

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



**ITEM: 21.1**  
(ID # 25497)

**MEETING DATE:**

Tuesday, July 30, 2024

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING; PUBLIC HEARING ON TENTATIVE TRACT MAP NO. 38201, PLOT PLAN NO. 190026 AND CHANGE OF ZONE NO. 1900030/ORDINANCE NO. 348.5022 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule "A" Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No. 190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. District 2. [Applicant Fees 100%]

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

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 7/14/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5022 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: March 5, 2024  
xc: Planning, COBCF/AB/DL

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

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

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ NO. 190009** based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE** **CHANGE OF ZONE NO. 1900030 (CZ1900030)**, amending the zoning classification for (Parcels 1 and 2) of the Project site from Residential Incentive (R-6) to General Residential (R-3) in accordance with the Change of Zone Exhibit based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT** **ORDINANCE NO. 348.5022**, amending the zone as shown on the map entitled Change of Official Zoning Plan, East Corona District, Map No. 49.106, Change of Zone No. 1900030, attached hereto and incorporated herein by reference;
4. **APPROVE** **TENTATIVE TRACT MAP NO. 38201 (TTM38201)**, for a Schedule "A" Condominium Map to subdivide the 4.56-acre Project site into two residential lots with 46 single-family homes (Lot 1) and 44 condominium townhomes (Lot 2), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending final adoption of the Zoning Ordinance for CZ1900030 by the Board of Supervisors; and
5. **APPROVE** **PLOT PLAN NO. 190026 (PPT190026)**, for the site design and development of 46 single family homes on Lot 1 (2.37 acres) and 44 attached townhouses on Lot 2 (2.18 acres) for a total of 90 dwelling units. A recreational area is proposed that will include a community swimming pool, outdoor lounging area, and an 800 square foot pool building with bathrooms/equipment storage and adjacent showers, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the Zoning Ordinance for CZ1900030 by the Board of Supervisors.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Applicant, Deposit Based Funds (100%)</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	24/25

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



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

**PROJECT TIMELINE:**

- 1) **Application Submittal:** PPT190026 was originally submitted on September 11, 2019.
- 2) **Planning Commission Hearing Number 1:** Project was heard at the June 26, 2024, hearing, and after taking public testimony the Planning Commission voted 4-0 to approve staff's recommendation. Commissioner Balderrama was absent. There was one public speaker, who had concerns about impacts to nearby properties. No direct impact on surrounding properties will occur as a result of the project. Environmental impacts were analyzed and found to be mitigated below a level of significance.

**PROJECT SUMMARY:**

The proposed Project is located east of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, west of Windsong Street in the Temescal Canyon Area Plan within the Home Gardens Zoning District in the County of Riverside. The Project site is a 4.5 gross acre (2.4 net acres) undeveloped vacant lot. The proposed Project would involve the subdivision of one (1) lot into two (2) lots, comprising of two residential lots. The proposed Project would involve construction of 90 residential units including 46 single-family homes (Lot 1) and on the northern portion of the Project site, and 44 attached condominium townhomes on the southern portion of the Project Site (Lot 2).

The project is comprised of a Plot Plan (PPT190026), Tentative Tract Map (TTM38201), and a Change of Zone (CZ1900030).

Plot Plan No. 190026

Plot Plan No. 190026 (PPT190026) would allow the construction of forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units.

Lot 1 is approximately 2.37 acres and would include 44 single-family homes. The single-family homes will consist of two- and three-stories that will range in height from twenty-five (26') feet and six (6") inches to thirty-five (35') feet. Each of the five (5) floor plan options would include three architectural styles: Craftsman, Cottage, and Farmhouse. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood, and stone veneer.

Lot 2 is approximately 2.18 acres and would include 46 attached condominium townhomes. The condominium townhomes will consist of three stories that will be thirty-six (36') feet, and eight (8") inches in height. Each of the three (3) floor plan options would include three architectural styles: Craftsman, Cottage, and Farmhouse. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood, stone veneer.

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

The proposed Project would also include one acre of open space common area and landscaping within the residential development, which would include a community pool and outdoor lounge area. A 6-foot block wall would be constructed along the perimeter of the residential development. One private street within the residential development would provide circulation and access to the entire residential development from Magnolia Avenue. The residential development street design would allow for fire access throughout the entire site, with emergency access provided at the east end on Tolton Avenue.

