be provided along Street 'A', Street 'B' and Street 'C' to establish a 56-foot full-width dedicated right-of-way, per County Standard No. 105, Section A Ordinance 461.

050 - Survey. 2 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. Other than for maintenance or emergency purposes, lot access shall be restricted on Leon Road and Craig Avenue.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

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

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

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50. Prior To Map Recordation

Transportation

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

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.

050 - Transportation. 2 ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

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

050 - Transportation. 3 ANNEX CATCH BASIN INSERTS Not Satisfied

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

050 - Transportation. 4 ANNEX LANDSCAPING MAINTENANCE Not Satisfied

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

050 - Transportation. 5 ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation,

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 ANNEX SIGNAL MAINTENANCE (cont.) Not Satisfied
with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 ANNEX ST SWEEPING MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 ANNEX STREETLIGHT MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 ANNEX WQMP MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9 APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied
The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

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

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

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50. Prior To Map Recordation

Transportation

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

050 - Transportation. 10 COORDINATION WITH OTHERS Not Satisfied

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

- Coordinate with TTM37439, TR36467 and TPM37864.

050 - Transportation. 11 DEDICATION-PART-WIDTH Not Satisfied

Craig Avenue along project boundary are designated as a SECONDARY HIGHWAY and shall be improved with 6-inch concrete curb and gutter, concrete sidewalk, and 44'-56' part-width AC pavement (32'-44' on the project side and 12' on the other side of the centerline), within the 94'-102' (50'-62' project side and 44' on the other side of the centerline) Part-width dedicated right-of-way per Standard No. 94, Page (1 of 2) and (2 of 2), Ordinance 461.

Note:

1. A 5 feet concrete sidewalk (project side) shall be constructed 9' from the curb-line within 18' parkway.
2. A temporary drainage channel along Craig Avenue right-of-way maybe constructed and the maintenance shall be performed by a public or quasi-public entity to be determine through the process with EDA.

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

050 - Transportation. 12 EXISTING MAINTAINED/PART-WIDTH Not Satisfied

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

Leon Road along project boundary is a paved County-maintained road designated as a MAJOR HIGHWAY and shall be improved with 8-inch concrete curb and gutter, concrete sidewalk, and 56'-73' part-width AC pavement (38'-55' on the project side and 18' on the other side of the centerline), and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 89'-106' (59'-76' project side and 30' on the other side of the centerline)

Part-width dedicated right-of-way per Standard No. 93, Page (1 of 2) and (2 of 2), Ordinance 461.

Note: A 5 feet meandering concrete sidewalk (project side) shall be constructed within the 21' parkway.

050 - Transportation. 13 LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 LIGHTING PLAN (cont.) Not Satisfied

Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 14 Local Streets 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", "B" and Street "C" shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, sidewalks, within 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (Modified for 40 feet full-width AC pavement and 8 feet parkway).

NOTE:

1. Street knuckle design per standard no. 801.
2. All street grades shall be to the satisfaction of the plan check engineer.

050 - Transportation. 15 OFF-SITE ACCESS ROAD Not Satisfied

The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for off site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of AC pavement within a 60' dedicated right of way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

1. Said off site access road shall route to County maintained roads

050 - Transportation. 16 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RENot 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.

The final basin configuration shall meet the requirements of the maintenance entity. The basins show in the approved PWQMP are subject to change based on the approval of the Final WQMP and the maintenance exhibit.

050 - Transportation. 17 SUBMIT APPLICATION - MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1	Fire - Prior to Grading - Water Plan (cont.)	Not Satisfied
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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.

Flood

060 - Flood. 1	6 Items to Accept Facility	Not Satisfied
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Inspection and maintenance of the flood control facilities to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignments. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facilities, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facilities 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 facilities 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.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 Encroachment Permit Required Not Satisfied

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

060 - Flood. 3 Off-site Easement or Redesign Not Satisfied

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

060 - Flood. 4 Phasing Not Satisfied

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

060 - Flood. 5 Submit Plans Not Satisfied

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

060 - Flood. 6 Written Permission for Grading Not Satisfied

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

Planning

060 - Planning. 1 FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2 MM NOI-4,5,6,7,8 – Construction Noise-Grading Not Satisfied

Prior to approval of grading plans, grading plans shall include the following notes:

1. Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 MM NOI-4,5,6,7,8 – Construction Noise-Grading (cont.) Not Satisfied
Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects. (MM-NOI-4)

2. indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion. (MM-NOI-5)

3. During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. (MM-NOI-6)

4. During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center). (MM-NOI-7)

5. During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. (MM-NOI-8)

060 - Planning. 3 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 27.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 4 TRAIL EASEMENT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading for the two (2) sixteen foot (16') wide trails/maintenance roads on either side of the channel located east of Leon Road and extending easterly to and along Eucalyptus Road, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 TRAILS PLAN Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Planning Department or other County Department identified by the Planning Department for review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

Planning-CUL

060 - Planning-CUL. 1 Archaeological Sensitivity Training Not Satisfied

The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow.

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. The Project Archaeologist, the County Archaeologist, and the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted. A fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan (CRMP), (discussed further below), shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

The Project Archaeologist, in consulting with the Consulting Tribe(s), the contractor, and the County, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Project Archaeologist (cont.) Not Satisfied

defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Section 21080.3.2(b)(1) of AB 52. Details of the Plan shall include:

- a. Project grading and development scheduling.
- b. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-grading meeting with the County, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resource are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project Archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.
- c. The protocols and stipulations that the contractor, County, Consulting Tribe(s), and the Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Planning-EPD

060 - Planning-EPD. 1 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 grading permit, including permits for clearing and grubbing, 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. The pre-construction survey shall cover the project site and any offsite improvements. 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.

060 - Planning-EPD. 2 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

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 issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

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.

060 - Planning-EPD. 3 Streambed Alteration Permits - EPD Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and the final agreement documentation shall be provided to EPD.

When the requested documents 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 documents not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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60. Prior To Grading Permit Issuance

Planning-PAL

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

2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
- b. PRIMP must be accompanied by the final grading plan for the subject project.
- c. Description of the proposed site and planned grading operations.
- d. Description of the level of monitoring required for all earth-moving activities in the project area.
- e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j. Procedures and protocol for collecting and processing of samples and specimens.
- k. Fossil identification and curation procedures to be employed.
- l. Identification of the permanent repository to receive any recovered fossil material.

*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Phase III and IV Cultural Report (cont.) Not Satisfied

Prior to Grading Permit Final Inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two copies of the Phase III Data Recovery report (if required for the Project), and 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

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

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

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

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

Fire

080 - Fire. 1 Tract Water Verification Not Satisfied

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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 3 Off-site Easement or Redesign (cont.) Not Satisfied

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

080 - Flood. 4 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. 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, and a plan check fee deposit.

Planning

080 - Planning. 1 ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish confirm reduction measures were followed.

The Planning Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. Home design must be shown to reduce interior noise to at or below 45 Ldn for all homes, in particular those homes along the perimeter of the project.

The study shall be submitted, along with the appropriate fee, to the Planning Department for review and approval. The approved mitigation measures, if any, shall be forwarded to the County Department of Building and Safety for implementation into the final building plans.

080 - Planning. 2 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on the DESIGN MANUAL.

080 - Planning. 3 FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4 MM NOI-4,5,6,7,8 – Construction Noise-Building Not Satisfied

Prior to issuance of building permits, building plans shall include the following notes:

1. Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects. (MM-NOI-4)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 MM NOI-4,5,6,7,8 – Construction Noise-Building (cont.) Not Satisfied

2. indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion. (MM-NOI-5)

3. During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. (MM-NOI-6)

4. During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center). (MM-NOI-7)

5. During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. (MM-NOI-8)

080 - Planning. 5 MM-AQ-1 – Low VOC Not Satisfied

Building Plans shall note that during construction, the Project shall utilize "Super-Compliant" low VOC paints for the building envelope application which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize building materials that do not require the use of architectural coatings.

080 - Planning. 6 MM-GHG-1 – CAP Measures Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

080 - Planning. 7 MM-NOI-3 – Interior Noise Not Satisfied

Prior to building permit issuance, building construction documents shall be submitted to the Building and Safety Department for review and approval. Said wall plans shall incorporate the following design components, consistent with Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

Windows/Sliding Glass Doors: All residential units require windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, and comply with the following sound transmission class (STC) ratings:

-Upgraded windows and sliding glass doors with minimum STC ratings of 32 are required for all windows/glass doors facing Leon Road and Holland Road in lots 31 to 50, 136 to 149, 151 to 153, and 334 to 340;

-All other residential lots require windows/glass doors with minimum sound transmission class

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MM-NOI-3 – Interior Noise (cont.) Not Satisfied
(STC) ratings of 27.

Exterior Doors (Non-Glass): All exterior doors shall be well weather-stripped and have well-sealed perimeter gaps to achieve minimum sound transmission class (STC) ratings of 27.

Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

080 - Planning. 8 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 9 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. 10 School Mitigation - MUSD Not Satisfied

Impacts to the Menifee Union School District shall be mitigated in accordance with California State law.

080 - Planning. 11 School Mitigation - PUHD Not Satisfied

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

080 - Planning. 12 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 13 WALLS/FENCING PLAN Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 WALLS/FENCING PLAN (cont.) Not Satisfied

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with Exhibit D. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

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

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

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

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

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

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

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

J. Per the noise analysis for the project, a minimum eight (8) foot tall wall is required on

Plan: TTM38332

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 WALLS/FENCING PLAN (cont.) Not Satisfied
residential lots adjacent to Leon Road and Holland Road and a minimum six (6) foot tall wall is required on residential lots adjacent to Eucalyptus Road and Craig Avenue. (This implements Mitigation Measure NOI-2 of the EIR)

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied
Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied
Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

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

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

When applicable, plans shall include the following components:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit RNot Satisfied

- 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 RNot Satisfied

Landscape Project Specific Requirements

The developer/ permit holder shall:

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

- a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.

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Transportation

- 080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied
- 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 (50) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
 - q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
 - r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
 - s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
 - t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
 - u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

- 080 - Transportation. 4 ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

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

- 080 - Transportation. 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.

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80. Prior To Building Permit Issuance

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The 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 BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 LANDSCAPE SIGNAGE Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 LANDSCAPE SIGNAGE (cont.) Not Satisfied

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 - Planning. 3 MM-GHG-1 – CAP Measures – Final Inspection Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

090 - Planning. 4 QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from Valley-Wide Recreation and Parks District.

090 - Planning. 5 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 6 TRAIL CONSTRUCTION Not Satisfied

Prior to final inspection for the first production residential building, the applicant shall build the trail within the channel located east of Leon Road and extending easterly to and along Eucalyptus Road as shown on the approved trails plan. Upon trail completion, the applicant shall arrange for an inspection of the constructed trail with the Riverside County Planning Department or other County Department identified by the Planning Department at the time of trail clearance.

090 - Planning. 7 WALL/FENCING COMPLIANCE Not Satisfied

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

Transportation

090 - Transportation. 1 80% COMPLETION Not Satisfied

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

a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b. Interior roads shall be completed and paved to finish grade according to the limits indicated

12/11/23
11:12

Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.)
(<https://www.rcwaste.org/Waste-Guide/CandD>).

Not Satisfied



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

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



11/20/23, 12:09 pm

PPT230021

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT230021. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT230021) 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. 230021 proposes a development plan for 54 single-family residential lots.

Advisory Notification. 3 AND - Exhibits

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

Plot Plan No. 230021, Exhibit D, dated 6/28/23.
TENTATIVE MAP - Tentative Tract Map No. 38332

Advisory Notification. 4 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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. 5 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 PPT230021 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 PPT230021, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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.

Planning

Planning. 1 90 Days To Protest

The project developer 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 this approval or conditional approval of this project.

Planning. 2 Fees for Review

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

Planning. 3 Land Division Required

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT D, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

Grading Permit Referral

Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 38332.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1

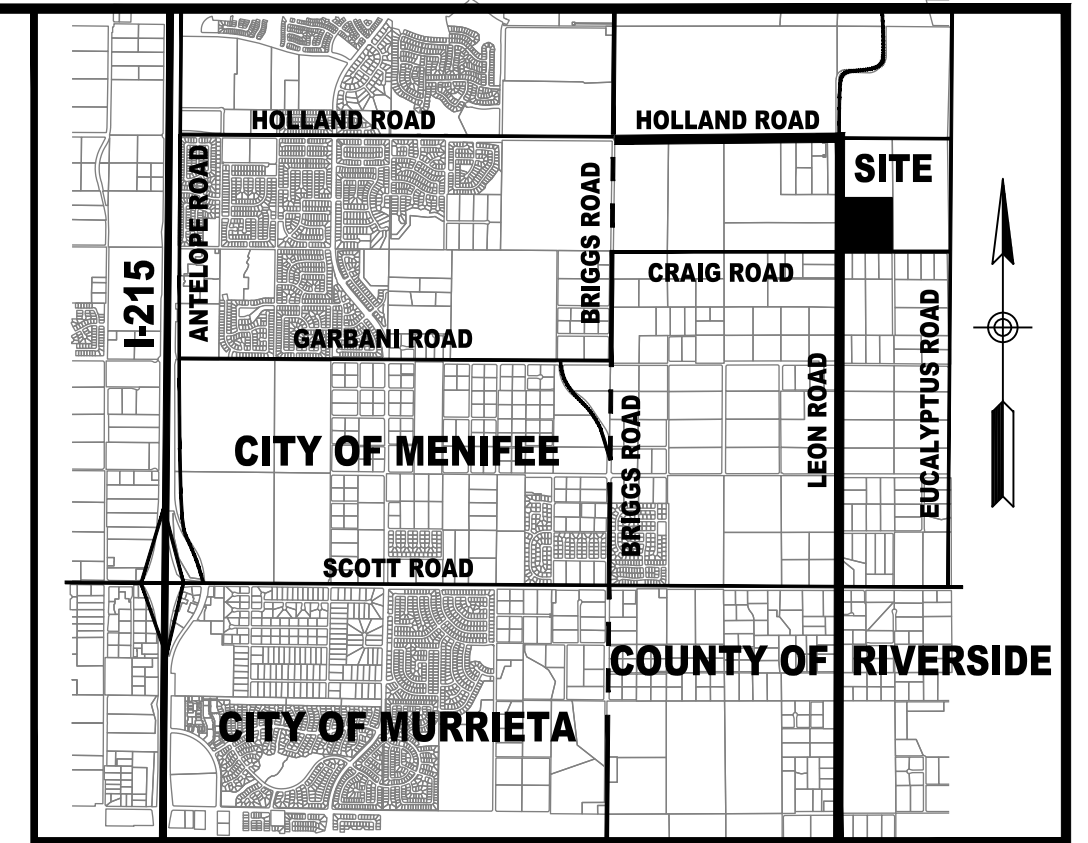
Building Permit Referral

Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 38332.

TENTATIVE TRACT NO. 38332 & CONCEPTUAL GRADING PLAN AMENDED NO. 2

TRACT 37439
MB 491, PG. 59-79



VICINITY MAP
THOMAS BROTHERS PAGE 869, GRIDS C4, C5, B4, B5
NTS

LOT AREA (S.F.) TABLE

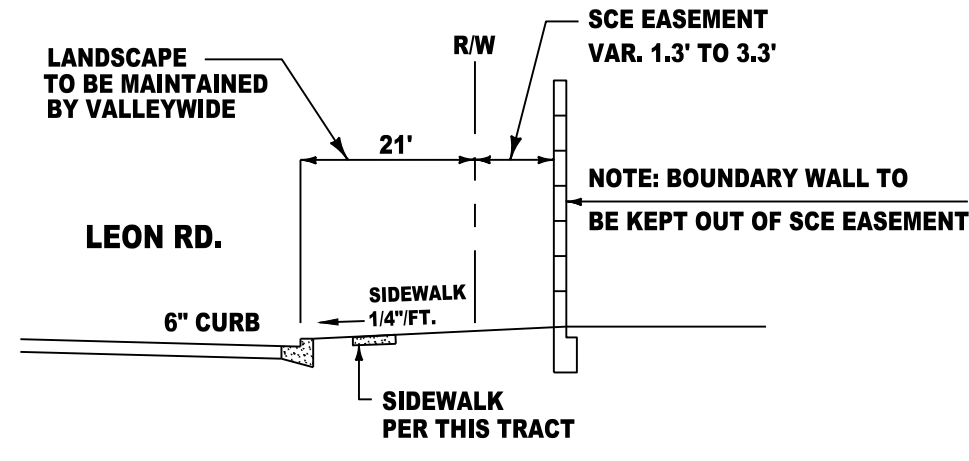
NO.	AREA	USABLE	PERCENT USABLE	NO.	AREA	USABLE	PERCENT USABLE
1	6420	6420	100%	28	5665	5665	100%
2	6050	6050	100%	29	5665	5665	100%
3	6050	6050	100%	30	5665	5665	100%
4	6050	6050	100%	31	5665	5665	100%
5	6050	6050	100%	32	5665	5665	100%
6	6050	6050	100%	33	5665	5665	100%
7	6050	6050	100%	34	5665	5665	100%
8	6050	6050	100%	35	5665	5665	100%
9	6050	6050	100%	36	5665	5665	100%
10	6050	6050	100%	37	5665	5665	100%
11	6050	6050	100%	38	5665	5665	100%
12	6050	6050	100%	39	5665	5665	100%
13	6050	6050	100%	40	5665	5665	100%
14	6050	6050	100%	41	5665	5665	100%
15	6050	6050	100%	42	5665	5665	100%
16	6050	6050	100%	43	5665	5665	100%
17	5554	5554	100%	44	5665	5665	100%
18	6230	6037	96%	45	5665	5665	100%
19	5370	5177	96%	46	5665	5665	100%
20	5180	4987	96%	47	5665	5665	100%
21	5460	5267	96%	48	5665	5665	100%
22	5460	5267	96%	49	5665	5665	100%
23	5460	5310	97%	50	5665	5665	100%
24	5926	5926	100%	51	5665	5665	100%
25	5665	5665	100%	52	5665	5665	100%
26	5665	5665	100%	53	5926	5926	100%
27	5665	5665	100%				

GENERAL NOTES

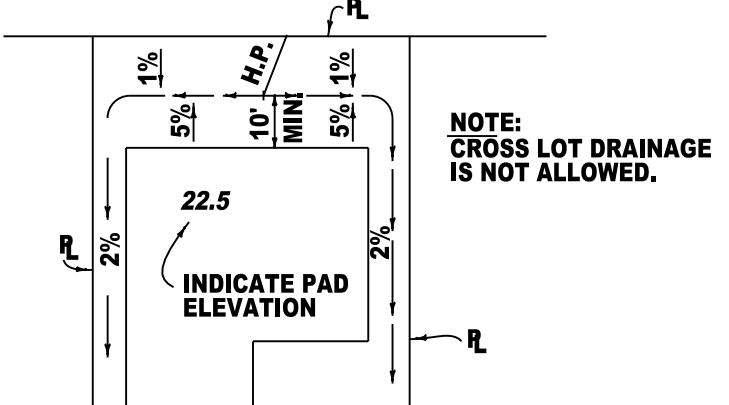
- LEGAL DESCRIPTION
LOT NO. 456 PER TRACT NO. 37439
- TOTAL ORIGINAL ACREAGE:
27.3 ACRES (GRAND)
16.3 ACRES (FUTURE LOT 54)
11.0 ACRES (NET), 4.8 UNITS/ACRE
- NUMBER OF LOTS:
53 SINGLE FAMILY LOTS (4.8 DU / AC.)
1 FUTURE LOT (LOT 54)
3 DRAINAGE BASIN LOTS
2 OPEN SPACE PASEOS
- MINIMUM LOT SIZE:
5460 SF
- EXISTING ZONING:
R-4
- PROPOSED ZONING:
R-4
- EXISTING LAND USE:
AGRICULTURE
- PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL
- EXISTING LAND USE DESIGNATION:
MEDIUM DENSITY RESIDENTIAL
- PROPOSED LAND USE DESIGNATION:
MEDIUM DENSITY RESIDENTIAL
- NOTE: ONLY ONE EASEMENT ON THIS PROPERTY.
(SEE EASEMENT ALONG LEON ROAD)
- METHOD OF SEWAGE DISPOSAL:
SEWER SYSTEM PER EMDW
- SCHOOL DISTRICT:
MENIFE VALLEY SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT
- ASSESSORS PARCEL NO.'S:
LOT NO. 456 PER TRACT NO. 37439
2006 THOMAS BROS. GUIDE:
PAGE 869, GRID C4, C5, B4, B5
- TENTATIVE MAP PREPARED:
JAN. 10, 2022
- ALL PROPOSED DRAINAGE FACILITIES SHALL
BE DESIGNATED TO ACCOMMODATE 100 YEAR
STORM FLOWS. ALL STORM FLOWS ARE
APPROX.
- ALL FENCES ON SITE TO BE REMOVED
AS PART OF DEVELOPMENT.
- THIS IS A SCHEDULE "A" SUBDIVISION.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS
OWNERSHIP.
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- COMMUNITY PLAN: HARVEST VALLEY WINCHESTER
ALL SLOPES ARE 2:1 UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES
ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR
OTHER GEOLOGICAL HAZARD.
- OPEN SPACE TO BE MAINTAINED BY VALLEYWIDE
REG. AND PARK DISTRICT AND/OR COUNTY CDF.
- FEMA FLOOD PLAN:
FLOOD ZONE X
- EARTHWORK QUANTITIES: CUT = 10,600 CY
FILL = 85,242 CY
IMPORT = 74,641 CY

UTILITIES:

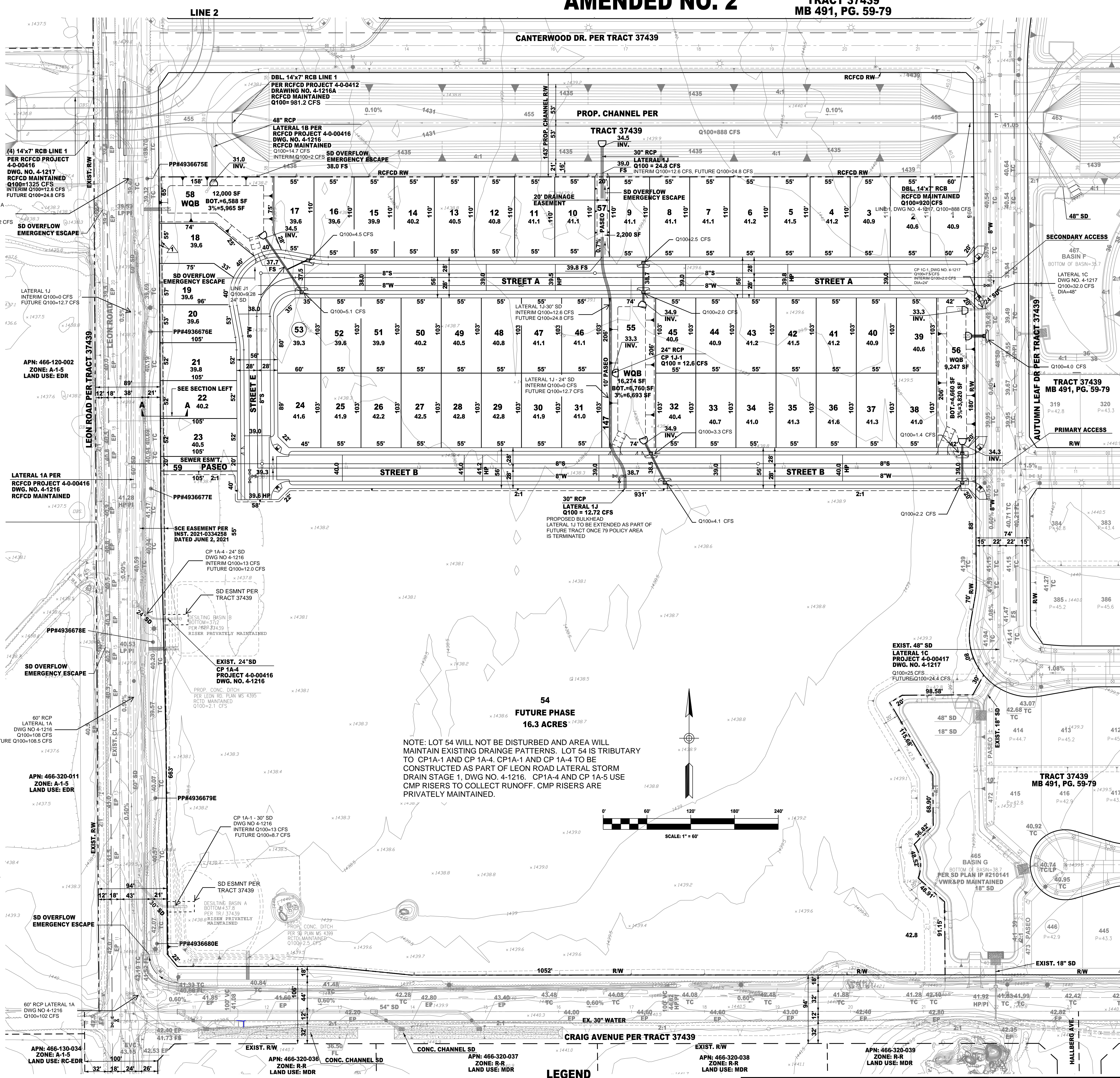
- WATER - EMDW
- SEWER - EMDW
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC - SCE
- TELEPHONE - FRONTIER
- CABLE - TIME WARNER CABLE



SECTION A-A
NTS



TYPICAL LOT DRAINAGE SWALE
NOT TO SCALE



NOTE: LOT 54 WILL NOT BE DISTURBED AND AREA WILL
MAINTAIN EXISTING DRAINAGE PATTERNS. LOT 54 IS TRIBUTARY
TO CP1A-1 AND CP 1A-4. CP1A-1 AND CP 1A-4 TO BE
CONSTRUCTED AS PART OF LEON ROAD LATERAL STORM
DRAIN STAGE 1, DWG. NO. 4-1216. CP1A-4 AND CP 1A-5 USE
CMP RISERS TO COLLECT RUNOFF. CMP RISERS ARE
PRIVATELY MAINTAINED.

LEGEND

GB	GRADE BREAK
FF	FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE
FL	FLOW LINE
TC	TOP OF CURB
97.0	PAD ELEVATION
-1095	EXISTING CONTOURS
-1095	PROPOSED CONTOURS
---	TRACT BOUNDARY

AMENDMENTS:

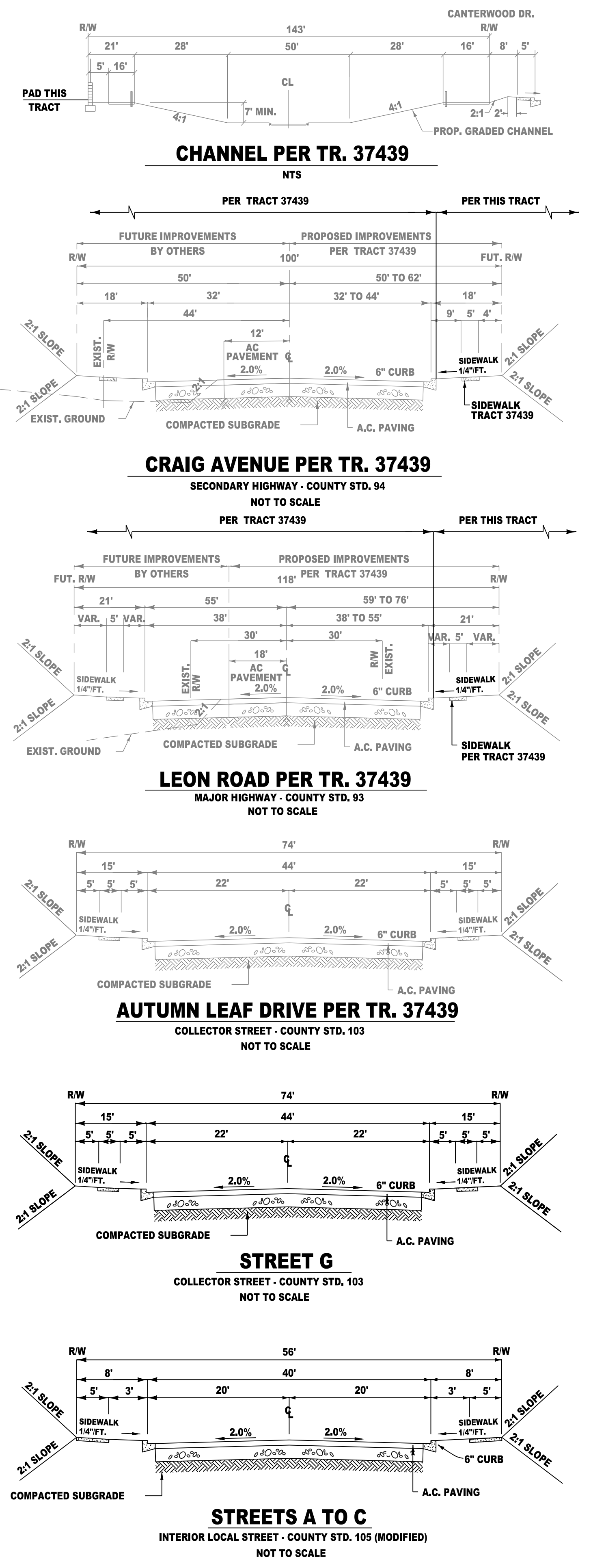
DATE	No.	DESCRIPTION
8/30/23	AMENDED #2 -	REFERENCES ADDED FOR ADJACENT STORM DRAIN FACILITY NAMES, PROJECT NUMBERS, DRAWING NUMBERS.

EXHIBIT PREPARED BY:
VSL ENGINEERING
951-296-3930
31805 TEMECULA PARKWAY, #129
TEMECULA, CA 92592
EMAIL: VSLENGINEERING@GMAIL.COM
DATE PREPARED: NOV. 9, 2021

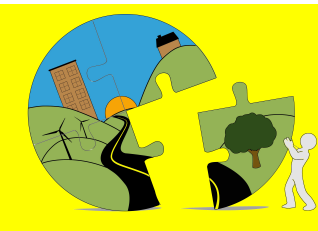
APPLICANT:
SUN HOLLAND, LLC
949-218-6023
27127 CALLE ARROYO, #1910
SAN JUAN CAPISTRANO, CA 92675
EMAIL: BL@BILLCOCONSULTING.COM

COUNTY OF RIVERSIDE
**TENT. TRACT 38332
& CONCEPTUAL GRADING
SCHEDULE "A"**

SHEET NO.
1
OF 1 SHTS.
FILE NO.



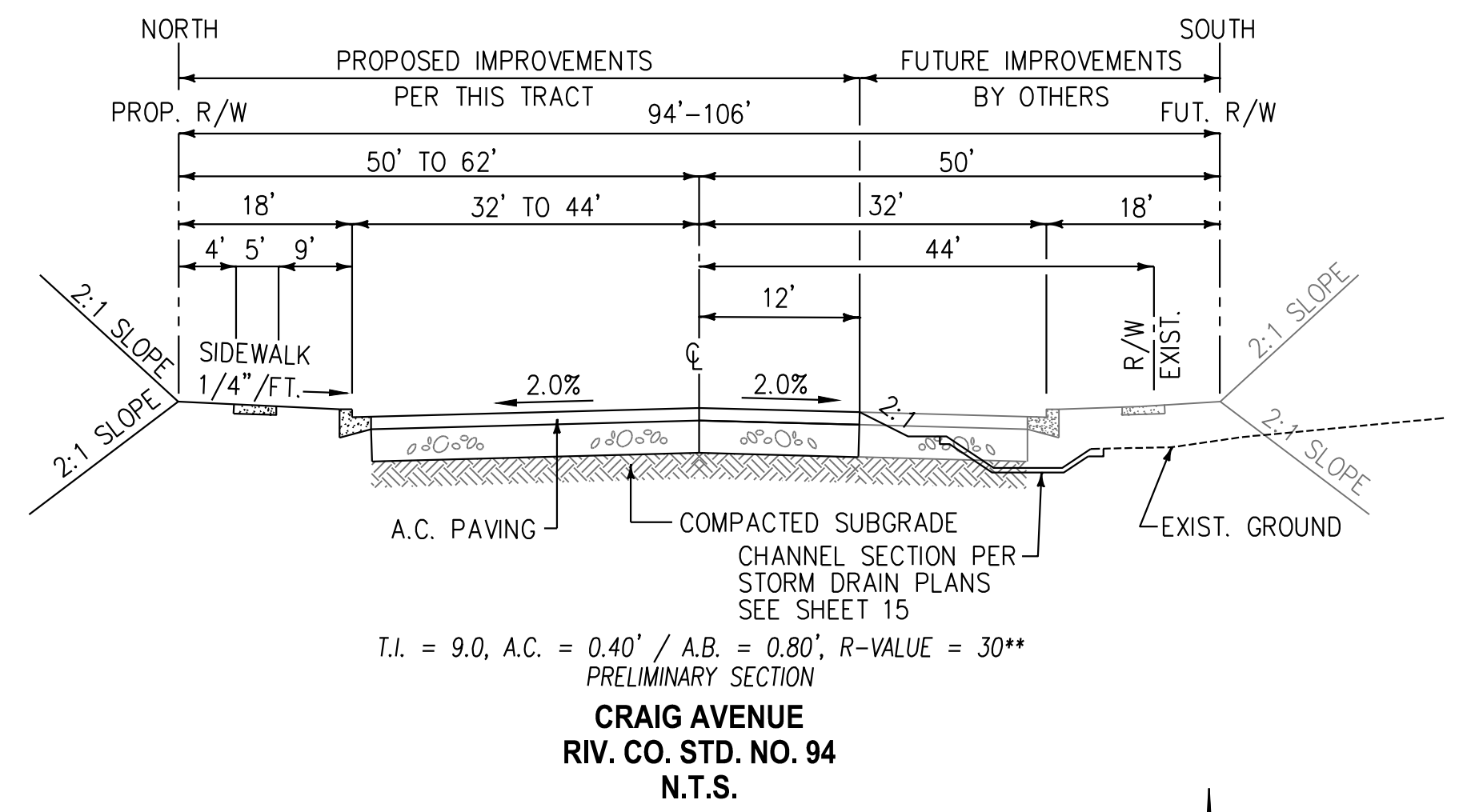
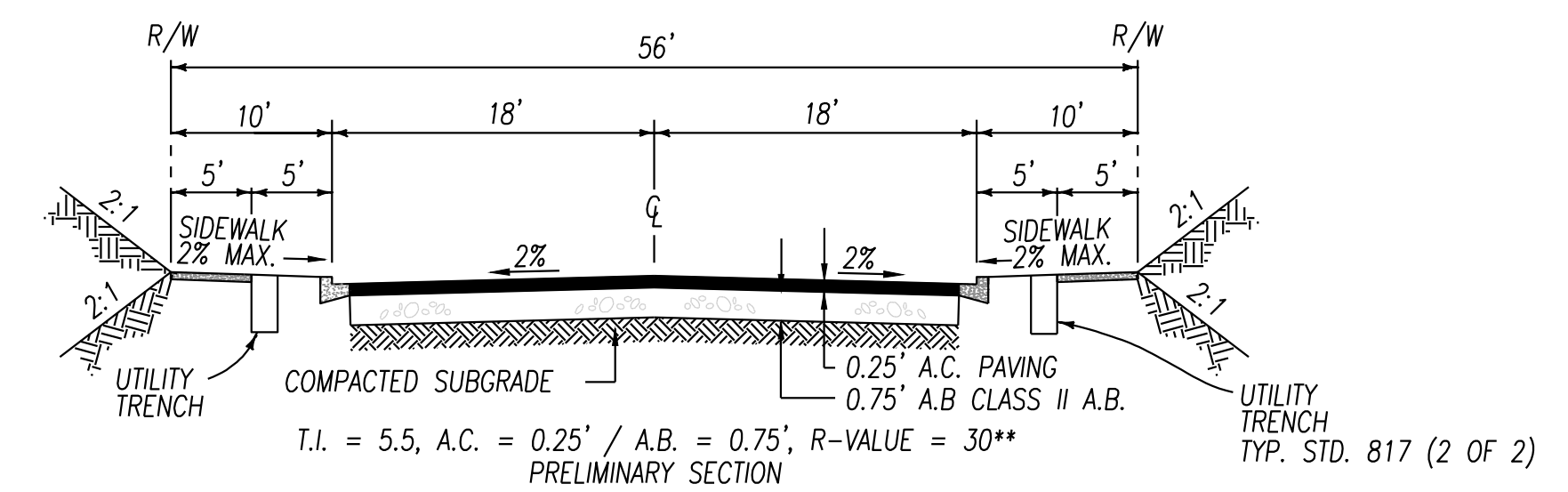
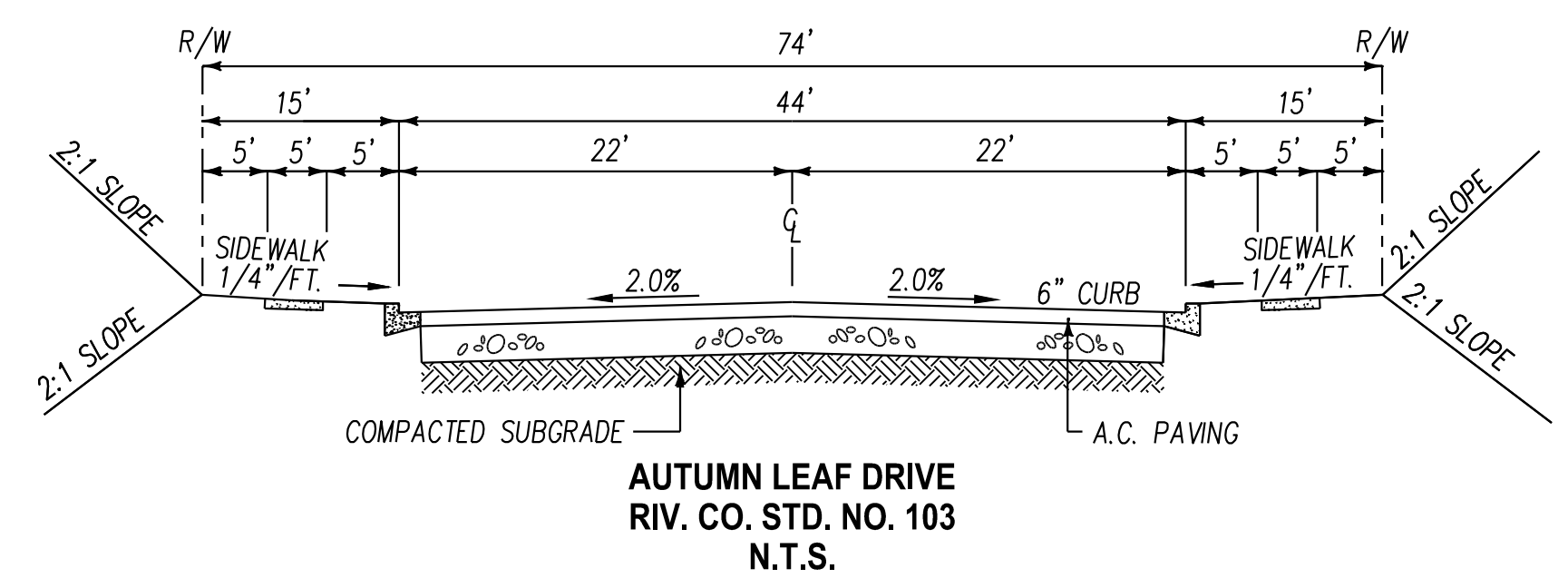
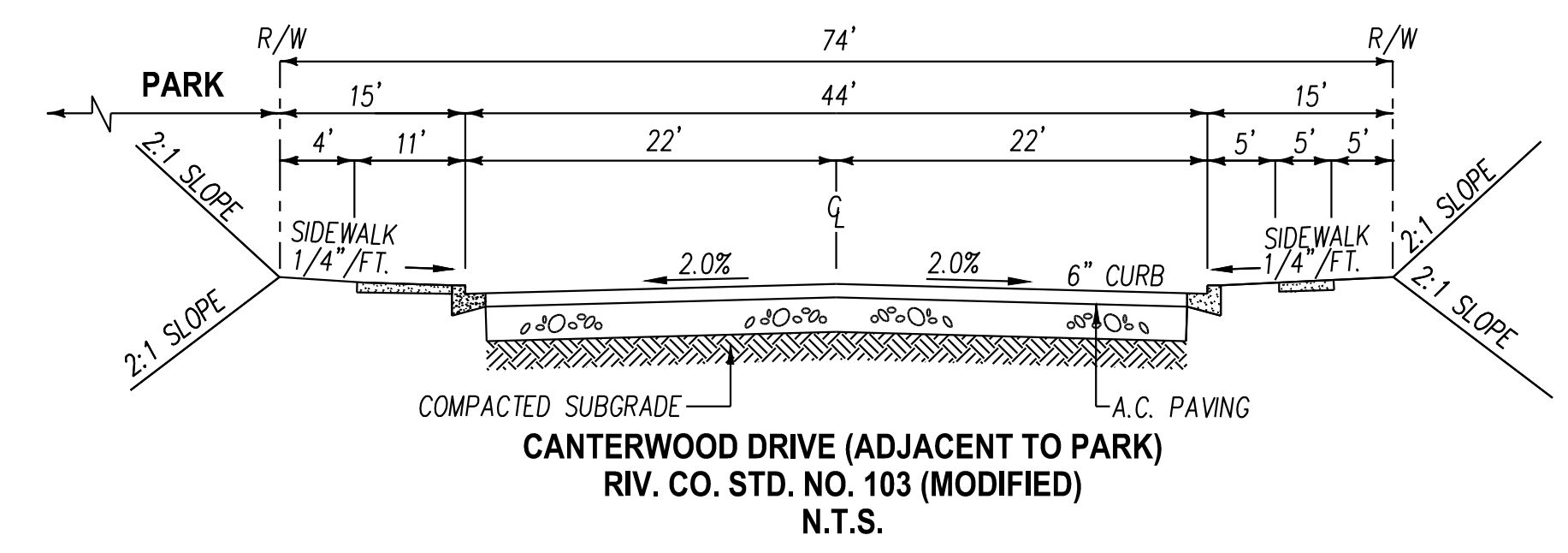
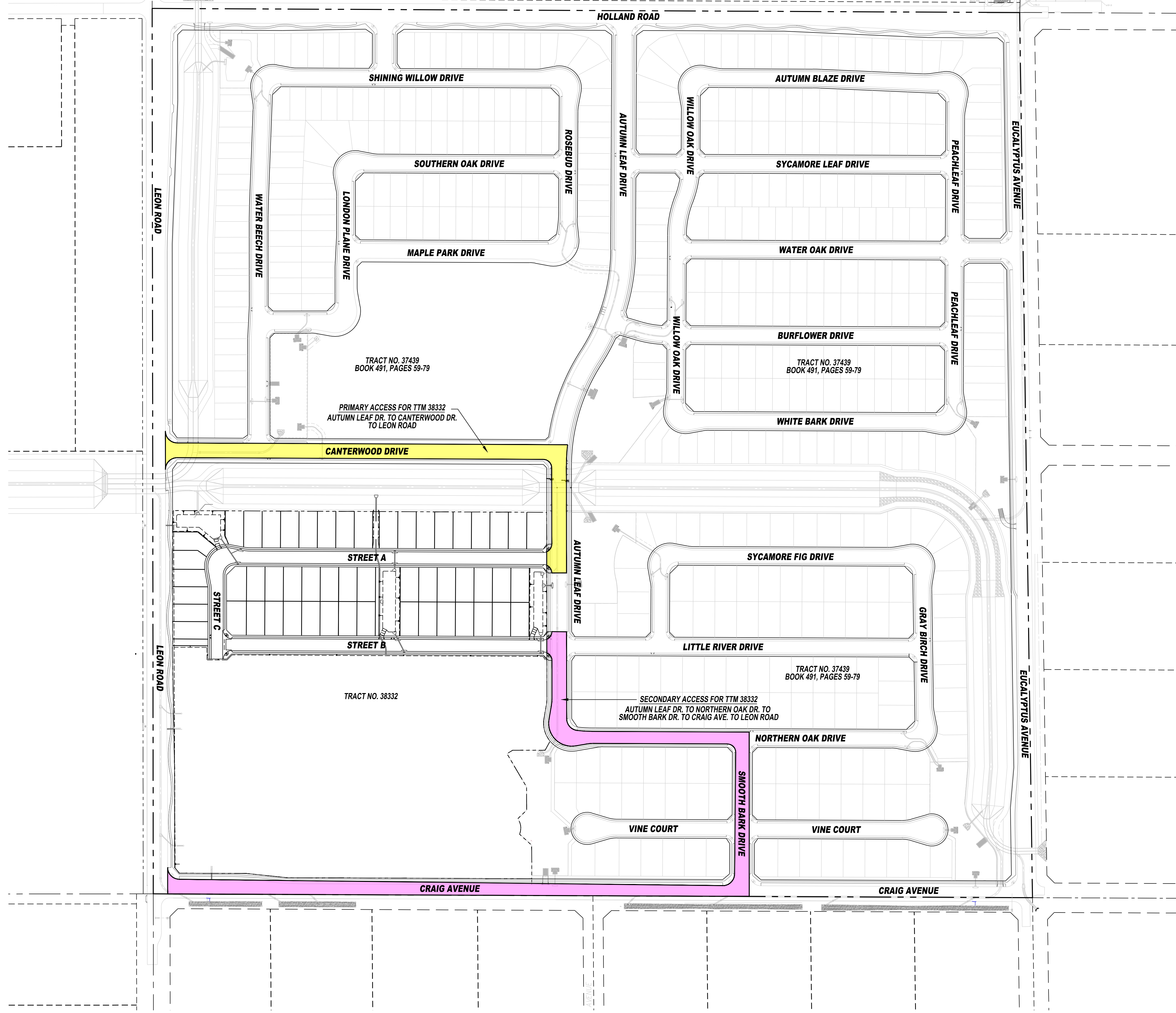
CASE: TTM38332
EXHIBIT: Access Exhibit
DATE: 9/28/2023
PLANNER: Russell Brady