Tentative Tract Map No. 38201

Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condo Map that includes the subdivision of 4.56 gross acres into 2 parcels. The Project site is a 4.5 gross acre undeveloped vacant lot and is located east of Truman Street, South of Magnolia Avenue, North of Harlow Avenue, West of Windsong Street in the unincorporated community of Home Gardens. The proposed Project would involve the subdivision of the subject lot into two residential lots.

Change of Zone No. 1900030

Change of Zone No. 1900030 (CZ1900030) to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). The site was originally zoned R-6 to allow for high density affordable housing project type. The applicant is requesting a change of zone to R-3 to be able to build market rate housing development.

Environmental Justice

The Project site is located within an Environmental Justice community (Home Gardens). The applicant will provide off-site street improvements. In compliance with requirements of the Healthy Communities (Environmental Justice) Element of the General Plan, the Applicant agrees to provide the following contributions and community improvements, and to install and/or provide monetary payment in accordance with the requirements below.

The applicant will provide the following off-site street improvement:

- A bus stop/shelter on Magnolia Avenue within the vicinity of the Project site. The design and location have not been determined at this time. The applicant shall work with the Second District and the Riverside Transit Agency to determine the design and location. A new sidewalk (approximately 459 feet in length) is required to be installed from the southeast corner of the project site (rear property line on Harlow Avenue) and shall extend to the southwest corner of Harlow Avenue and Windsong Street.



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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**ENVIRONMENTAL:**

An Initial Study (IS) was prepared which identified potentially significant impacts regarding Biological, Cultural Resources, Noise, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) was the appropriate document for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on May 27, 2024, per the State CEQA Guidelines section 15105. The public review period ended on June 15, 2024. No comment letters regarding the IS/MND were received.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County. 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.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS**

- Attachment A – June 26, 2024, Planning Commission Meeting Minutes
- Attachment B – June 26, 2024, Planning Commission Staff Report
- Attachment C – Final Plan Set
- Attachment D – Conditions of Approval
- Attachment E – Advisory Notification Document
- Attachment F – Mitigated Negative Declaration
- Attachment G – Location GIS Maps
- Attachment H – Public Comment Letters
- Attachment I – Change of Zone Map No. 49.106
- Attachment J – Ordinance No. 348.5022

  
Jason Farin, Principal Management Analyst 7/25/2024

  
Aaron Gettis, Chief of Deputy County Counsel 7/17/2024

1 ORDINANCE NO. 348.5022

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE


3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:


6 Section 1. Section 4.1 of Ordinance No. 348, and East Corona District Zoning Plan  
7 Map No. 49, as amended, are further amended by placing in effect in the zone or zones as shown on the  
8 map entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.106 Change of Zone  
9 Case No. 1900030," which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11  
12 BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

13  
14 By:   
15 Chair, Board of Supervisors  
Chuck Washington

16 ATTEST:  
17 KIMBERLY RECTOR  
18 Clerk of the Board

19 By:   
20 Deputy

21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 July 17, 2024

25 By:   
26 AARON C. GETTIS  
27 Chief Deputy County Counsel  
28



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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 30, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