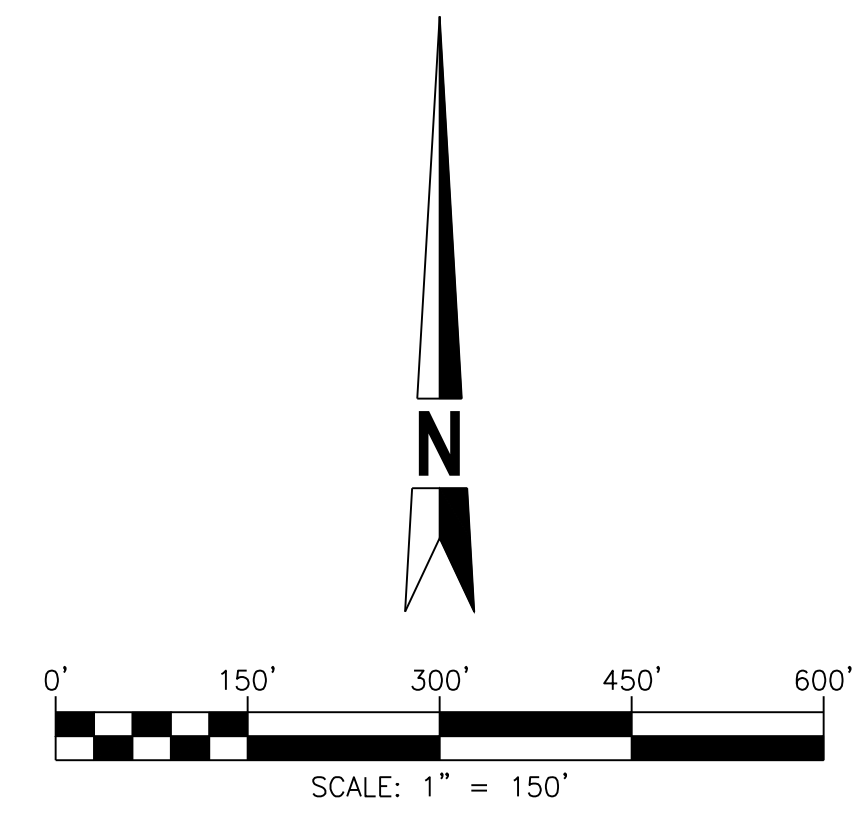
Meeting
 Comment Agenda
 Final

TTM 38332 ACCESS EXHIBIT

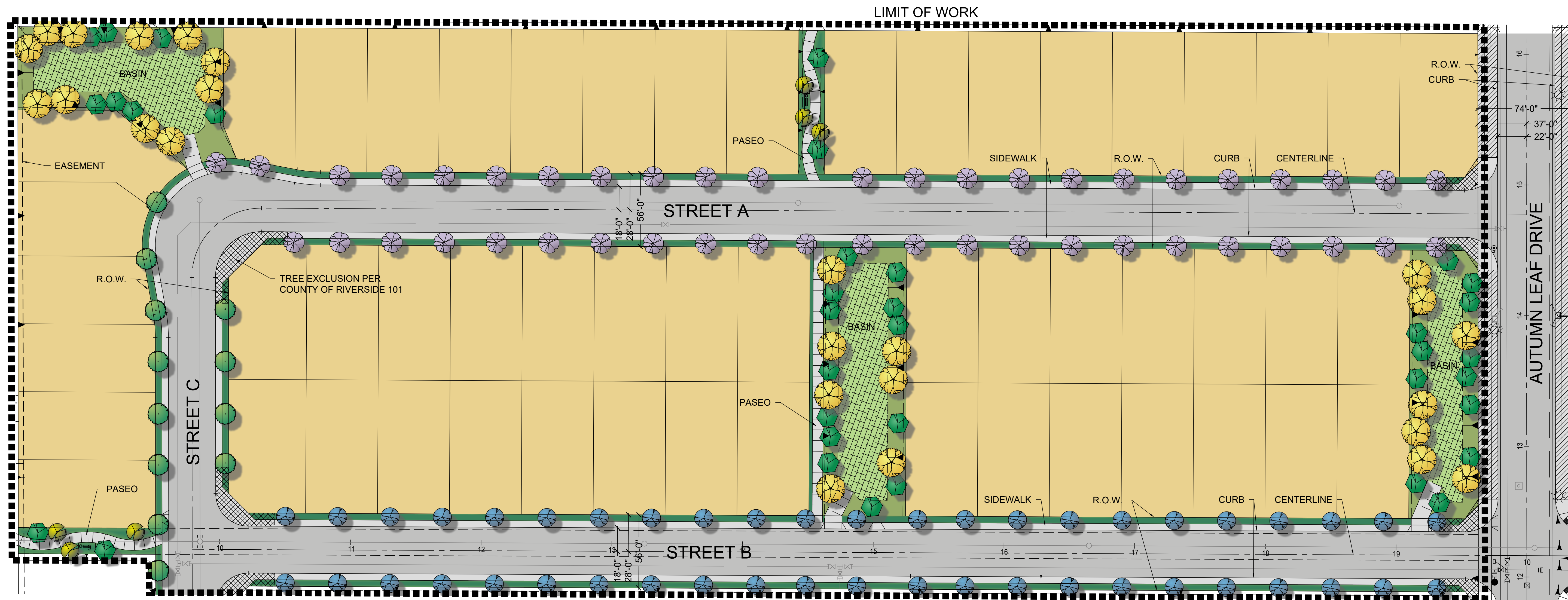
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



- LEGEND**
- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
 - PURPLE - PLANNING DEPARTMENT COMMENTS
 - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
 - BLUE - FLOOD CONTROL DISTRICT COMMENTS
 - LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
 - RED - FIRE DEPARTMENT COMMENTS
 - YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
 - LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
 - ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS



DATE PREPARED: 08/24/2023
TTM 38332 ACCESS EXHIBIT



OWNER/DEVELOPER
 SUN HOLLAND, LLC
 27127 CALLE ARROYO, #1910
 SAN JUAN CAPISTRANO, CA 92675
 BL@BILLCONSULTING.COM
 CONTACT: WILLIAM LO

ENGINEER
 VSL ENGINEERING
 31805 TEMECULA PARKWAY, #129
 TEMECULA, CA 92592
 (951) 296-3930
 CONTACT: VSLENGINEERING@GMAIL.COM

LANDSCAPE
 BMLA, INC
 LANDSCAPE ARCHITECTS
 310 NORTH JOY STREET
 CORONA, CA 92679
 (951) 737-1124
 CONTACT: JEFF TROJANOWSKI

ASSESSOR'S PARCEL NUMBERS
 LOT NO. 456 PER TRACT NO. 37439

PUBLIC UTILITIES/SERVICES
 SEWER & WATER:
 EASTERN MUNICIPAL WATER DISTRICT

TELEPHONE:
 TIME WARNER CABLE

GAS:
 SOUTHERN CALIFORNIA GAS COMPANY

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON CO.

FIRE PROTECTION:
 RIVERSIDE COUNTY FIRE DEPARTMENT

EARTHWORK QUANTITIES :
 CUT = 10,600 CY
 FILL = 85,242 CY
 IMPORT = 74,641 CY

PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Rhus lancea	African Sumac	36" BOX	L	6
	Pistacia chinensis	Chinese Pistache	36" BOX	M	11
	Chilopsis lineris	Desert Willow	36" BOX	L	36
	Chitalpa x tashkentensis	Morning Cloud Chitalpa	36" BOX	L	44
	Koeleruteria bipinnata	Chinese Flame Tree	36" BOX	M	46
	Platanus racemosa	California Sycamore	36" BOX	M	25

N.A.P.
 REFER TO STREET TREE SET BY BMLA

SHEET INDEX

- SHEET LP-1 : OVERALL LANDSCAPE PLAN
- SHEET LP-2 : ENLARGEMENT PLANS
- SHEET LP-3 : WALL AND FENCE PLAN

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Callistemon 'Little John'	Little John	5 Gal	L
	Hesperaloe parviflora	Red Yucca	5 Gal	L
	Mulenbergia capillaris	Pink Muhly Grass	1 Gal	L
	Westringia fruticosa	Coast Rosemary	5 Gal	L
	Westringia fruticosa mundi	Mundi Coast Rosemary	5 Gal	L
SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal	L
	Ligustrum japonicum	Japanese Privet	5 Gal	M
	Xylosma congestum	Shiny Xylosma	5 Gal	M
	Rhamnus californica	Coffeeferry	5 Gal	L
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1 Gal	L
	Juniperus sabina	Buffalo Juniper	1 Gal	L
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Ficus pumila	Creeping Fig	5 Gal	M
BASIN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Carex tumulicola	Foothill Sedge	1 Gal	L
BASIN SLOPE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Acacia redolens	Trailing Acacia	1 Gal	L
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1 Gal	L

ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 3" MEDIUM GRIND BARK MULCH

GENERAL NOTES:

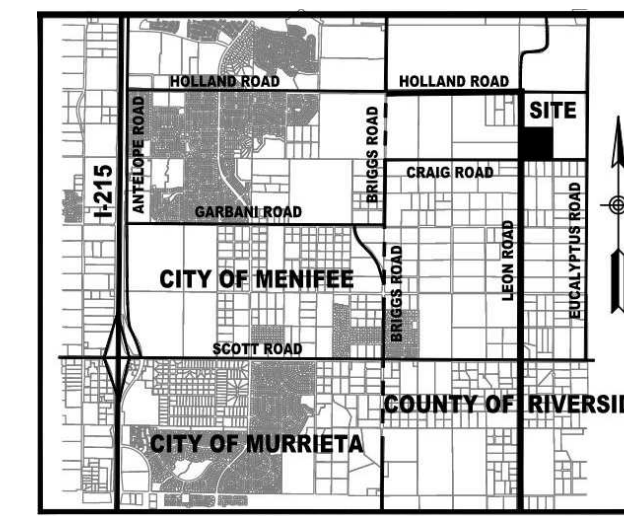
- LEGAL DESCRIPTION : LOT NO. 456 PER TRACT NO. 37439
- TOTAL ORIGINAL ACREAGE : 27.3 ACRES (GROSS)
- NUMBER OF LOTS :
 54 SINGLE FAMILY LOTS (2.0 DU/AC.)
 3 DRAINAGE BASIN LOTS.
- 2 OPEN SPACE PASEOS.
- MINIMUM LOT SIZE : 5500 SF
- EXISTING ZONING : R-4
- PROPOSED ZONING : R-4
- EXISTING LAND USE : AGRICULTURE
- PROPOSED LAND USE : SINGLE FAMILY RESIDENTIAL
- EXISTING LAND USE DESIGNATION : MEDIUM DENSITY RESIDENTIAL
- PROPOSED LAND USE DESIGNATION : MEDIUM DENSITY RESIDENTIAL
- NOTE: ONLY ONE EASEMENT ON THIS PROPERTY. (SCE EASEMENT ALONG LEON ROAD)
- METHOD OF SEWAGE DISPOSAL : SEWER SYSTEM PER EMWD
- SCHOOL DISTRICT :
 MENIFEE VALLEY SCHOOL DISTRICT.
 PERRIS UNION HIGH SCHOOL DISTRICT.
- 2006 THOMAS BROS. GUIDE : PAGE 869, GRID C4, C5, B4, B5
- TENTATIVE MAP PREPARED : JANUARY 10, 2022
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.
- ALL FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.
- THIS IS A SCHEDULE "A" DEVELOPMENT.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- COMMUNITY PLAN : HARVEST VALLEY / WINCHESTER
- ALL SLOPES ARE 2:1 UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
- OPEN SPACES TO BE MAINTAINED BY VALLEYWIDE REC. AND PARK DISTRICT AND/OR COUNTY CDF.
- FEMA FLOOD PLAIN : FLOOD ZONE X
- THIS PROPERTY IS PART OF A DESIGN MANUAL PLAN.
- THIS PROPERTY IS NOT PART OF A SPECIFIC PLAN.

LANDSCAPE CONCEPT:

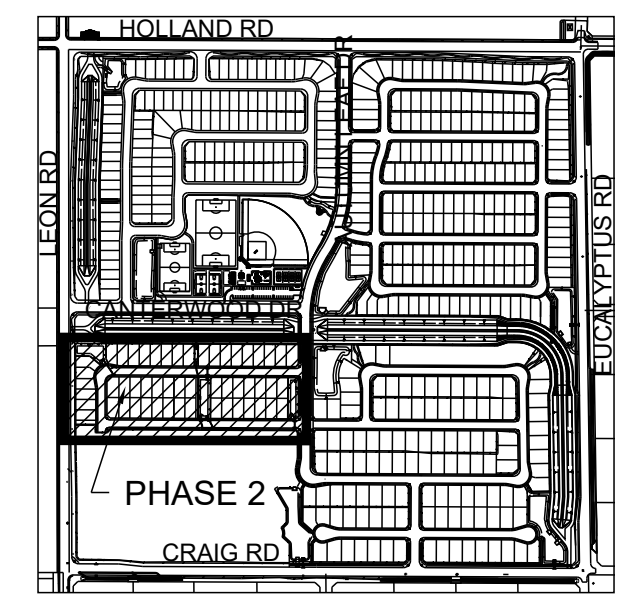
TO CREATE A SPACE THAT HARMONIZES WITH THE LOCAL LANDSCAPE. THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS CONSISTENT WITH COUNTY STANDARDS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT COUNTY OF RIVERSIDE LANDSCAPE GUIDELINES.

GENERAL PLANTING AND EROSION NOTES:

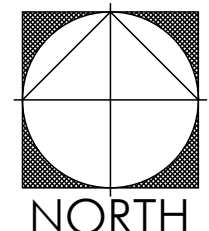
- WUCOLS ZONE FOR THIS PROJECT IS ZONE 4.
- SLOPE PLANTING CONCEPT IS COMPLIANT WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY EROSION CONTROL STANDARDS (ORDINANCE 457, SECTION 3316.1).
- OVER 3 FEET VERTICAL - GROUNDCOVER PLANT MATERIAL MAXIMUM 12 INCH ON CENTER.
- PLANT MATERIAL WILL BE CONSISTENT WITH ADJACENT PLANTING MATERIAL FROM PHASE 1.
- THIS PROJECT IS NOT WITHIN ANY MSHCP BOUNDARIES.
- THIS PROJECT IS NOT IN A HIGH FIRE HAZARD ZONE PURSUANT TO CALIFORNINA PUBLIC RESOURCES CODE SECTION 4290 AND COUNTY ORD. NO. 695.



VICINITY MAP
 NOT TO SCALE

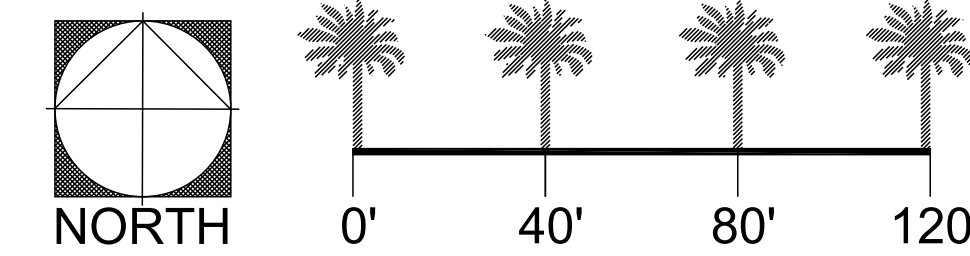


SITE MAP
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CANTERWOOD PHASE 2

OVERALL LANDSCAPE PLAN LP-1

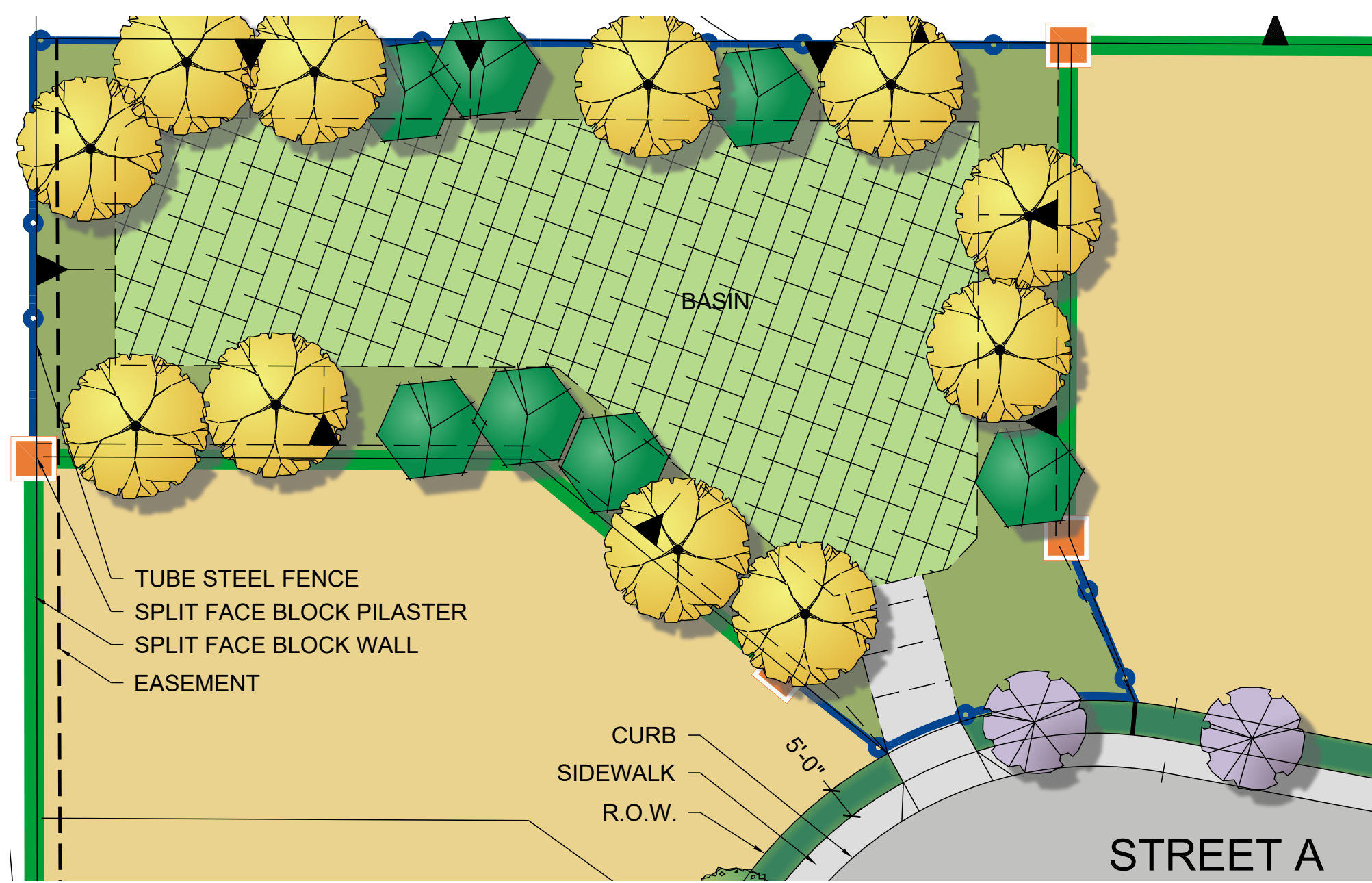


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 T: 951.737.1124 | F: 951.737.6551