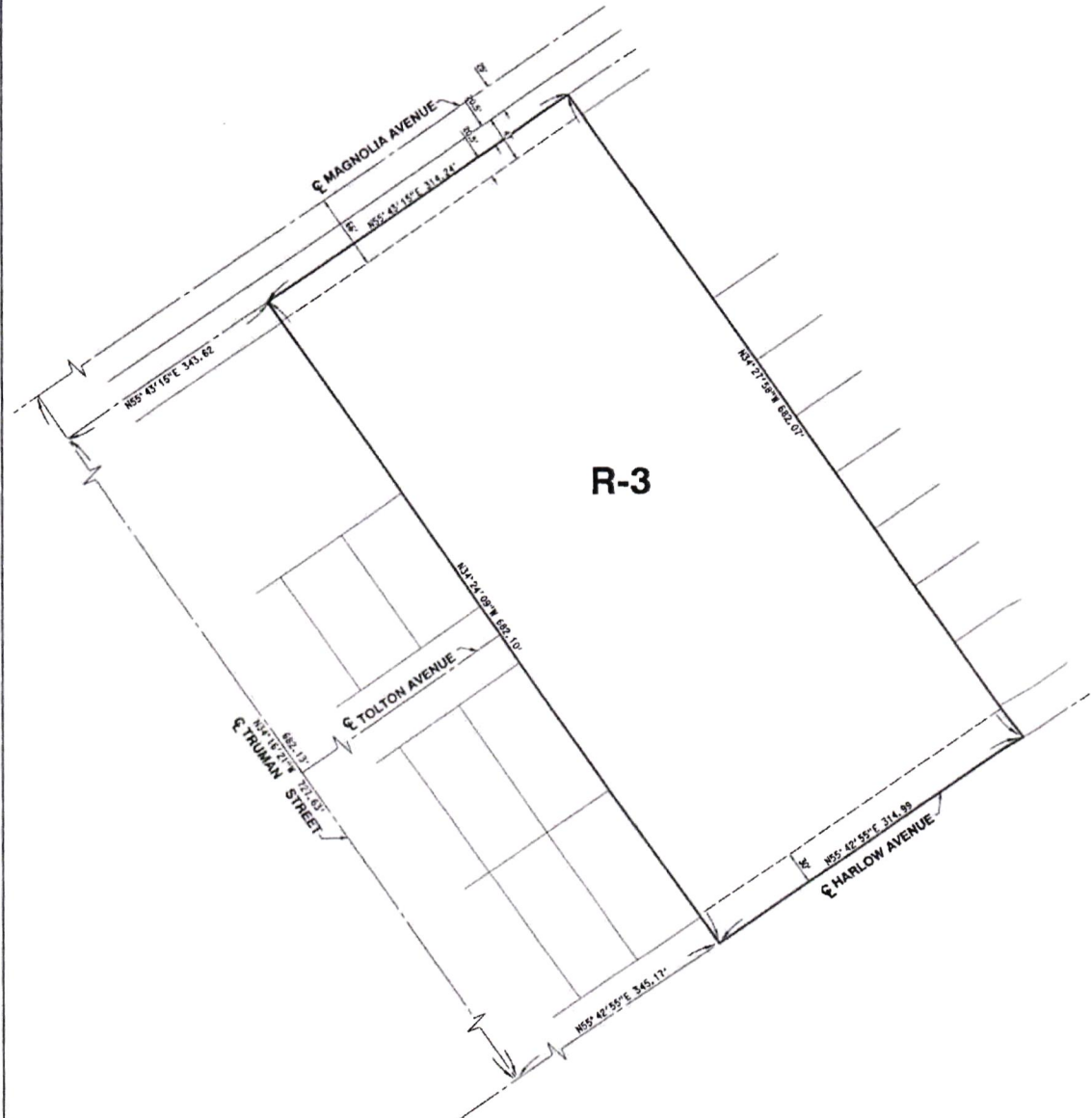
AYES:           Jeffries, Spiegel, Washington, Perez, and Gutierrez  
NAYS:           None  
ABSENT:        None

DATE:           July 30, 2024

KIMBERLY A. RECTOR  
Clerk of the Board  
BY: *Maomy Li*  
Deputy

SEAL

SEC. 28, T. 3 S., R. 6 W. S.B.M.



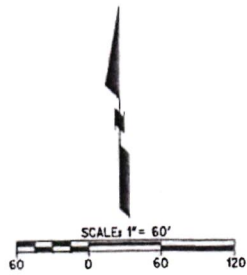
R-3

R3 GENERAL RESIDENTIAL

MAP NO. 49.106  
 CHANGE OF OFFICIAL ZONING PLAN  
 EAST CORONA  
 DISTRICT

CHANGE OF ZONE CASE NO. 1900030  
 ADOPTED BY ORDINANCE NO. 348.5022  
 (DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APNs 135-063-016 & 135-063-019

PLOT DATE: 21-MAR-2023 JN 18571





# RIVERSIDE COUNTY PLANNING DEPARTMENT

151

John Hildebrand  
Planning Director

MT  
24957

DATE: July 1, 2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Jose Merlan, Principal Planner 5-0314 (BOS date 7/30/2024)

SUBJECT: PPT190026, TTM38201, CZ1900030

(Charge your time to these case numbers)

**TENTATIVE TRACT MAP NO. 38201, PLOT PLAN NO. 190026 AND CHANGE OF ZONE NO. 1900030,** – CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company, Juan Angeles– Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Tentative Tract Map No. 38201 (TTM38201) is a Schedule “A” Condo Map that includes the subdivision of 4.56 gross acres into 2 parcels. Plot Plan No. 190026 (PPT190026) to construct forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units. Change of Zone No. 1900030 (CZ1900030) to change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). A recreational area is proposed that will include a community swimming pool, 800-square foot pool building, outdoor lounging area, and bathroom/storage facilities and adjacent showers. APN(s) 135-063-016 and 135-063-019. – Project Planner: Jose Merlan at 951-955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing  10 Day  20 Day  30 day
- Publish in Newspaper: (2nd Dist) Press Enterprise
- CEQA Exempt  10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(2nd Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KIMBERLY A. RECTOR**  
Clerk of the Board of Supervisors

**APRIL BOYDD**  
Assistant Clerk of the Board

July 8, 2024

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC HEARING: TENTATIVE TRACT MAP NO. 38201, PLOT PLAN NO. 190026 AND CHANGE OF ZONE NO. 1900030.**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on July 19, 2024.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cindy Fernandez*

Clerk of the Board Assistant to:  
KIMBERLY RECTOR, CLERK OF THE BOARD



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TENTATIVE TRACT MAP, PLOT PLAN AND CHANGE OF ZONE. SECOND SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Tentative Tract Map No. 38201, Plot Plan No. 190026 and Change of Zone No. 1900030.** Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condo Map that includes the subdivision of 4.56 gross acres into 2 parcels. Plot Plan No. 190026 (PPT190026) to construct forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units. Change of Zone No. 1900030 (CZ1900030) to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). A recreational area is proposed that will include a community swimming pool, 800-square foot pool building, outdoor lounging area, and bathroom/storage facilities and adjacent showers. APN(s) 135-063-016 and 135-063-019. This proposed project is located: East of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. – 4.56 Gross Acres in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 190099, APPROVE Change of Zone No. 1900030, APPROVE Tentative Tract Map No. 38201 and APPROVE Plot Plan No. 190026.**

On June 26, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL [JMERLAN@RIVCO.ORG](mailto:JMERLAN@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: July 8, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 8, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

TTM38201, PPT190026, CZ1900030

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.  
Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: July 8, 2024  
Cindy Fernandez

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 8, 2024, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

TTM38201, PPT190026, CZ1900030

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** July 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: July 8, 2024  
Cindy Fernandez