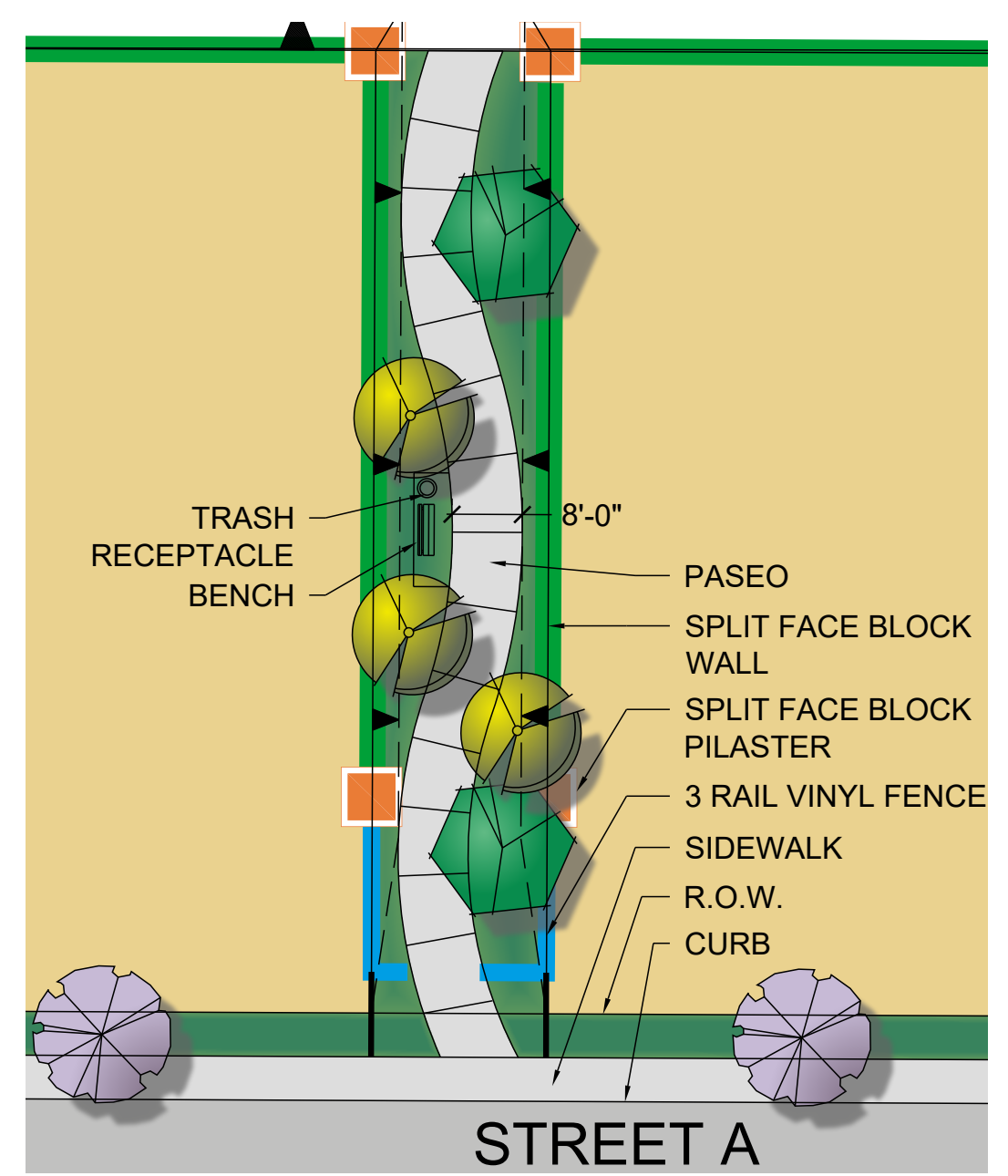


CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR: SUN HOLLAND, LLC
 27127 CALLE ARROYO, #1910 SAN JUAN CAPISTRANO, CA 92675



BASIN ENLARGEMENT
SCALE: 1"=20'-0"



PASO ENLARGEMENT
SCALE: 1"=20'-0"

LANDSCAPE NOTES:

1. PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES WITHIN THE PROPERTY LIMITS. SLOPES WITHIN THE CONSERVATION EASEMENT AND TEMPORARY SLOPES ON THE ACCESS ROAD SHALL RECEIVE A NON-IRRIGATED HYDROSEED MIX WITH A SLOPE STABILIZATION BINDER.
2. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOT BALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
4. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
5. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
6. SLOPE PLANTING TO BE COMPLIANT WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY EROSION CONTROL STANDARDS (ORDINANCE 457, SECTION 3316.1).

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. THE SYSTEM SHALL BE DESIGNED TO UTILIZE RECYCLED WATER WHEN IT BECOMES AVAILABLE, IN ACCORDANCE WITH STATE OF CALIFORNIA AND LOCAL WATER DISTRICT RULES AND REGULATIONS.

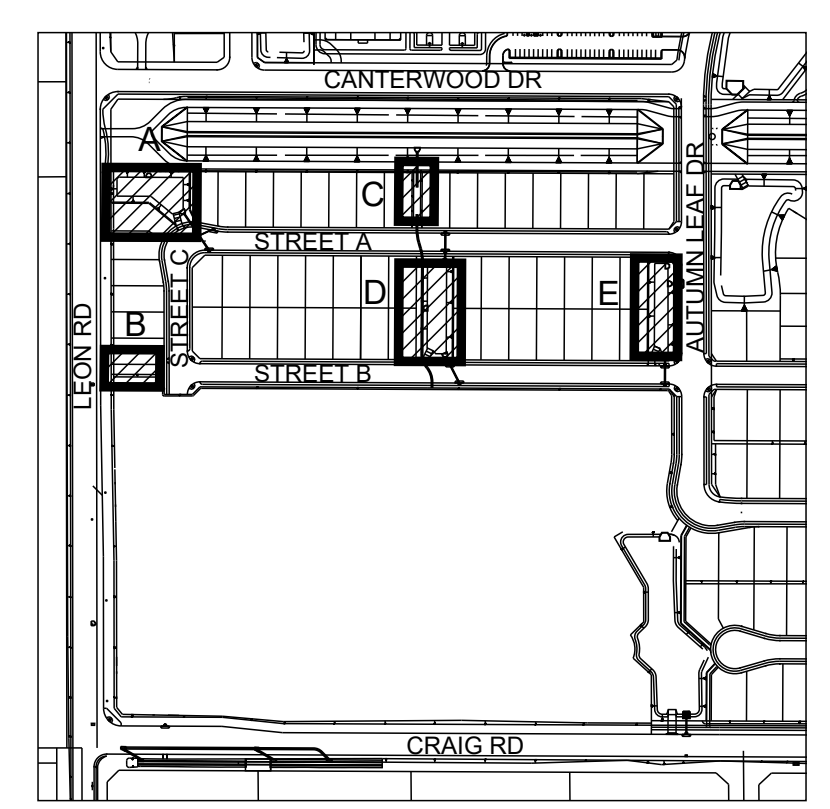
IRRIGATION NOTES:

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
1. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
 2. MASTER VALVE AND FLOW SENSOR
 3. RAIN SENSING DEVICE
 4. ANTI-DRAIN CHECK VALVES
 5. PRESSURE REGULATOR
 6. HYDROZONES WILL BE PROPERLY DESIGNATED
 7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
 8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

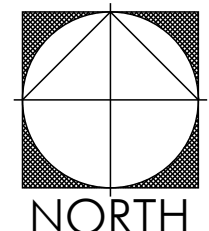
PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

APPLICANT'S SIGNATURE _____ DATE 04/28/23

Riverside County Ordinance 859 Landscape Water Use Calculations			
Project Type Residential			
Canterwood Phase 2			
0.50 ETo allowance			
INPUT the Hist. ETo for the area = 57.33			
Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.			
1 Maximum Annual Water Allowance (MAWA)			
INPUT Total square footage of landscape (including SLA) =		60,427	S. F.
INPUT square footage of Special Landscape Area =		0	S. F.
MAWA =		143,573	cu ft / yr
2 Estimated Annual Water Use (EAWU)			
Hydrozone # 1	Plant Factor = 0.2	Plant Type	Water Use
INPUT Square Foot Area of Hydrozone =	23,904	Shrubs / Groundcover	Low
Hydrozone Irrigation Efficiency =	0.85	In-line Drip-Densely Planted	
EAWU =	26,727		
Hydrozone # 2	Plant Factor = 0.2	Plant Type	Water Use
INPUT square footage of hydrozone =	17,545	Basin - Slopes	Low
Hydrozone Irrigation Efficiency =	0.75	Rotor	
EAWU =	22,233		
Hydrozone # 3	Plant Factor = 0.2	Plant Type	Water Use
INPUT square footage of hydrozone =	17,736	Basin - Bottom	Low
Hydrozone Irrigation Efficiency =	0.75	Rotor	
EAWU =	22,475		
Hydrozone # 4	Plant Factor = 0.5	Plant Type	Water Use
INPUT square footage of hydrozone =	1,242	Trees / Mulch	Moderate
Hydrozone Irrigation Efficiency =	0.85	Bubblers	
EAWU =	3,472		
Hydrozone # 5	Plant Factor = 0	Plant Type	Water Use
INPUT square footage of hydrozone =	0	n/a	n/a
Hydrozone Irrigation Efficiency =	0.75	Rotor / Precision Spray Nozzle	
EAWU =	0		
SubTotal EAWU =		74,907	cu ft / yr
Input Irrigation System Operation Factor =		0.85	
Total EAWU =		88,126	
MAWA - EAWU =		55,447	cu ft / yr
(this number must be positive)			
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 39%			
* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.			



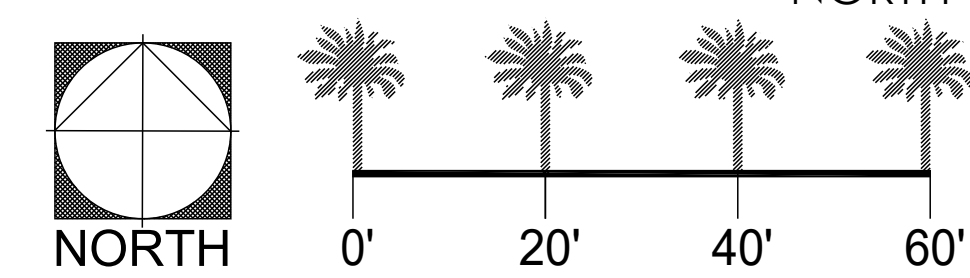
KEY MAP
NOT TO SCALE



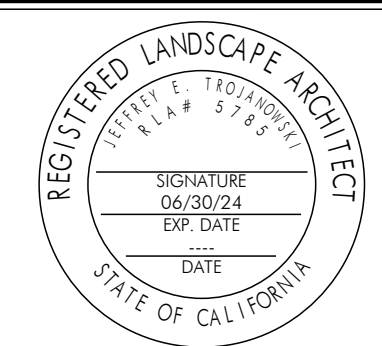
CANTERWOOD PHASE 2

ENLARGEMENT PLAN

LP-2



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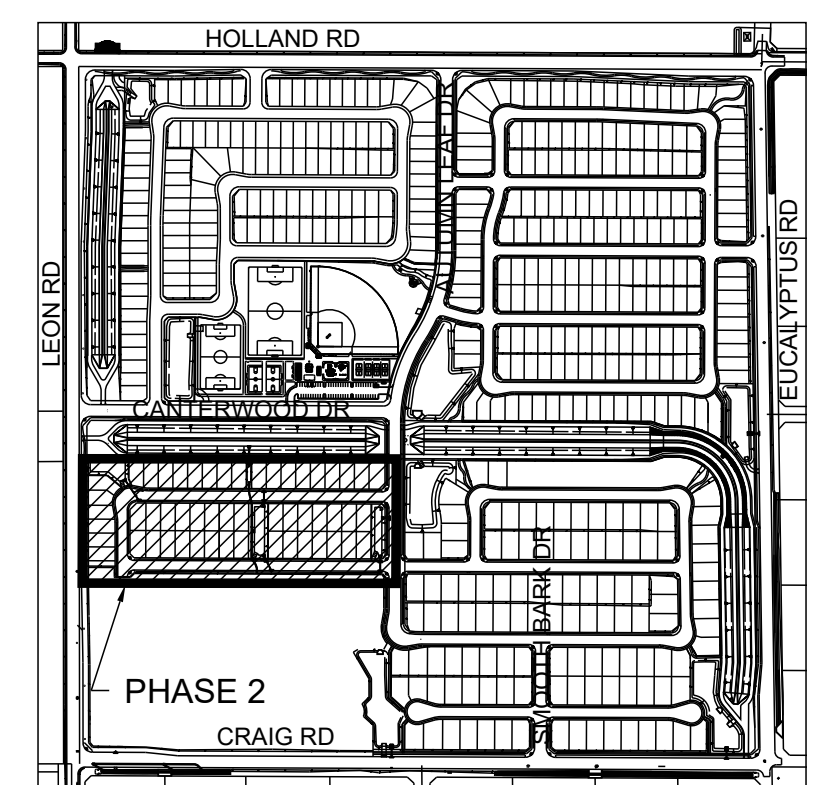
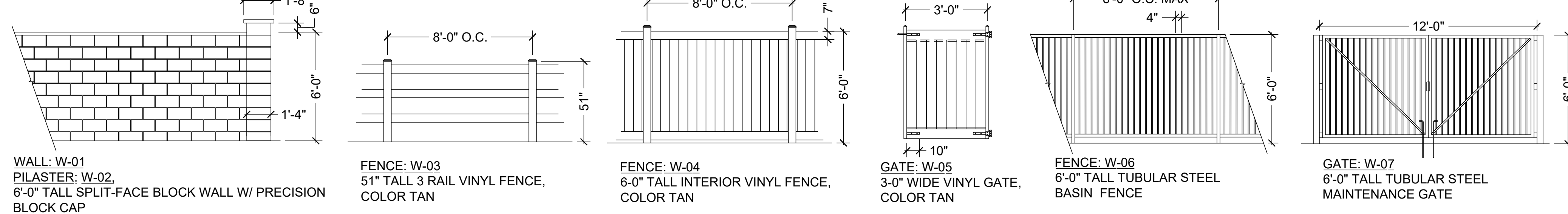
CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR: SUN HOLLAND, LLC
27127 CALLE ARROYO, #1910 SAN JUAN CAPISTRANO, CA 92675



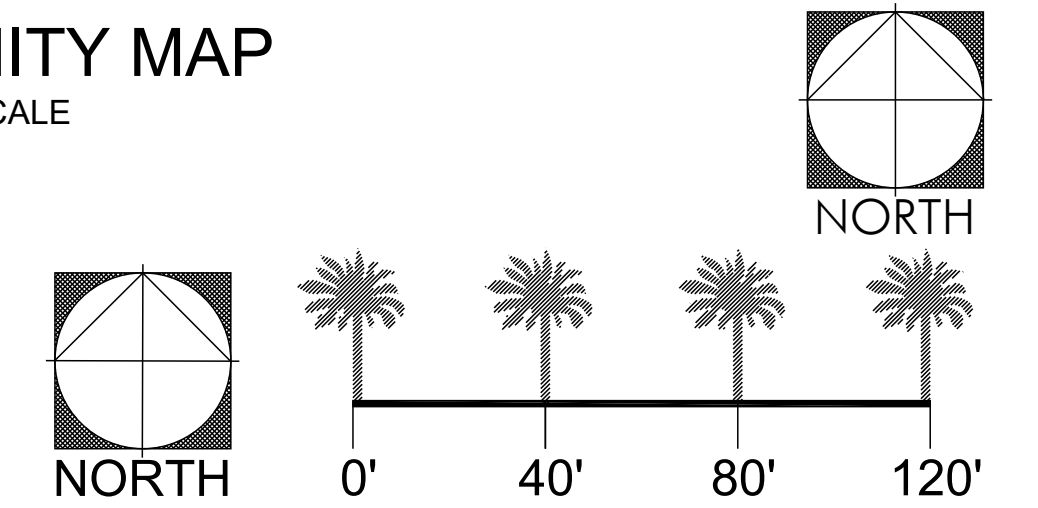
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	3 RAIL VINYL FENCE, COLOR TAN
W-04	6'-0" TALL INTERIOR VINYL FENCE, COLOR TAN
W-05	3'-0" WIDE VINYL GATE, COLOR TAN
W-06	6'-0" TALL TUBULAR STEEL FENCE
W-07	6'-0" TALL TUBULAR STEEL MAINTENANCE GATE
W-08	6" CONCRETE MOW CURB

WALL AND FENCE ELEVATIONS

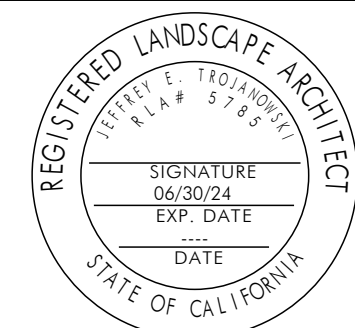


CANTERWOOD PHASE 2

OVERALL PLAN LP-3



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CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR: SUN HOLLAND, LLC
 27127 CALLE ARROYO, #1910 SAN JUAN CAPISTRANO, CA 92675

DESIGN MANUAL

**Plot Plan No. 230021
Tentative Tract Map No. 38332
(Canterwood Neighborhood)**

Prepared for:

COUNTY OF RIVERSIDE
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Contact: Russell Brady, Project Planner
rbrady@rivco.org

Project Proponent:

SUN HOLLAND, LLC
26895 Aliso Creek Road, Ste. B533
Aliso Viejo, CA 92656
Contact: William Lo
bl@billloconsulting.com

Prepared by:

MATTHEW FAGAN CONSULTING SERVICES, INC.
42011 Avenida Vista Ladera
Temecula, CA 92591
Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

In Consultation With:

BMLA - *Landscape Architecture*
VSL Engineering - *Civil Engineering*

June 2023

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I. INTRODUCTION**A. DOCUMENT PURPOSE**

This document serves as the Design Manual (“Design Manual”) for Tentative Tract Map No. 38332 (TTM 38332), and Plot Plan No. PPT230021 (PPT230021) - “TTM 38332”.

Pursuant to the County of Riverside Zoning Ordinance (Ordinance No. 348, Article VIII, Section 8.95.B, *R-4 Zone Conditions of Development*), a Development Plan must be prepared in order to apply the R-4 Zone (Planned Residential) to a property. The Development Plan must contain the following minimum information:

1. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
2. Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
3. Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
4. Plans and elevations of typical structures to indicate architectural type and construction standards.

Provisions of the Riverside County Residential Design Standards & Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348 and will be incorporated by reference in the applicable Project Conditions of Approval.

The Standards & Guidelines that pertain to this Project are as follows:

- The “Residential Standards” in this Design Manual are the ones that are required for any residential subdivision with a minimum lot size of one-half acre or less and is located in the R-4 residential zoning categories and has the General Plan Land Use Designation of Medium Density Residential (2-5 dwelling units per acre).
- Where a residential lot is smaller than 7,200 square feet, the unit location, setbacks, percentage of lot coverage, and street frontage may be waived, as this Design Manual has advanced the following specific development goals including, as well as providing a sense of privacy and personal space for each residential unit:
 - Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
 - Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years.
 - Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work.
 - Incorporating conveniently located and accessible neighborhood parks, trails, and open space.
 - Providing functional public access to recreational opportunities in relation to the overall open space system.

Development in TTM 38332 is required to substantially conform to the physical characteristics and design concepts set forth in this Design Manual. The County

(Director of Planning) has the discretion to determine if implementing actions substantially conform to this Design Manual. If an implementing action does not substantially conform, a formal modification to this Design Manual may be required.

The Site Planning and Design Standards (Section II) set forth minimum requirements that must be adhered to when plotting a home on a residential lot within TTM 38332. The photographs, illustrated sketches, and other graphic representations provided in the Architectural Design Guidelines (Section III) and Landscape Design Guidelines (Section IV) are to be used as visual aids in understanding the basic intent of the design and its key implementing elements. The Guidelines presented in Sections III and IV are provided as a an architectural and landscape palette of character, materials, and other defining elements that should be reflected in future design proposals to construct TTM 38332. An exact re-creation of the graphic representations included in this document is not intended, or required, as they are provided as the guiding intent needed to create TTM 38332.

B. PROJECT LOCATION

TTM 38332 is located at the southwest corner of Leon Road and Craig Avenue, south of Canterwood Drive, and west of Autumn Leaf Drive. It is the southwest quadrant of the overall Canterwood neighborhood development. The Canterwood neighborhood is located in the unincorporated area of the Harvest Valley/Winchester Area Plan, in the County of Riverside, California. More specifically, it is located west of Eucalyptus Road; north of Craig Avenue; east of Leon Road; and south of Holland Road. Reference **Figure 1, TTM 38332 Vicinity Map, Figure 2, Canterwood Vicinity Map, and Figure 3, Canterwood Neighborhood Map.**

Figure 1
TTM 38332 Vicinity Map

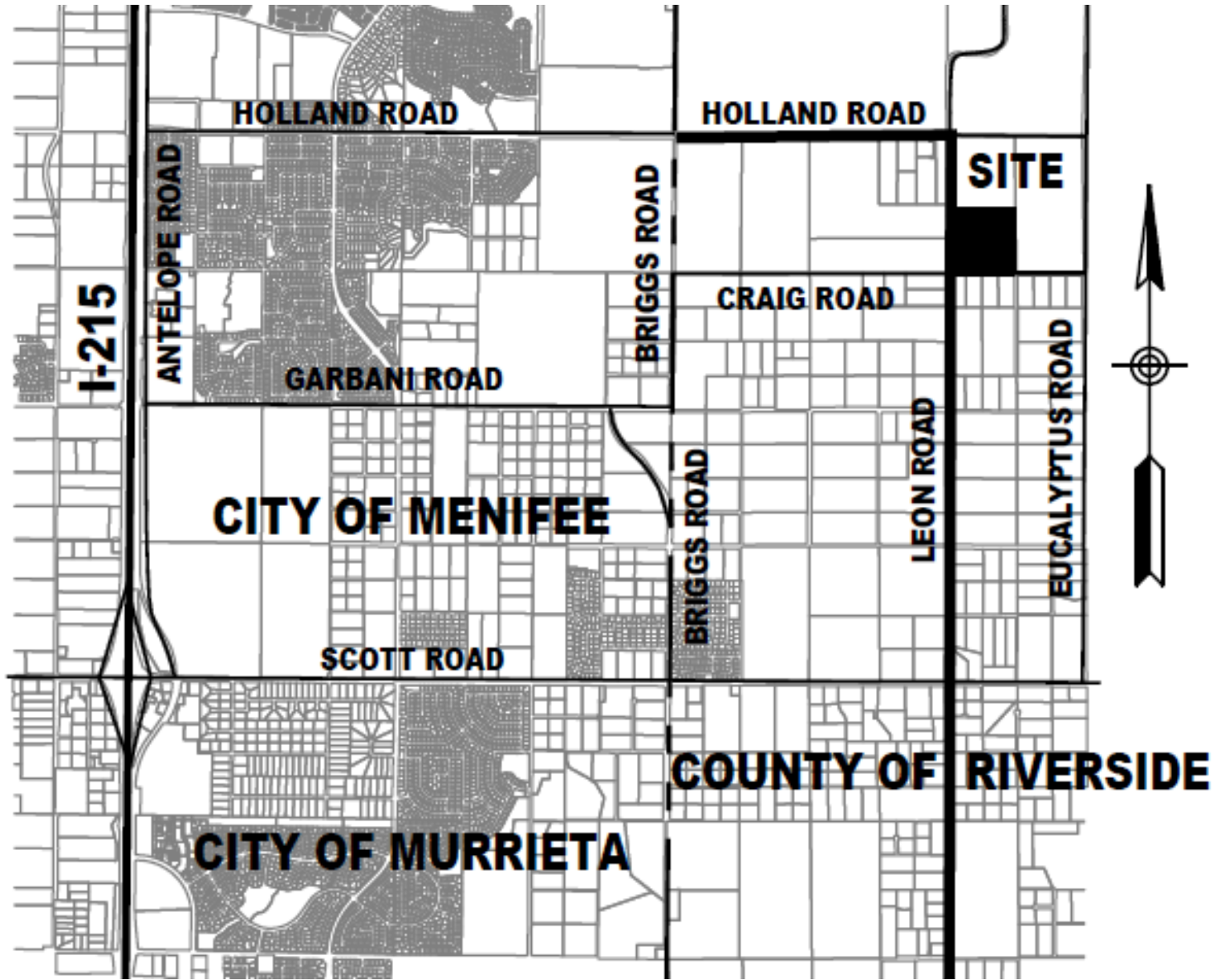


Figure 2
Canterwood Vicinity Map

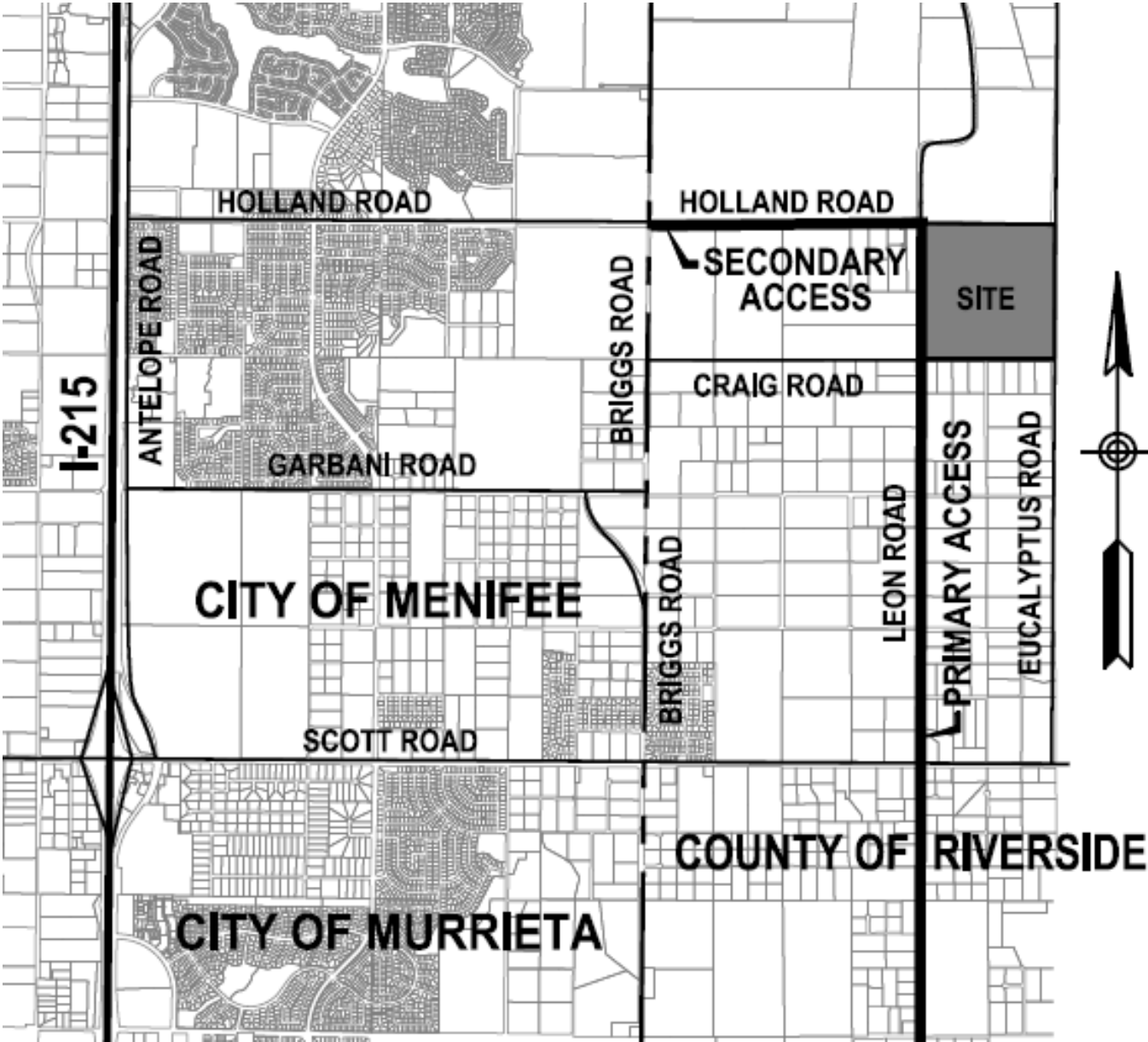
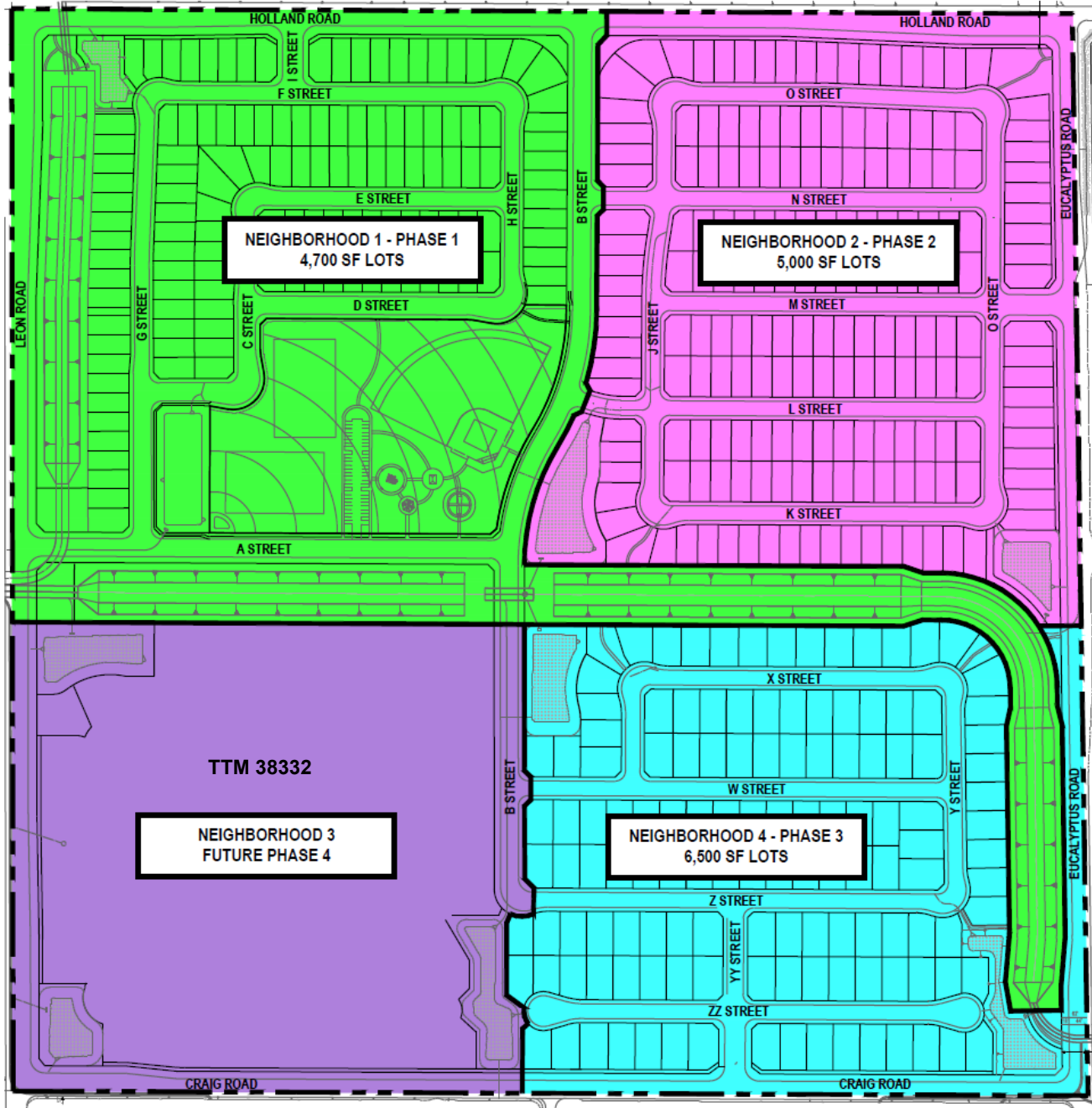


Figure 3
Canterwood Neighborhood Map



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C. SUMMARY OF PROJECT APPROVALS

Pending approvals to be granted by the County of Riverside to implement the Project include, but are not limited to, TTM 38332, and PPT230021. The Project is located within the Community Development foundation component of the Riverside County General Plan and the General Plan land use designation is Medium Density Residential (MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. A General Plan Amendment is not applicable in association with the proposed Project.

TTM 38332 proposes 53 single-family residential lots, 3 drainage basin lots, and 3 open space paseos, on 11 gross acres. The density of TTM 38332 is 2 dwelling units/acre. Minimum lots size is 5,000 sq. ft. Five (5) architectural styles have been provided. Lot 54 (16.3 gross acres), as shown on TTM 38332, is a future development in the overall Canterwood neighborhood. The development of this lot is contingent upon the modifications to the Highway 79 Policy Area. If the Highway 79 Policy is removed (or relaxed), lot 54 may be subsequently subdivided into additional residential, drainage, open space, and paseo lots.

Please reference **Figure 4, TTM 38332**.

D. COMMUNITY THEME

Historically, and even to this date, the *Harvest Valley/Winchester Area Plan* landscape has been dotted with farms, ranches, and dairies. The Project site is located in proximity to the community of Winchester. The surrounding development fabric has undergone changes over the past decades into a suburban style of development. The future development of the areas surrounding TTM 38332 and the overall Canterwood neighborhood will also reflect this scale/style of development. While there is no specific theme for TTM 38332, or the overall Canterwood neighborhood, the architectural styles proposed will reflect styles that have been historically used in Southern California and have been adapted in recent years to incorporate the changes in technology that have occurred over the past 100+ years.

According to the *Harvest Valley/Winchester Area Plan*:

“Winchester could build upon the Western theme and be transformed into a unique, mixed-use Town Center that capitalizes on a transit station and proximity to the Diamond Valley Lake. Medium density residential uses will surround the new Village Center.”

TTM 38332 serves to support this proposed vision of Winchester through architectural styles, supporting landscape palate, open spaces, and monumentation.

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II. SITE PLANNING AND DESIGN

This section provides development standards for the planning and design of homes within TTM 38332. Quality residential subdivisions function as neighborhoods, encourage local social interaction, promote walking and healthful activities, and incorporate best practices in sustainable development planning. These standards are intended to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment which avoids a monotonous, repetitive appearance.

The Project will comply with the Countywide Design Standards and Guidelines unless specifically modified here.

A. DEVELOPMENT STANDARDS

Residential development within TTM 38332 shall comply with the development standards listed in the table below and as illustrated on the correlating figure.

TTM 38332 (Neighborhood 3)

Residential development within TTM 38332 shall comply with the development standards listed below in **Table 1, TTM 38332 Residential Development Standards**, and as illustrated in **Figure 5, TTM 38332 – Minimum 5,000 Sq. Ft. Lots**.

**Table 1
TTM 38332 Residential Development Standards**

Minimum Lot Requirements	
Lot Area	5,000 sq. ft.
Lot Width	50' ¹
Lot Depth	100'
Minimum Building Setback Requirements	
Front Elevation (excluding garage)	12' - 1 Story Units / 15' - 2 Story Units ²
Front Entry Garage	18'
Side Entry Garage	15'
Side Elevation (interior)	5'
Side Elevation (corner & reversed corner lots)	10'
Rear Elevation	10'
Other	
Maximum Building Height	40'
Encroachments – front yard	4' - 1 Story Units / 5' - 2 Story Units
Encroachments – side yard	2' (at least one side must have 5' clear)
¹ Lot width requirement for cul-de-sacs and cul-de-sac knuckles is 35'	
² See note on p. 1	

Pursuant to Article VIIIId (Planned Residential), Section 8.93.A of the County's Zoning Ordinance (Ordinance No. 348), a minimum of 6,000 square feet of land area shall be provided for each residential unit, inclusive of the individual residential lot area and recreation areas but exclusive of areas set aside for street rights-of-way.

TTM 38332 provides approximately 11 gross acres of residential, recreational, and open space land uses. Of this, approximately 2.9 acres are utilized for street rights-of-way. This results in a net of 8.1 acres for the area calculation below:

$$20.72 \text{ acres} \times 43,560 \text{ square feet per acre} / 53 \text{ residential units} = 6,657 \text{ square feet per residential unit}$$

As such, TTM 38332 complies with Article VIIIId, Section 8.93.A of Ordinance No. 348.

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B. PLOTTING GUIDELINES

TTM 38332 provides a minimum 5,000 sq. ft. lot size and **Figure 4, TTM 38332** shows the overall design and layout of this neighborhood.

Detached single-family homes within TTM 38332 shall creatively use varied setbacks, “architecture forward” designs, outdoor spaces, varied garage treatments, landscaping, and other innovative neighborhood design techniques to create a visually interesting streetscene and identifiable neighborhood character. Varying front yard setbacks and using single-story elements break up long stretches of linear massing, and when combined with private outdoor spaces, such as front porches and front yards, results in a welcoming, interactive streetscene that promotes pedestrian activity. To encourage a diverse and visually interesting street scene, neighborhoods within TTM 38332 shall comply with the following plotting guidelines:

1. TTM 38332 will be required to have a minimum of four (4) different floor plans. Floor plans shall be different between the neighborhoods.
2. Neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. “Directly across the street” shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.
3. Front yard setbacks to living spaces and porches shall vary by a minimum of two feet (2’) between adjacent homes. All setbacks shall meet the minimum requirement listed in **Table 1** and illustrated on **Figure 5**.
4. Repetitive patterns of garage placement shall be avoided.
5. Single-story architectural elements shall be incorporated into the elevations of homes on corner lots, facing the front of the lot. Examples of single-story architectural elements include architectural projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story garage element.
6. Single-story architecture and varied front setback distances are encouraged to be incorporated into the elevations of all homes to enhance the street view so there is not a uniform or flat appearance of homes along any street.
7. A landscaped parkway shall be provided between the curb and sidewalk along interior neighborhood streets. Each residential lot will have one (1) street tree behind the sidewalk.

III. ARCHITECTURAL DESIGN GUIDELINES

A. ARCHITECTURAL DESIGN

These Architectural Design Guidelines (Architectural Guidelines) convey the TTM 38332 architectural design theme. It is not the intent of these Architectural Guidelines to mandate that all of the identified design components and elements described herein be incorporated into the actual building designs. Rather, these Architectural Guidelines serve as a “palette” of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these Architectural Guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

1. Design Principles

While these Architectural Guidelines do not expressly limit architectural styles, the styles employed in TTM 38332 should be complementary and compatible with the styles described in this document (refer to Subsection III.B., *Architectural Styles*). The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style. These Architectural Guidelines allow for both traditional/historical styles and contemporary interpretations of these styles, provided that the style’s defining features can be visually identified, consistently applied, and differentiated from the character-defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

2. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The creative use of design articulation of the building’s visible façades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal planes reduces the perceived mass of a building. Even if the front elevation setback for adjacent homes is the same, variations in massing can provide an abundance of visual interest.

It is important to provide variation in front elevation massing along every street in TTM 38332 to provide diversity and avoid a monotonous pattern along the streetscape. Examples of design features that can reduce a home’s perceived visual mass include covered front porches, window and door articulation, balconies, extended overhangs and decorative building edge treatments (cornice, eave, quoins, etc.), and one-story living spaces. Design elements shall also be included on the rear facades and sides of homes that are adjacent to or visible from public streets or adjacent open spaces.

- a. Homes shall be arranged in a manner that creates a harmonious, varied

- appearance of building heights and setbacks.
- b. Three sides of a two-story house, excluding the rear elevation, must have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be offset by at least two feet (2').
- c. Three sides of a single-story home, excluding the rear elevation, must have at least one plane break. A plane break must be offset by at least two feet (2').

3. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style and shall also not be overbearing nor give the appearance of being disjointed.

- a. Rooflines of adjacent homes should vary to create a variety of silhouettes and ridge heights.
- b. Roof pitches should vary among floor plans and complement the building's architectural style. Primary roof pitches should be 4:12 or 5:12. Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
- c. Roof pitches and colors should vary from one house to the next, when appropriate for the architectural style.
- d. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
- e. Roofing materials shall be non-combustible.
- f. Solar panels, if used, should be integrated into the roof design as an unobtrusive element.

4. Garage Location and Design

To achieve attractive streetscenes, particular attention must be given to the design and placement of garages.

- a. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
- b. Architectural treatments, including but not limited to, trellises, corbels, and arches should be incorporated into the garage design to de-emphasize the garage and achieve an attractive streetscene.
- c. Windows may be incorporated into the garage door design. Where provided, garage door window styles shall correspond to the window forms of the house.
- d. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, shall be incorporated into the garage design to reduce building mass and scale and create a visually interesting streetscene, when appropriate for the selected architectural style.
- e. Two-car garage configurations may be divided into one/one configurations with individual doors to provide visual variety along the streetscape.
- f. Driveways may include accent paving and a decorative, maintenance-free decorative strip, such as pavers, artificial grass or other pervious materials, as additional options to provide an enhanced streetscene.

- g. Planting of moderate height, narrow width shrub types on the sides of the garage doors should be considered to soften the visual impact of the garage door and accent the garage façade.

5. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

- a. Front door details shall be consistent with the architectural style.
- b. Feature window shapes shall be consistent with the architectural style.
- c. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
- d. Window trim details used on the front elevation should also be applied to the sides and rear of the house for continuity.
- e. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

6. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout TTM 38332. Building material and color selection are integral components in the definition of a specific architectural style and also provide a varied streetscape design. Material breaks, transitions and terminations should produce complementary and clear definitions of separation while maintaining a prescribed color and materials palette. A variety of exterior accent materials (e.g., brick, stone, siding, pre-cast concrete, ceramic tile, timber) should be used as an integral feature in home construction to convey the selected architectural styles.