115300023  
JOHN YAMANO  
430 S SAN DIMAS  
SAN DIMAS CA 91773

115300024  
JOHN YAMANO  
430 S SAN DIMAS  
SAN DIMAS CA 91773

135061008  
JESUS SOTO  
3758 TRUMAN ST  
CORONA CA 92879

135061009  
JUVENTINO QUIROZ  
13411 TOLTON AVE  
CORONA CA 92879

135061010  
CLEM AGUIRRE  
13415 TOLTON AVE  
CORONA CA 92879

135061011  
KIM HUE NGO  
14052 SHIRLEY ST  
WESTMINSTER CA 92683

135061012  
ENRIQUEZ JOSE MANUEL & MARIA  
LETICIA FAMILY TRUST DATED 02/05/2  
13439 TOLTON AVE  
CORONA CA 92879

135061020  
UNIVERSAL CHURCH  
247 WALNUT ST  
NEWARK NJ 07105

135061023  
SOUTHERN PACIFIC TRANSPORTATION  
CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

135061024  
SOUTHERN PACIFIC TRANSPORTATION  
CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

135062007  
GARCIA TRUST DTD 9/30/2015  
13436 TOLTON AVE  
CORONA CA 92879

135062008  
ANGEL GARCIA  
13436 TOLTON AVE  
CORONA CA 92879

135062009  
RUBEN ANDRADE  
13410 TOLTON AVE  
CORONA CA 92879

135062010  
JULIO CESAR MARTINEZ  
13404 TOLTON AVE  
CORONA CA 92879

135062011  
SCOTT R. SMITH  
13405 HARLOW AVE  
CORONA CA 92879

135062012  
REIMUNDO JOSE ESTRADA  
13417 HARLOW AVE  
CORONA CA 92879

135062013  
ADAN REYES  
13425 HARLOW AVE  
CORONA CA 92879

135062014  
MANUEL P. VILLELA  
13437 HARLOW AVE  
CORONA CA 92879

135063001  
RANULFO ABUNDO REBOLLAR  
13397 HARLOW AVE  
CORONA CA 92879

135063002  
MARIA C. ALVAREZ  
13381 HARLOW AVE  
CORONA CA 92879

135063003  
JUAN ANTONIO OCHOA RAMIREZ  
13377 HARLOW AVE  
CORONA CA 92879

135063004  
HILARIO VALERIO  
13365 HARLOW AVE  
CORONA CA 92879

135063005  
DOLORES PICO  
13353 HARLOW AVE  
CORONA CA 92879

135063006  
DAVID SANTIAGO MEZA  
13352 TOLTON AVE  
CORONA CA 92879

135063007  
MANUEL P. VILLELA  
13437 HARLOW AVE  
CORONA CA 92879

135063008  
DANIEL MARTINEZ  
13376 TOLTON AVE  
CORONA CA 92879

135063009  
FRANCISCA DEL CARMEN ALVARENGA  
7900 SERAPIS AVE  
PICO RIVERA CA 90660

135063010  
BISHARA MARIAM NESSIEM ZAKI LIVING  
TRUST DTD 10/25/2019  
10467 MAPLEDALE ST  
BELLFLOWER CA 90706

135063011

13399 TOLTON AVE  
CORONA CA 92879

135063013

MANUEL VILLELA  
13375 TOLTON AVE  
CORONA CA 92879

135063015

RODRIGUEZ FAMILY REVOCABLE  
LIVING TRUST DTD 10/2/23  
13351 TOLTON AVE  
CORONA CA 92879

135063019

ENERMAX GLOBAL INC  
18543 YORBA LINDA BLVD # 321  
YORBA LINDA CA 92886

135072002

JOSE MARROQUIN RODRIGUEZ  
4315 E MARMON AVE  
ORANGE CA 92869

135072004

JORGE PADILLA  
13420 HARLOW AVE  
CORONA CA 92879

135072006

MARIA S. AGUILAR  
13400 HARLOW AVE  
CORONA CA 92879

135063012

LUIS DIAZ CARDENAS JORGE  
13387 TOLTON AVE  
CORONA CA 92879

135063014

PAULINO LOPEZ  
18612 MALKOHA ST  
PERRIS CA 92570

135063016

ENERMAX GLOBAL INC  
18543 YORBA LINDA BLVD # 321  
YORBA LINDA CA 92886

135063020

MAGNOLIA TREES PROP  
1373 N MILLER  
ANAHEIM CA 92806

135072003

ERIC HINOJOSA  
13430 HARLOW AVE  
CORONA CA 92879

135072005

FUENTES FAMILY TRUST DTD 02/20/23  
13410 HARLOW AVE  
CORONA CA 92879

135072007

FABIOLA MENDOZA  
13390 HARLOW AVE  
CORONA CA 92879



135072008  
ANTONIO LOPEZ  