- a. Color schemes shall be simple, tasteful, and consistent with architectural styles.
- b. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.
- c. Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.
- d. Stucco finishes on exterior walls shall be accompanied by at least one other accent material appropriate to the architectural style (e.g., wood trim, stone, brick).

7. Outdoor Lighting

Lighting standards shall be similar in style, color, and materials, embracing a natural and minimal lighting approach.

- a. All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measures include wattage reduction, directing lighting downward, shielding lights (or using "cut-off lights" that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination

- radius.
- b. All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination on public streets and adjoining property.
 - c. Lighting fixtures should be well integrated into the visual environment and styles should be selected that are complimentary to the Project.

8. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscaping. Solar panels are permitted on roofs.

B. ARCHITECTURAL STYLES

The residential architecture of Canterwood includes a complementary palette of architectural styles that reinforce the community's theme and are authentic to the southern California landscape. The selected architectural styles for TTM 38332 include American Farmhouse, California Bungalow/Craftsman, California Ranch, Monterey, and Spanish Colonial. These architectural styles were selected to provide a wide range of architectural variation, appeal to a variety of potential homeowners, and create visually interesting street scenes. Other styles may be approved through the design review process with an accompanying description of style elements.

The selected architectural styles and the character-defining elements of those styles are described on the following pages. The lists of character-defining elements contained herein are not intended to be exhaustive or limiting; rather, the list provides guidance for implementing the style within TTM 38332. Each home is not required to incorporate every listed key characteristic or design element. Further, contemporary interpretations of historical styles are appropriate. The guiding principle for architecture design within TTM 38332 is that definable architectural styles be utilized so that elevations are identifiable, and the street scene is diverse.

Again, it should be emphasized that individual character and interpretation are encouraged, and it is not the intent that all of the following represented design components be incorporated into the design proposals. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development. Conceptual plans developed for housing programs are required to be submitted for review by the design review team administered by the master developer after approval of the Project. Upon approval of the conceptual plans by the master developer, designs will be reviewed by the County using the standards contained within this Design Manual prior to approval of the design drawings and construction documents.

At a minimum, there should be at least three (3) different floor plans, per product type. If phasing is proposed, then a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met. In addition, each floor plan shall have at least four (4) distinct elevations. One (1) elevation shall not be repeated more than each fourth (4th) house.

1. American Farmhouse

The American Farmhouse component is based largely on the architectural elements used in Colonial styles from New England and the Mid-West. The main feature of the style is a large, covered front porch. Key elements of the style include two-story massing, dormers, and symmetrical elevations, while the asymmetrical, “casual cottage” elevation with a decorative appearance is less common, but still quite popular. The style represents a very practical and picturesque country home.

Examples of how the American Farmhouse architectural style will be applied are provided on **Figure 6, American Farmhouse Architectural Style**. The visual graphic examples on **Figure 6**, along with accompanying text in this Section, should be provided on the American Farmhouse residential development constructed in TTM 38332.

Subsection III.A., Architectural Design, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38332. These criteria will also apply to the American Farmhouse architectural style.

However, additional criteria, specific to the American Farmhouse architectural style are listed below and are also contained **Figure 6**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Covered porch with simple wood columns
- Two-story box-like or L-shaped form
- Dormers
- Symmetrical elevations

b. Roofs

- Main gable with intersecting gables or hips
- Steep pitches
- Deep overhangs with open eaves
- Concrete or asphalt tile roofing

c. Windows

- Large, symmetrical windows
- Multi-divisioned single or double-hung with trim
- Second floor dormers on front elevations
- Accent shutters

d. Colors

- Light to bold
- Complimenting accents, roof, and trim

e. Accent Materials

- Brick
- Horizontal siding
- Stucco

Figure 6
American Farmhouse Architectural Style



- 1 Two-story simple geometric square or L-shaped form
- 2 Medium-pitched, primary front to back main gable roof form with intersecting hip, gable and shed roofs and standard overhangs
- 3 Flat, shake-textured concrete tile or asphalt shingle roof material with standing metal seam accents
- 4 Large covered porches with simple wood columns
- 5 Lap siding or stucco on main body with lap siding at gable ends



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2. California Bungalow/Craftsman

The California Bungalow/Craftsman style is an American architectural style that focuses on the harmony of indoor and outdoor life and stresses honesty of form, materials and workmanship, and eschews applied decoration in favor of the straightforward expression of the structure. The California Bungalow/Craftsman style draws from wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural materials are used to signify oneness with nature and to set a unifying theme for a home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. California Bungalow/Craftsman style homes are considered easy, asymmetrical, gabled, and stuccoed works of art that form a large part of Southern California's architectural heritage.

Examples of how the California Bungalow/Craftsman architectural style will be applied to are provided on **Figure 7, California Bungalow/Craftsman Architectural Style**. The visual graphic examples on **Figure 7**, along with accompanying text in this Section, should be provided on the Monterey residential development constructed in TTM 38332.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38332. These criteria will also apply to the California Bungalow/Craftsman architectural style.

However, additional criteria, specific to the California Bungalow/Craftsman architectural style are listed below and are also contained **Figure 7**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Timber and stone forms with long overhangs
- Angularly shaped timber tails at eaves
- Large porches with angled columns
- Extended trims & surrounds
- Horizontal Lap, board and batt, shingle or stucco siding

b. Roofs

- Low-pitched gable roofs
- Shake or composition shingle roofing
- Long eaves with exposed, shaped tails

c. Windows

- Rectangular
- Narrow and tall
- Multi-paned windows with wood trim

d. Colors

- Middle to dark earth tones
- Brown, Red, Green or Beige window frames
- Trims usually darker, but can be lighter
- Middle to dark roof

- e. **Accent Materials**
- Outriggers with or without corbels
 - Spaced batten gable vent elements
 - Stone and/or brick wainscoting
 - Trellis elements

Figure 7
California Bungalow/Craftsman Architectural Style



- 1 Shallow-pitched gable-ended roofs with deep overhangs
- 2 Deep, broad porch element with expressive structural components such as square or tapered columns
- 3 Expressive structural elements such as rafters, brackets, braces and columns
- 4 A mixture of materials such as stone, shingles, stucco, and wood siding
- 5 Multi-paned windows with wood trim

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3. California Ranch

Inspired by the California cattle ranches developed by early Californians in the late 1800's, the California Ranch architectural style evolved from native materials with considerations of climate and lifestyle. Primary building materials have evolved from adobe and wood to shingles for roofs, board and batten siding, and other colonial features. Current versions of the style are typically simple and straightforward with stucco walls, gabled roofs, and wood accents.

Examples of how the California Ranch architectural style will be applied are provided on **Figure 8, California Ranch Architectural Style**. The visual graphic examples on **Figure 8**, along with accompanying text in this Section, should be provided on the California Ranch residential development constructed in TTM 38332.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38332. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the California Ranch architectural style are listed below and are also contained **Figure 8**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Horizontal, one and two-story massing form
- First story elements occasionally feature brick or stone veneers
- Main body features stucco with lap siding or board and batten accents
- Entries may integrate a porch with simple columns

b. Roofs

- Low to medium pitched roofs
- Flat concrete tile - shingle appearance

c. Windows

- Multi-paned with trim
- Accent shutters

d. Colors

- Earth tones
- Contrasting window shutter or trim

e. Accent Materials

- Stucco
- Siding
- Stone

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Figure 8
California Ranch Architectural Style



- 1 Horizontal, one and two-story massing form
- 2 Low to medium pitched main gable roof with standard overhangs
- 3 Flat, shake-textured concrete tile or asphalt shingle roof material
- 4 Large porch at entry with simple columns that often feature kickers
- 5 Stucco on main body with lap siding or board and batten accents
- 6 Brick or stone veneers on first story elements

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4. Monterey

The Monterey style is a revival of the Spanish Colonial houses of northern California that blends adobe construction with traditionally English shapes to create architecture that is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas, and porches are indicative of the style and the first and second may have different cladding materials, with wood siding above and a stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios, and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principal roof, and traditionally are not located above the living space.

Examples of how the Monterey architectural style will be applied are provided on **Figure 9, Monterey Architectural Style**. The visual graphic examples on **Figure 9**, along with accompanying text in this Section, should be provided on the Monterey residential development constructed in TTM 38332.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38332. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the Monterey architectural style are listed below and are also contained **Figure 9**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Second floor balconies
- Two story rectilinear volume
- Simple wood posts and beams
- Verandas or porches

b. Roofs

- Low-pitched gable-ended roofs (occasionally hipped)
- Shingle or tile- barrel, 'S,' or red clay tiles
- Tight rakes with extended eaves
- Roof overhang
- Simple front-to-back roof

c. Windows

- Double hung windows
- Paired with false shutters/lowered shutters
- Vertical proportions
- Glazed doors

d. Colors

- Light earth tones
- Contrasting accents

- e. **Accent Materials**
- Stucco, brick, or wood (clapboard)
 - First and second floors frequently of different materials
 - Stucco walls
 - Simple details

Figure 9
Monterey Architectural Style



- 1 Simple wood posts and beams with exposed wood corbels or rafters at front elevations and as accents
- 2 Low-pitched gable-ended roofs
- 3 Shingle, flat, or barrel concrete tile roofing
- 4 Windows paired with real or false shutters
- 5 Accents materials include stucco, brick, siding, and wood



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5. Spanish Colonial

Spanish Colonial is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden, and sprawling shade trees are utilized as foreground design elements. Further architectural distinction is established through the use of tile roofs, stucco walls, heavily textured wooden doors, and highlighted ornamental ironwork.

Examples of how the Spanish Colonial architectural style will be applied community are provided on **Figure 10, Spanish Colonial Architectural Style**. The visual graphic examples on **Figure 10**, along with accompanying text in this Section, should be provided on the Spanish Colonial residential development constructed in TTM 38332.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within TTM 38332. These criteria will also apply to the Spanish Colonial architectural style.

However, additional criteria, specific to the Spanish Colonial architectural style are listed below and are also contained **Figure 10**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Arcades and trellis features
- Terra Cotta clay pipe vents
- Elaborate entry surrounds

b. Roofs

- Shallow pitched roofs
- Simple, hip, gable and shed forms
- Concrete or terra cotta barrel tile

c. Windows

- Windows on front elevation
- Arched or half elliptical windows
- Decorative grills

d. Colors

- White
- Earth tones
- Brown or Beige window frames
- Dark brown accents
- Vibrant accent colors at shutters

e. Accent Materials

- Smooth stucco or sand finish
- Cut “stone” accents
- Painted ceramic tiles

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Figure 10
Spanish Colonial Architectural Style



- 1 Low pitched roofs with plaster eaves or exposed rafter tails
- 2 'S' tile roofs
- 3 Arches used at main entrance and focal point windows on front elevations
- 4 Façade normally asymmetrical
- 5 Exterior plaster walls
- 6 Decorative window grilles, shutters, and/or awnings at key locations
- 7 Balconies with iron railings

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IV. LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines (Landscape Guidelines) articulate the various landscape design components of TTM 38332's thematic identity. As demonstrated by **Figure 11, *Conceptual Landscape Plan***, the landscape concept is intended to create a sense of community identity that links residential and recreational land uses. Furthermore, the recommended plant palette is designed to reinforce and emphasize the community's landscape theme at major focal points and common areas.

Although a great deal of specific design information is provided in these Landscape Guidelines, these Landscape Guidelines are not intended to establish a set of rigid landscaping requirements. Rather, these Landscape Guidelines provide landscape principles and standards to ensure that plant materials, streetscapes community walls and fences, parks, trails and other community amenities are compatible with the community's design theme. These Landscape Guidelines are intended to be a living document and, as such, are subject to modification over time to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends or community desires. However, it is critical to TTM 38332's long-term design integrity that any modifications to these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified community-wide landscape concept.

A. PLANT PALETTE







The plant palette for TTM 38332 complements and enhances the community's setting, while also reducing irrigation needs and conserving water resources. The plant palette includes colorful plant materials along with evergreen and deciduous trees appropriate for the property's climatic conditions. The plant palette also accentuates other design elements in the community, such as the recommended architectural styles, monumentation, walls and fences, etc. Many of the plant materials are water-efficient species native to southern California or naturalized to the arid southern California climate.







Table 2, *Plant Palette*, provides a list of the plant materials approved for use in TTM 38332. The plants listed in **Table 2** are provided as a base palette for the landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the theme. Plant selection for specific areas of TTM 38332 shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

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Table 2
Plant Palette

PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Rhus lancea	African Sumac	36" BOX	L	6
	Pistacia chinensis	Chinese Pistache	36" BOX	M	11
	Chilopsis lineris	Desert Willow	36" BOX	L	36
	Chitalpa x tashkentensis	Morning Cloud Chitalpa	36" BOX	L	44
	Koelreuteria bipinnata	Chinese Flame Tree	36" BOX	M	46
	Platanus racemosa	California Sycamore	36" BOX	M	25

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Callistemon 'Little John'	Little John	5 Gal	L
	Hesperaloe parviflora	Red Yucca	5 Gal	L
	Mulenbergia capillaris	Pink Muhly Grass	1 Gal	L
	Westringia fruticosa	Coast Rosemary	5 Gal	L
	Westringia fruticosa mundi	Mundi Coast Rosemary	5 Gal	L
SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal	L
	Ligustrum japonicum	Japanese Privet	5 Gal	M
	Xylosma congestum	Shiny Xylosma	5 Gal	M
	Rhamnus californica	Coffeeberry	5 Gal	L
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1 Gal	L
	Juniperus sabina	Buffalo Juniper	1 Gal	L
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Ficus pumila	Creeping Fig	5 Gal	M
BASIN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Carex tumulicola	Foothill Sedge	1 Gal	L
BASIN SLOPE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	Acacia redolens	Trailing Acacia	1 Gal	L
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1 Gal	L

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B. MONUMENTATION

Entry monuments are provided at the entry points into the Canterwood neighborhood to identify the community and create a distinctive entrance statement that establishes the character of the community. Entry monumentation for TTM 33832 is provided at the intersection of Craig Avenue and Leon Road. The entry monument incorporates a community sign with a 5' tall combination limestone and stone veneer wall with 8' tall stone veneer pilasters as architectural elements. Landscaping provided at the entry monuments includes colorful shrubs in the foreground and trees in the background. An illustration of the entry monument is provided on **Figure 12, *Project Entry Monument***.

C. STREETSCAPES

Landscaping of the roadway streetscapes is critical in establishing a circulation hierarchy, creating a sense of place, and maintaining a high-quality community theme. The scale and proportion of the streetscene reflects the street hierarchy and provides separation of vehicular and pedestrian travel. Larger streets contain larger parkways and are more extensively landscaped; in contrast, local streets are planned with narrower parkways and less prominent landscaping. Varied streetscapes are intended to create a high quality, visually pleasing experience for passersby in vehicles and pedestrians alike. Streetscapes throughout TTM 38332 are planted with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. The landscaping plant palette for streetscapes should link the roadways to the rest of the Canterwood neighborhood and should reflect the community's landscape design theme.

1. Leon Road

Leon Road currently has an existing 60' right-of-way (ROW). The Canterwood Project proposes to dedicate an additional 29' adjacent to the Residential Project Site Components. Improvement would include an additional 8' of pavement, 6" curb, and a 21' wide parkway with a 5' wide sidewalk that is separated from the curb by the parkway. The street tree palette is comprised of informal groupings of evergreen trees, with the ground plane planting comprised of low, drought-tolerant evergreen shrubs and groundcover. Reference **Figure 13, *Leon Road Streetscape***.

2. Craig Avenue

Craig Avenue is an east-west thoroughfare that forms the southerly boundary of TTM 38332 and the Canterwood neighborhood. The Canterwood Project will install 32' of pavement, as well as a 6" curb. An 18' wide landscaped parkway, including a 5' wide sidewalk is provided on the northern side of Craig Avenue. The landscaped parkway features evergreen trees planted at regular intervals and colorful, low-lying shrubs and groundcover. The conceptual streetscape for Craig Avenue is illustrated in **Figure 14, *Craig Avenue Street Streetscape***.

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Figure 12
Project Entry Monumentation

KEY MAP

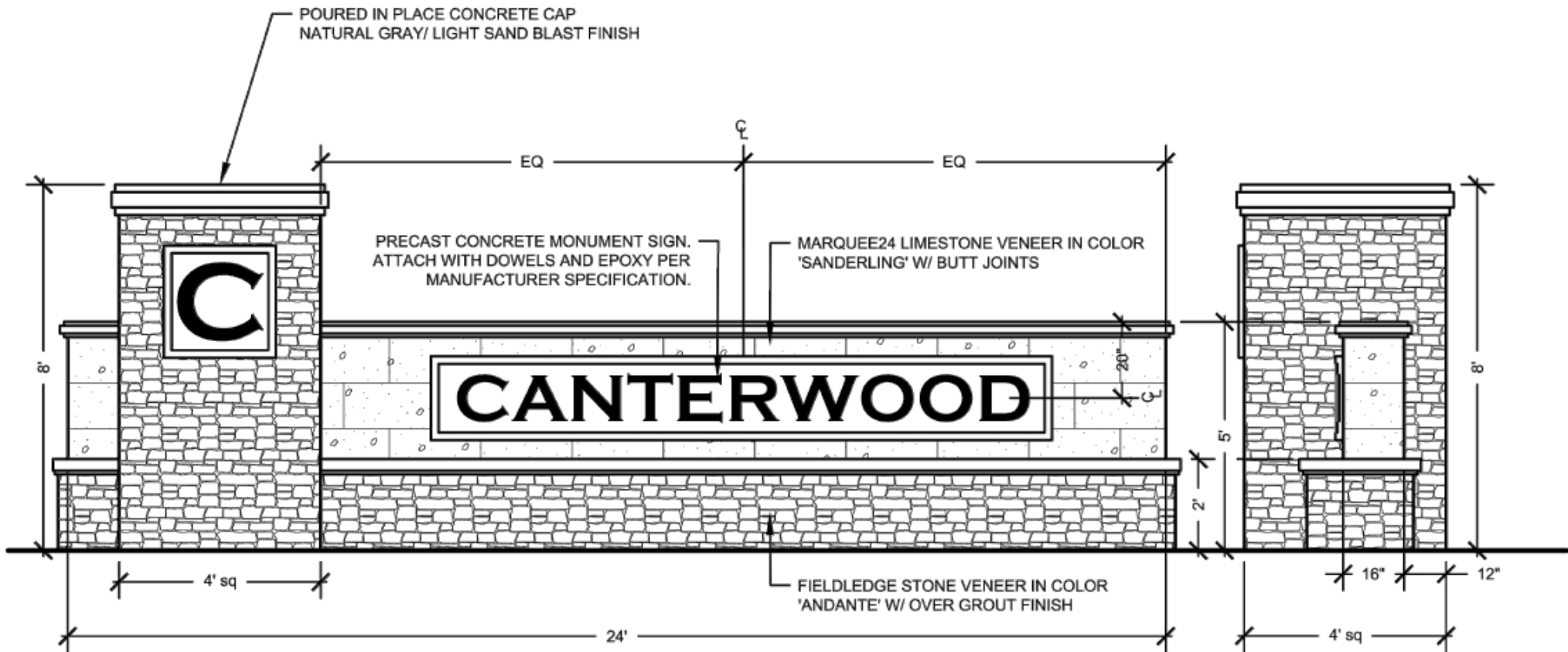
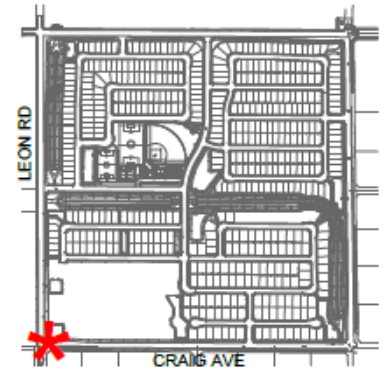
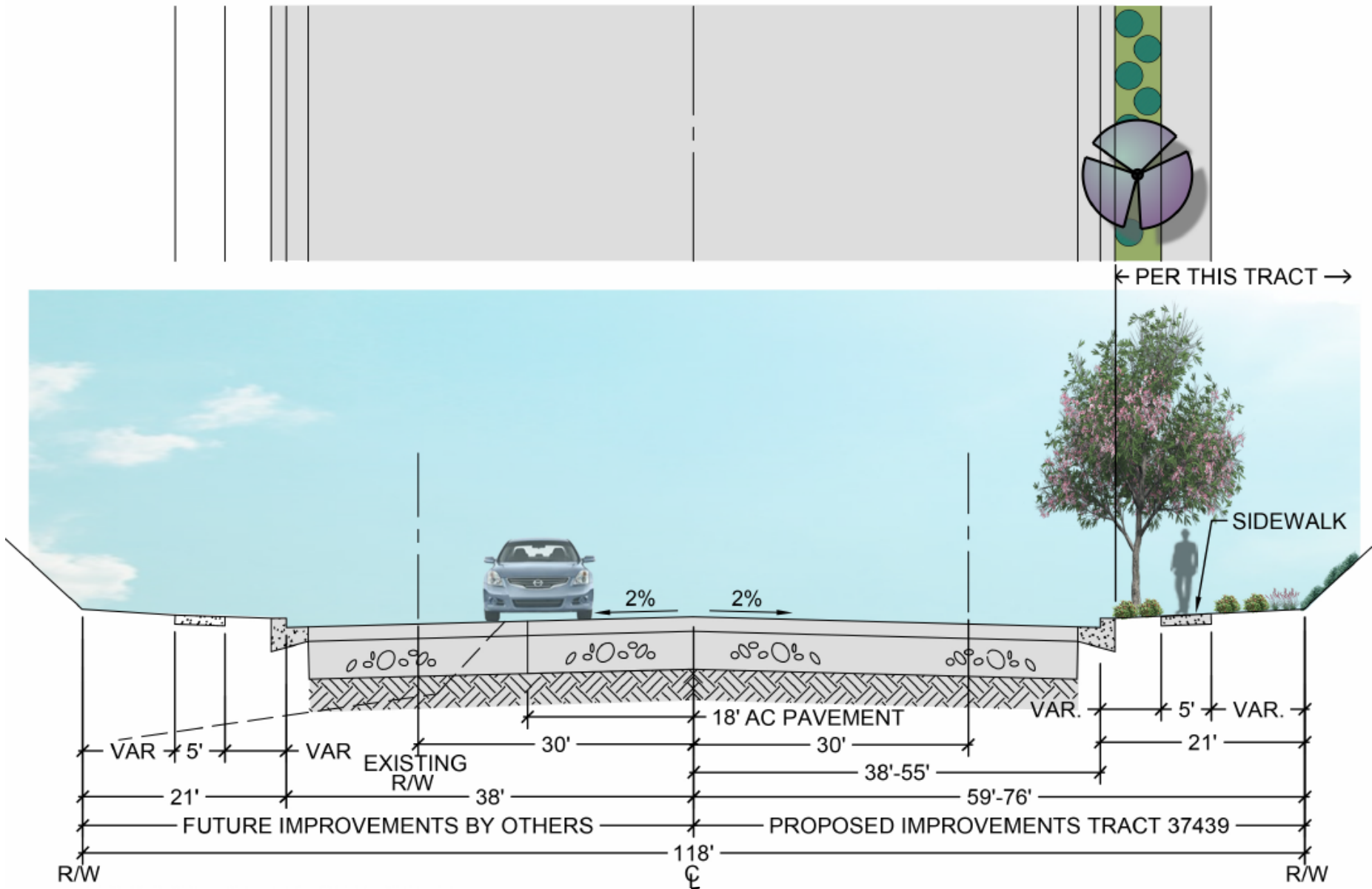
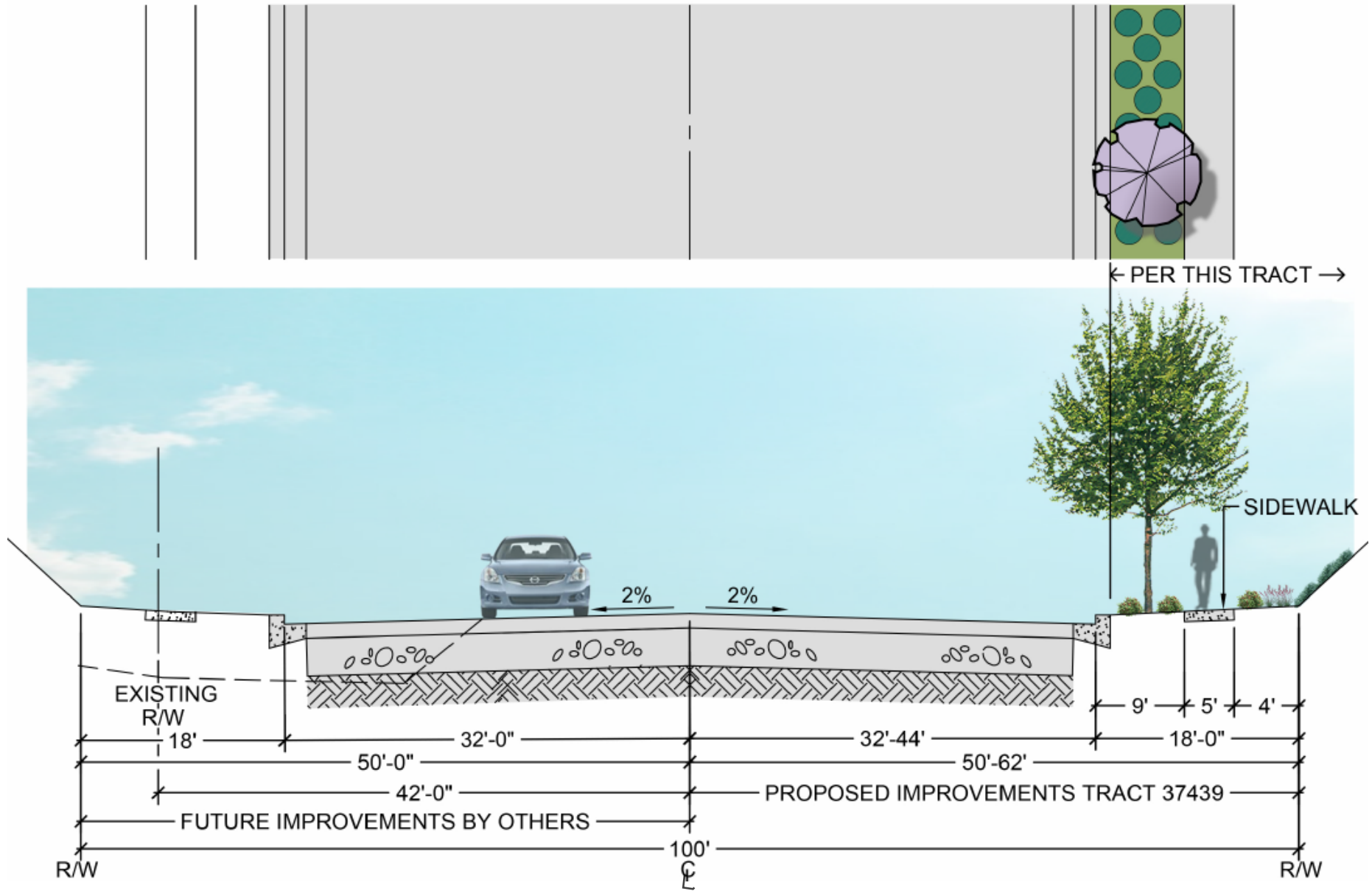


Figure 13
Leon Road Streetscape



SHRUB AND GROUND COVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

Figure 14
Craig Avenue Streetscape



SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

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3. Autumn Leaf Drive

Autumn Leaf Drive is a north-south thoroughfare that forms the easterly boundary of TTM 38332 and provides a primary entry to the site at Street B and a secondary entry at Street A. The Canterwood Project will install 44' of pavement, as well as a 6" curb. A 15' wide landscaped parkway is provided that includes a 5' wide sidewalk. The landscaped parkway features evergreen trees planted at regular intervals and colorful, low-lying shrubs and groundcover. The conceptual streetscape for Autumn Leaf Drive is illustrated on **Figure 15, Autumn Leaf Drive Streetscape**.

4. Local Streets

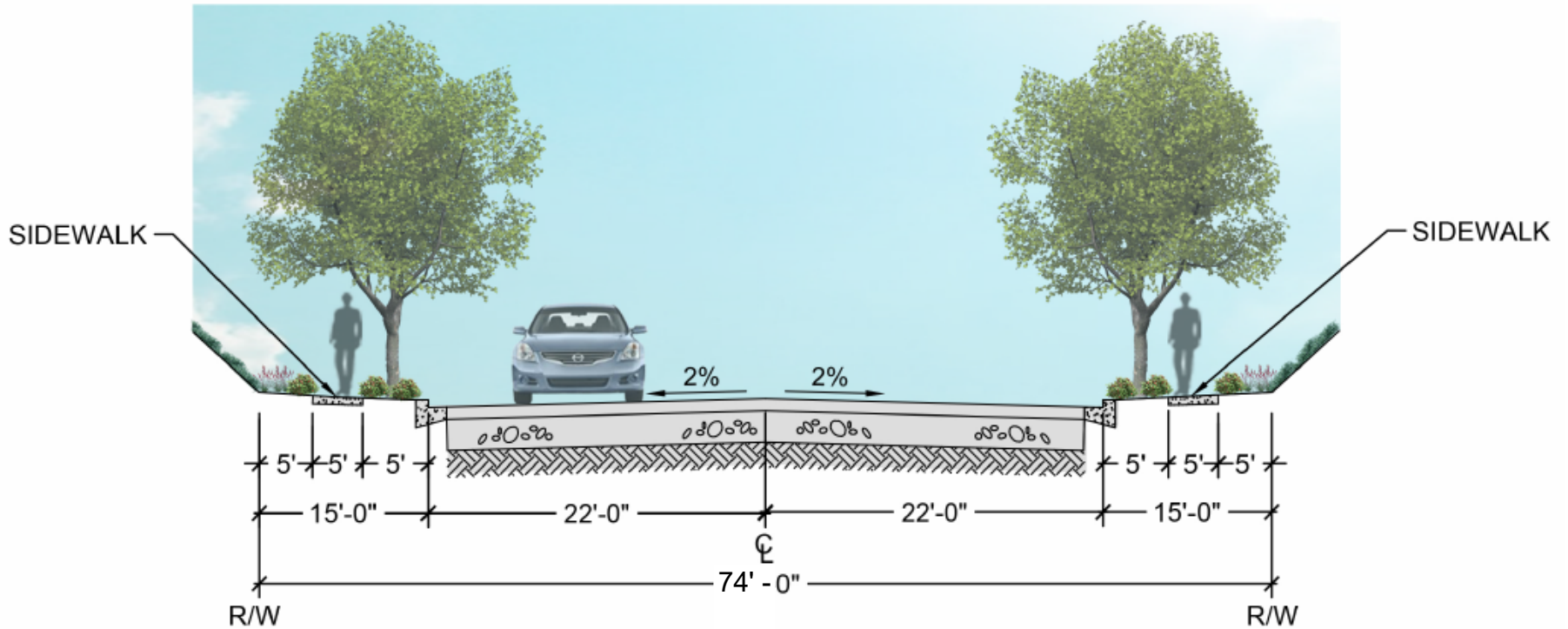
Local streets within TTM 38332 are described below. Street trees will be planted at regular intervals and may include evergreen canopy trees or flowering/colorful deciduous trees.

a. Streets A to C

Streets A through C are Internal Local Streets with a 56' ROW and include 40' of pavement, a 6" curb, with an 8' landscaped parkway on both sides of the street which includes a 5' sidewalk. Reference **Figure 16, Streets A to C Streetscape**.

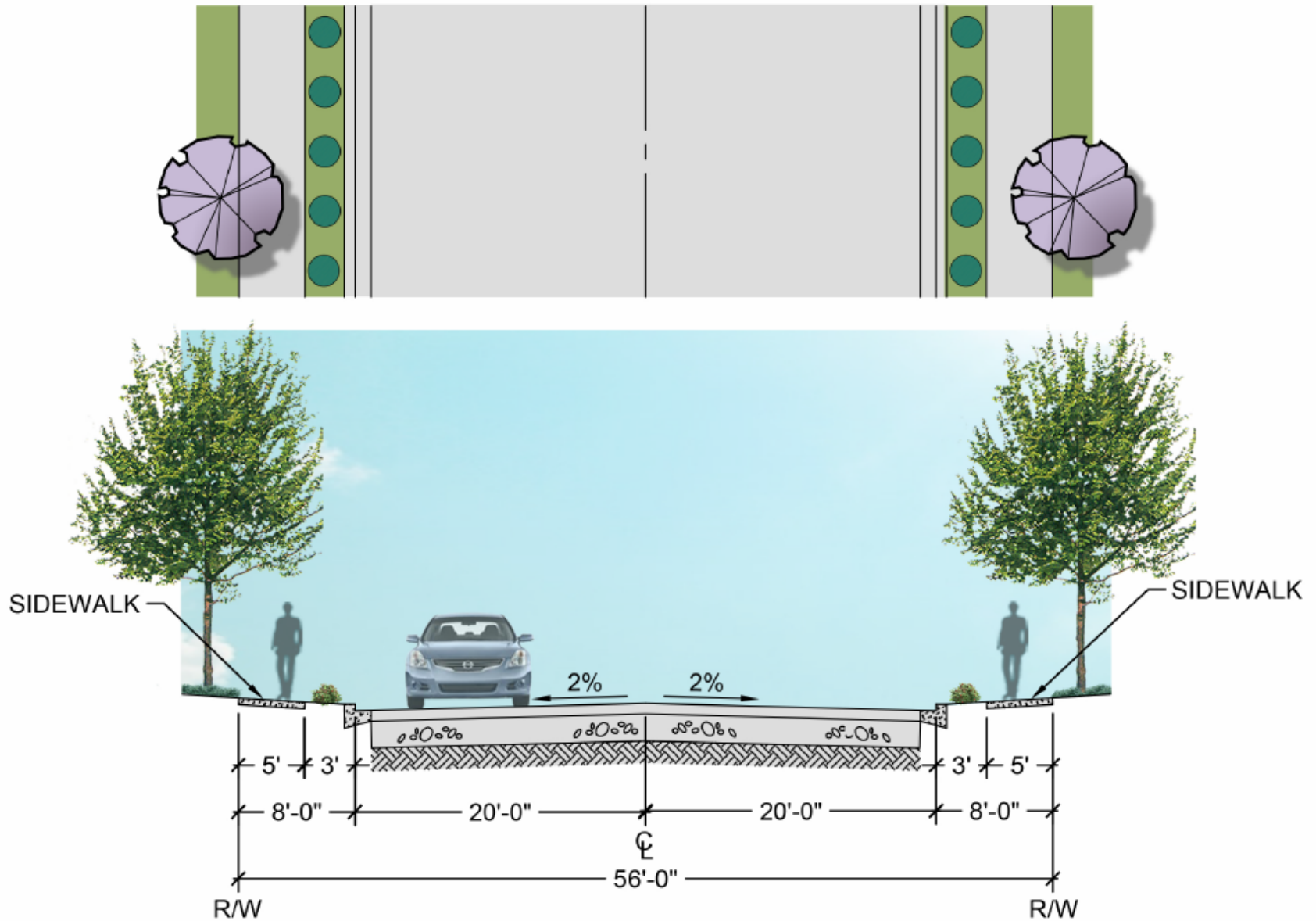
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Figure 15
Autumn Leaf Drive Streetscape



SHRUB AND GROUND COVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

Figure 16
Streets A to C Streetscape



SHRUB AND GROUND COVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

D. WALLS AND FENCES

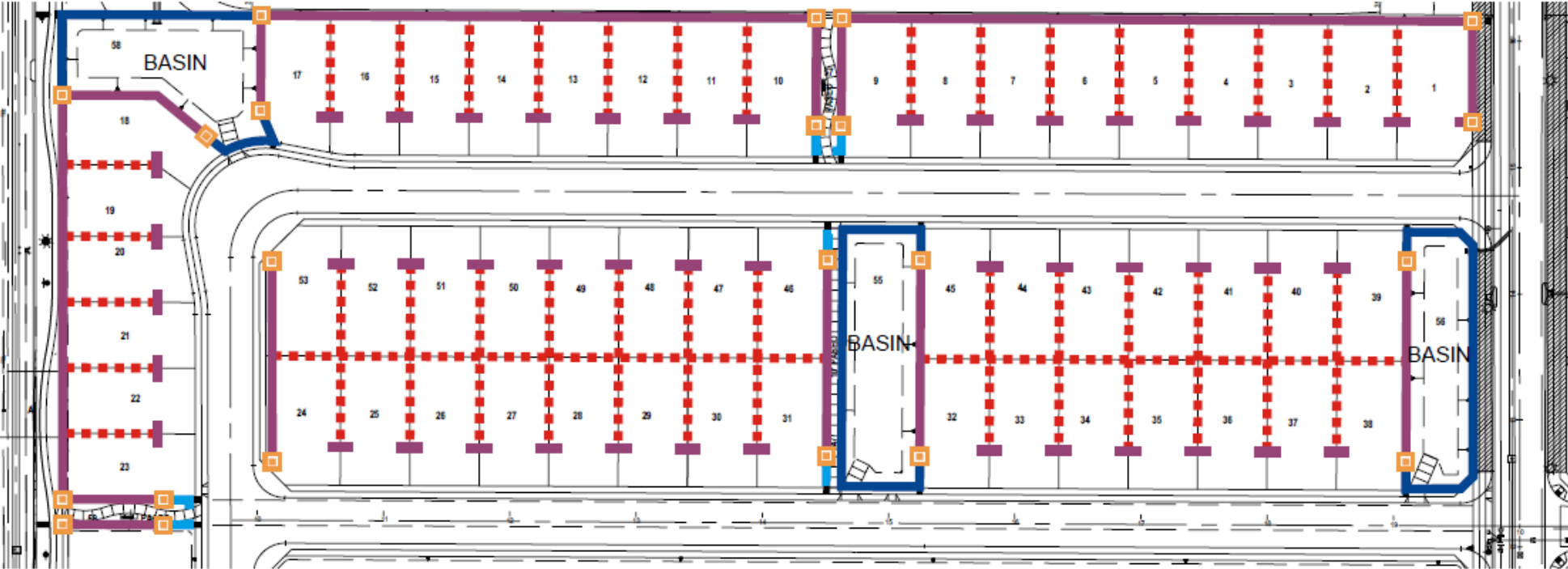
The conceptual *Wall and Fence Plan* for TTM 38332 is illustrated on **Figure 17a, Conceptual Wall and Fence Plan**. As shown, a variety of walls and fences are provided throughout the community to minimize roadway noise, maximize views of scenic resources, increase privacy within each residential lot, and increase safety for pedestrians along primary community roads. Community walls and fences are designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar to, and harmonious with, the architecture.

The four (4) types of walls and/or fencing used within TTM 38332 are described below and illustrated on **Figure 17b, Wall and Fence Details**.

- **Masonry Block Wall with Vines.** Masonry block walls are located at the interface between roadways and the side and rear yards of residential lots to maximize privacy and provide noise attenuation. The masonry block walls shall be up to six feet (6') tall (or as specified by a noise attenuation study) adjacent to primary interior streets and off-site streets. Masonry block walls adjacent to interior neighborhood streets shall be a minimum of five feet, six inches (5'-6") tall. The wall face visible from public viewing areas shall be tan split-face block. Tan split face block pilasters with a precision block cap should be placed at approximately 100 to 200-foot intervals.
- **Tubular Steel View Fence.** View fences are generally located along the perimeter of water quality/detention basins but may also be allowed in the rear yards of residential lots where scenic opportunities exist. These fences preserve scenic views while maintaining security. View fences shall be a minimum of five feet, six inches (5'-6") tall and a maximum of six feet (6') tall, and constructed of black tubular steel, with tan split-face block pilasters with concrete caps placed at corners.
- **Vinyl Privacy Fence.** Privacy fences are provided in the side yards of residential lots and the rear yards of residential lots where there are no opportunities for scenic vistas to maximize privacy and security. These privacy fences are vinyl, a minimum of five feet, six inches (5'-6") tall and up to six feet (6') tall, and include posts spaced at approximately eight-foot (8') intervals.
- **Three-Rail Vinyl Fence.** Three-rail vinyl fences are provided to accent the paseos. The three-rail fence shall be tan vinyl, with posts spaced at eight-foot (8') maximum intervals.

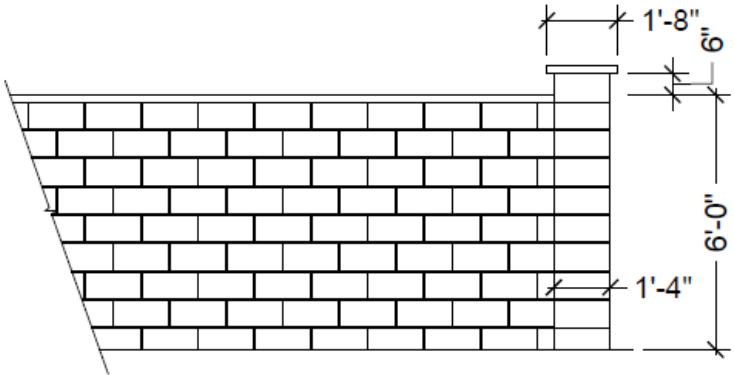
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**Figure 17a
Conceptual Wall and Fence Plan**

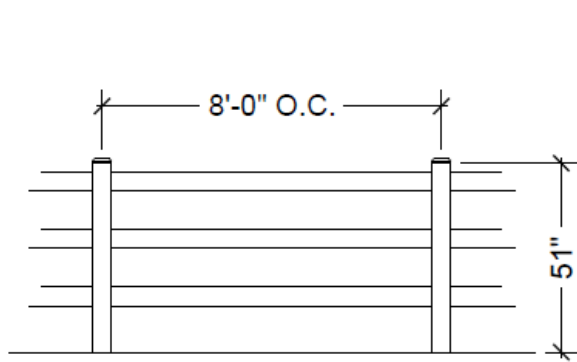


VINYL PRIVACY FENCES ARE PROVIDED IN THE SIDE YARDS OF RESIDENTIAL LOTS AND REAR YARDS OF RESIDENTIAL LOTS, WHERE THERE ARE NO OPPORTUNITIES FOR SCENIC VISTAS TO MAXIMIZE PRIVACY AND SECURITY.