13380 HARLOW AVE  
CORONA CA 92879

135072009  
ANTONIO LOPEZ  
3680 SOMERDALE ST  
CORONA CA 92879

135072010  
JAIME S. RUVALCABA  
13371 CONCORD AVE  
CORONA CA 92879

135072011  
NOEL CERVANTES  
13381 CONCORD AVE  
CORONA CA 92879

135072012  
ANTONIO PICAZO  
13391 CONCORD AVE  
CORONA CA 92879

135072013  
JOSE ALEJANDRO BAIREZ  
13401 CONCORD AVE  
CORONA CA 92879

135072014  
PEDRO SOLTERO  
13411 CONCORD AVE  
CORONA CA 92879

135072015  
CESAR NORIA  
13421 CONCORD AVE  
CORONA CA 92879

135072016  
GONZALEZ & ESTRADA REVOCABLE  
LIVING TRUST DATED 07/17/2020  
13431 CONCORD AVE  
CORONA CA 92879

135073004  
LEOBARDO JIMENEZ  
13420 CONCORD AVE  
CORONA CA 92879

135073005  
EMELIA B. SALINAS  
13410 CONCORD AVE  
CORONA CA 92879

135073006  
GONZALES CARMEN M  
13400 CONCORD AVE  
CORONA CA 92879

135073007  
JESUS RODRIGUEZ  
13390 CONCORD AVE  
CORONA CA 92879

135073008  
STEPHANIE GALLARDO  
13380 CONCORD AVE  
CORONA CA 92879

135073009  
VICTOR M. DIAZ  
13370 CONCORD AVE  
CORONA CA 92879

135073010  
NUNEZ HERMILA LIVING TR DTD  
09/11/2021  
13361 BABCOCK DR  
CORONA CA 92879

135073011  
EBANIZER EBE EDMON  
13371 BABCOCK DR  
CORONA CA 92879

135073012  
RODRIGO ARREOLA  
13377 BABCOCK DR  
CORONA CA 92879

135073013  
ANDRES VARGAS  
13391 BABCOCK DR  
CORONA CA 92879

135075003  
CARLOS GARCIA  
19180 RISING SUN RD  
CORONA CA 92881

135075004  
ANTONIO REYES  
3595 ANDOVER ST  
CORONA CA 92879

135075005  
KLAUDIA AMARILIS ALARCON  
3625 SOMERDALE ST  
CORONA CA 92879

135075006  
RAFAEL PINEDA  
3633 SOMERDALE ST  
CORONA CA 92879

135075007  
CARLOS L. FIGUEROA  
3645 SOMERDALE ST  
CORONA CA 92879

135075008  
MELCHOR LEMUS GUERRERO  
3653 SOMERDALE ST  
CORONA CA 92879

135075009  
JOHN A. GOLBACH  
3663 SOMERDALE ST  
CORONA CA 92879

135075010  
ALFREDO NAVA  
3675 SOMERDALE ST  
CORONA CA 92879

135075011  
TIMOTHY E. HERMAN  
3687 SOMERDALE ST  
CORONA CA 92879

135075012  
GILBERT AGUIRRE  
24300 VIRGINIA LN  
MORENO VALLEY CA 92557

135075013  
JOSE GUADALUPE SANDOVALCORTES  
3676 ANDOVER ST  
CORONA CA 92879

135075014  
JUVENAL M. TORRES  
3664 ANDOVER ST  
CORONA CA 92879

135075015  
FLORENCIO RAMIREZ  
3654 ANDOVER ST  
CORONA CA 92879

135075016  
SANDRA MORENO  
3646 ANDOVER ST  
CORONA CA 92879

135075017  
MOISES ARROYO  
3634 ANDOVER ST  
CORONA CA 92879

135075018  
LUIS VARELA  
3626 ANDOVER ST  
CORONA CA 92879

135075019  
FRANK C. MURILLO  
3616 ANDOVER ST  
CORONA CA 92879

135075020  
MIGUEL HIDALGO  
3608 ANDOVER ST  
CORONA CA 92879

135076003  
THAO DAI LITTLER  
3607 ANDOVER ST  
CORONA CA 92879

135076004  
GEORGE ADRIAN CHERMISQUI  
5670 WILSHIRE BL 18TH FL  
LOS ANGELES CA 90036

135076005  
BARNEY F. SALDANA  
3625 ANDOVER ST  
CORONA CA 92879

135076006  
PAULA J. MARTINEZ  
3633 ANDOVER ST  
CORONA CA 92879

135076007  
LUIS A. OCHOA  
124 TAMARACK DR  
CORONA CA 92881

135076008  
PEDRO CENDEJAS  
9721 OASIS AVE  
GARDEN GROVE CA 92844

135076009  
FINOVEO VILLEDA  
3663 ANDOVER ST  
CORONA CA 92879

135076010  
DIANA BALDERAS OLEA  
3675 ANDOVER ST  
CORONA CA