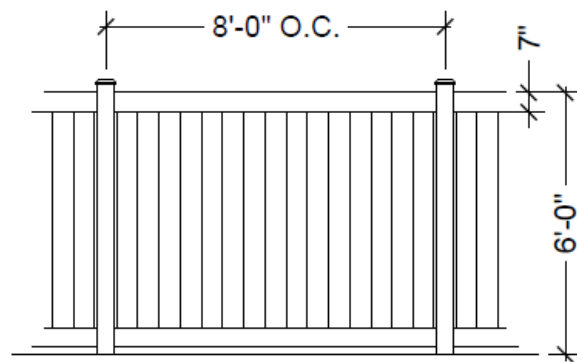
**Figure 17b
Conceptual Wall and Fence Details**



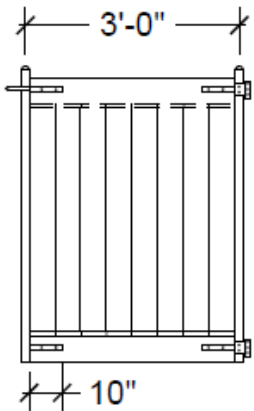
WALL: W-01
PILASTER: W-02,
6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION
BLOCK CAP



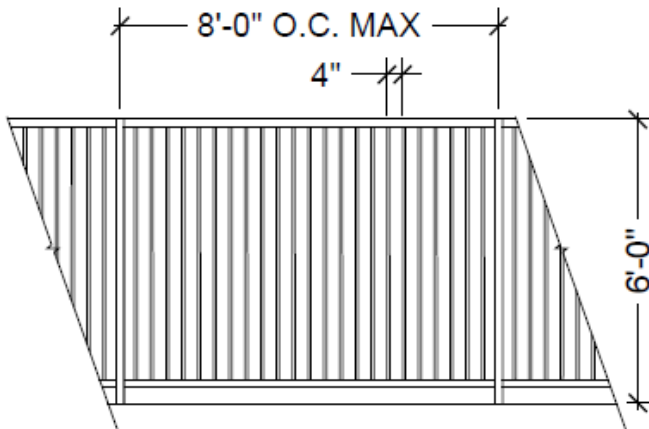
FENCE: W-03
51" TALL 3 RAIL VINYL FENCE,
COLOR TAN



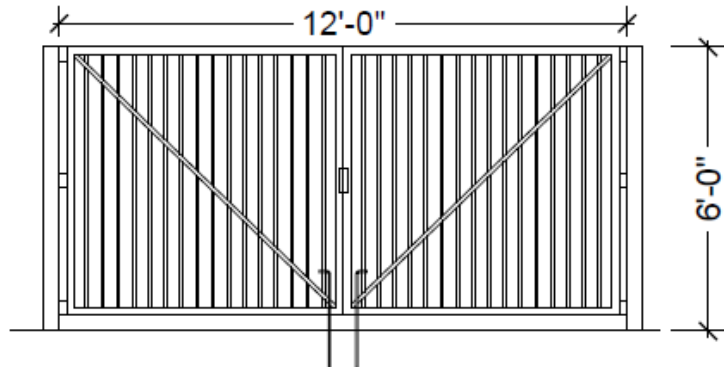
FENCE: W-04
6'-0" TALL INTERIOR VINYL FENCE,
COLOR TAN



GATE: W-05
3-0" WIDE VINYL GATE,
COLOR TAN



FENCE: W-06
6'-0" TALL TUBULAR STEEL
BASIN FENCE



GATE: W-07
6'-0" TALL TUBULAR STEEL
MAINTENANCE GATE

E. COMMON AREAS AND RECREATIONAL AMENITIES

The Canterwood neighborhood provides a variety of open space and recreational amenities. The centerpiece of the community is a community park located in Neighborhood 1. Canterwood also features landscape buffers, passive open space areas, paseos, and sidewalks. TTM 38332 will provide pedestrian connections to these amenities.

1. Paseos

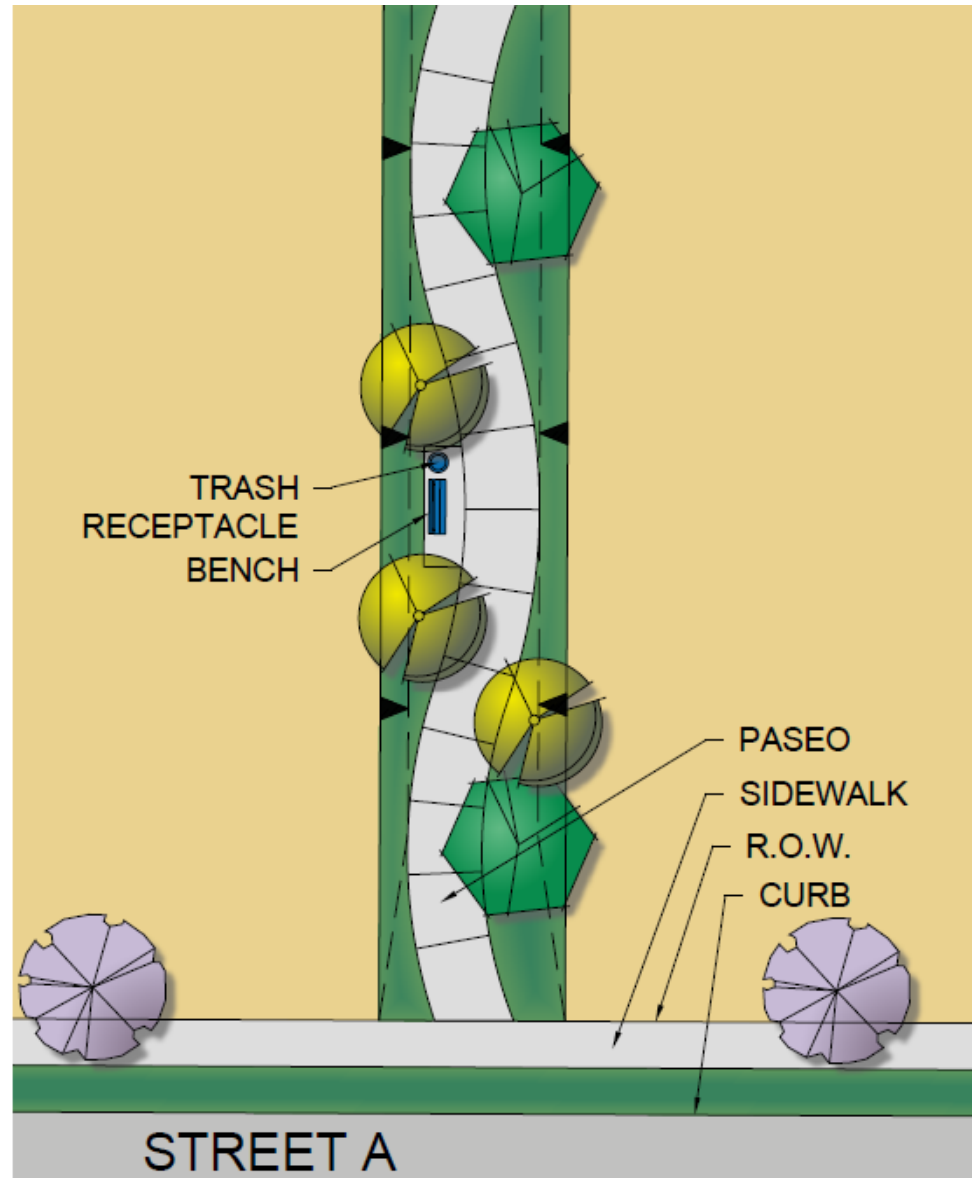
TTM 38332 provides three (3) open space paseos to allow pedestrian connectivity through TTM 38332, as well as providing connections to the overall Canterwood neighborhood, regional trails, and Leon Road. **Figure 18, *Conceptual Typical Paseo Plan***, illustrates the typical paseos plan for each of the paseos within TTM 38332. Please see the discussion under 3. Pedestrian Circulation, as to how the paseos relate to the overall pedestrian circulation network.

2. Pedestrian Circulation

The Canterwood neighborhood includes a comprehensive, interconnected public trail and walkway system that provides residents and visitors with convenient access to the on-site community park. TTM 38332 connects to this network via paseos and sidewalks as illustrated on **Figure 19, *Pedestrian Circulation Plan***. Sidewalks will be provided along all Project streets, as well as within the paseos.

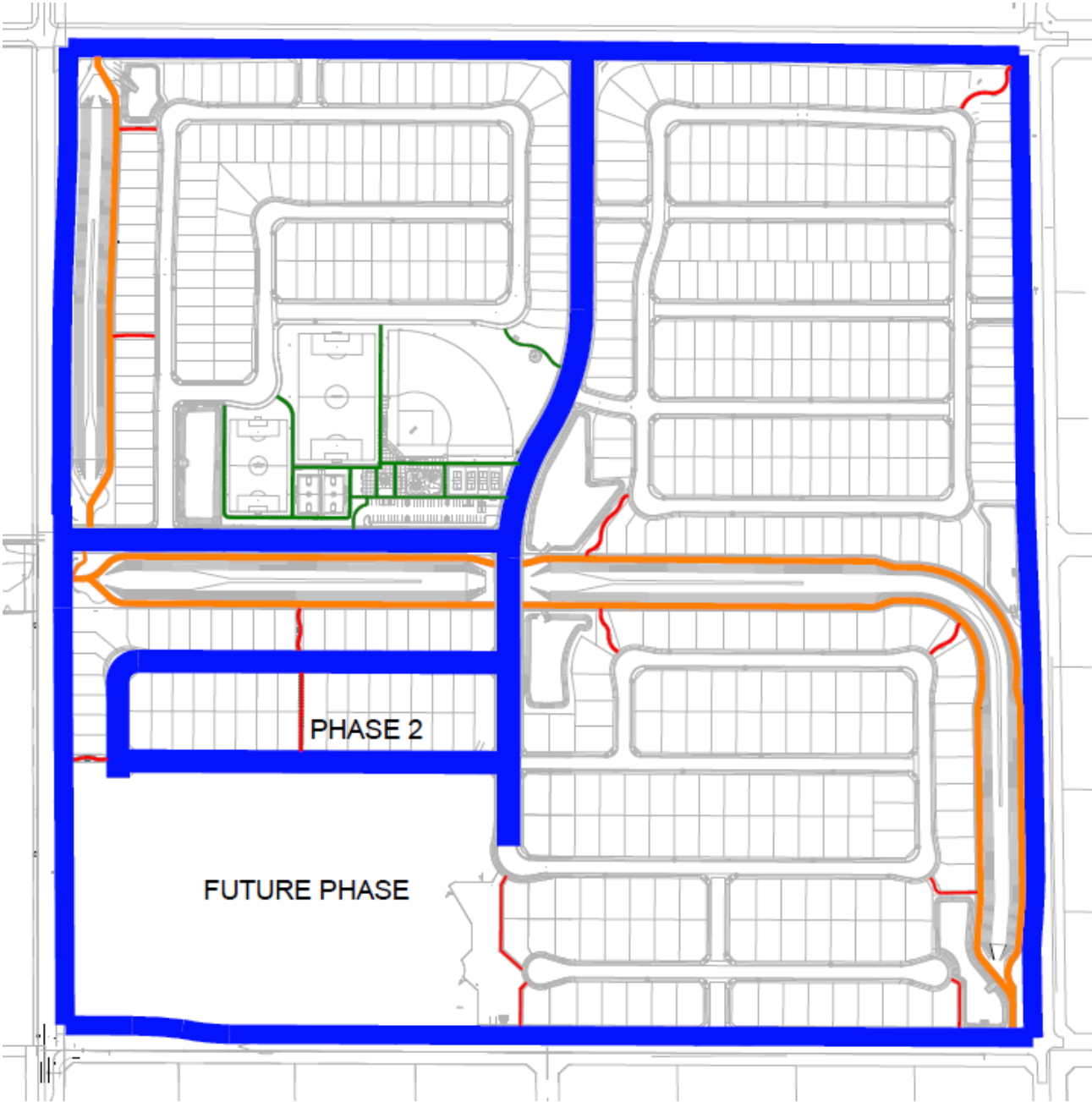
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Figure 18
Conceptual Typical Paseo Plan







SHRUB AND GROUNDCOVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST

Figure 19
Pedestrian Circulation Plan



LEGEND

-  SIDEWALKS
-  HIKING TRAILS
-  PARK WALKS
-  PASEOS

F. GENERAL LANDSCAPE STANDARDS

General landscape standards for TTM 38332 are provided below and on the following pages:

1. Required Planting and Irrigation Plan

A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

2. Slopes

- a. Cut and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with drought tolerant shrubs and/or ground cover to protect the slope from erosion and instability.
- b. Slopes exceeding fifteen feet (15') in vertical height shall be planted with drought tolerant shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the low spreading shrubs and/or groundcover.

3. Irrigation

Proper consideration of irrigation system design and installation in the climate extremes of TTM 38332 is critical to the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

- a. All landscaped areas shall be watered with a permanent irrigation system, with the goal of minimizing water use and runoff.
- b. Irrigation systems that adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.
- c. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions.
- d. Irrigation systems for all public landscapes shall have automatic rain shut-off devices.
- e. Overhead spray irrigation systems shall be designed with head-to-head 100% double coverage at a minimum.
- f. Southern California native and drought tolerant shrub areas shall be watered using a drip irrigation system to shrubs and trees. In addition, irrigation controllers should be evapotranspiration based and be capable of providing multiple, repeat start times.
- g. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- h. Irrigation systems shall be designed per California guidelines and comply with County of Riverside ordinances.

4. Maintenance of Common Areas and Recreational Amenities

Maintenance responsibilities for common areas and recreational amenities within TTM 38332 are described below. Individual homeowners shall be responsible for the maintenance of the public street landscape along their property frontage unless otherwise identified within their legal ownership documents. Individual homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries. For all other areas, maintenance responsibilities shall be as depicted on **Figure 20, Maintenance Plan**.

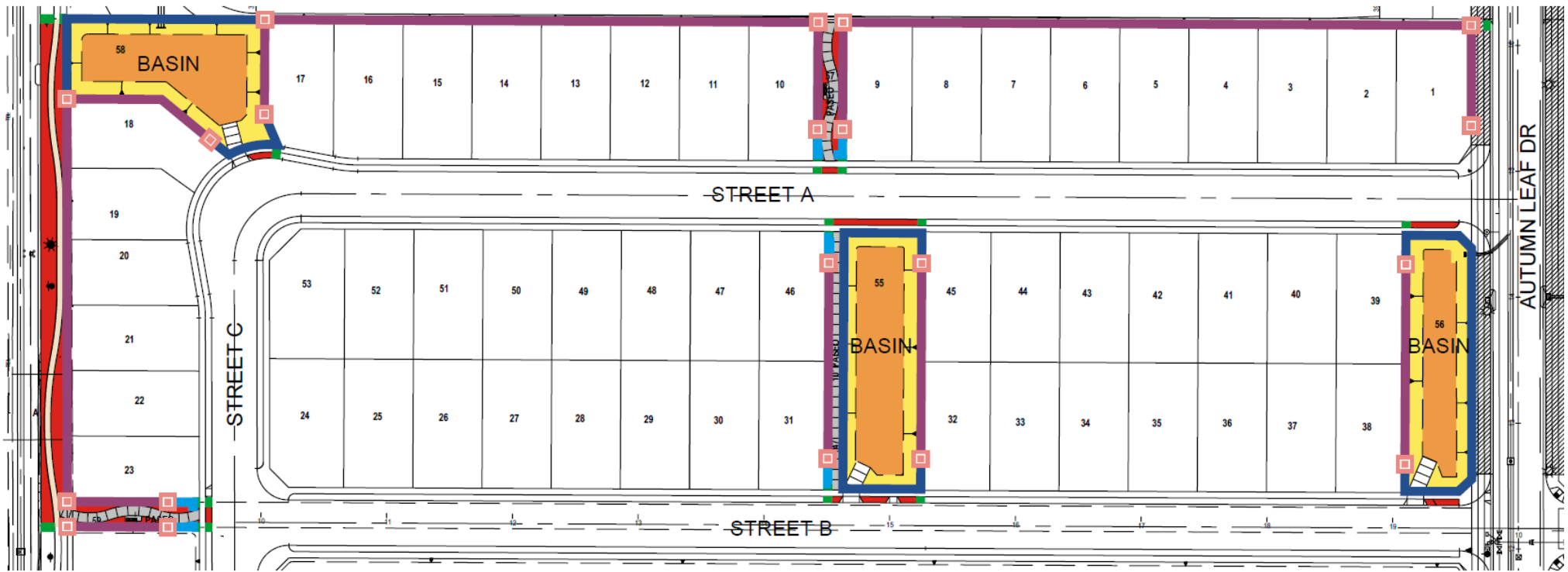
G. WATER QUALITY

It is anticipated that three (3) detention/water quality basins will be located within TTM 38332. These basins will be strategically located within the Project in order to adequately convey, retain and treat Project run-off before discharging the run-off off-site. These basins are not intended for any dual use (i.e., recreational use). The basins shall be designed to Riverside County Flood Control and Water Conservation District requirements and specifications. These basins shall be maintained by the Homeowner's Association. See **Figure 21, Typical Basin**.

H. MAILBOXES

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures.

**Figure 20
Maintenance Plan**

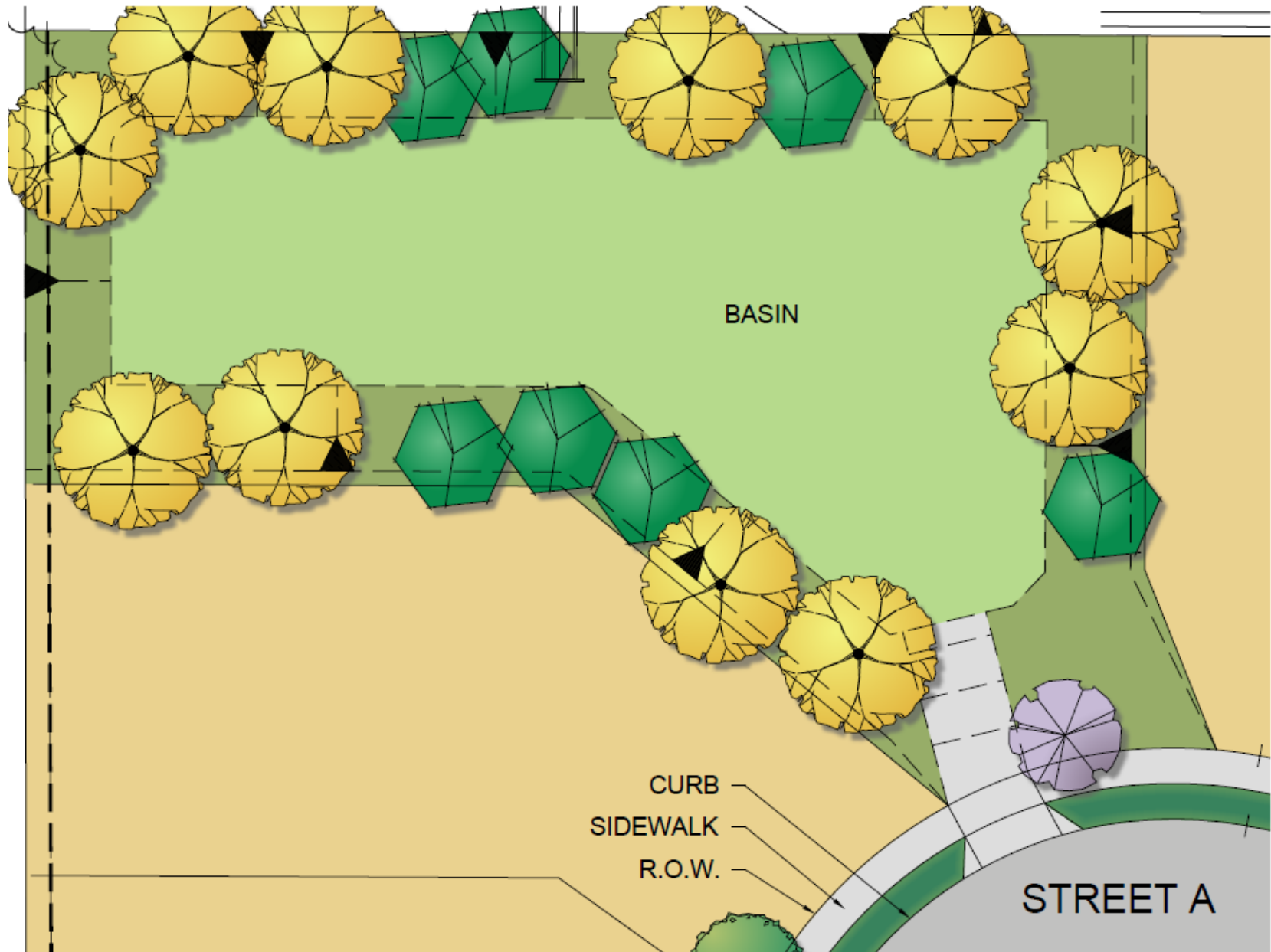


LEGEND

- HOA MAINTAINED FACE OF SPLITFACE BLOCK WALL - 3,341 LF
- HOA MAINTAINED FACE OF SPLITFACE BLOCK PILASTER - 22 EA
- HOA MAINTAINED 3 RAIL VINYL FENCE - 128 LF
- HOA MAINTAINED TUBULAR STEEL FENCE & GATES - 997 LF
- HOA MAINTAINED CONCRETE MOWCURB - 128 LF
- COUNTY MAINTAINED SIDEWALKS - 2,010 SF
- HOA MAINTAINED SIDEWALKS - 3,500 SF
- HOA MAINTAINED LANDSCAPE INCLUDING R.O.W. - 23,896 SF
- HOA MAINTAINED BASIN SLOPES - 17,546 SQFT
- HOA MAINTAINED BASIN BOTTOM - 17,735 SF



Figure 21
Typical Basin



SHRUB AND GROUND COVER SPECIES SHALL BE SELECTED FROM THE APPROVED PLANT PALETTE TABLE, AS DERIVED FROM THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST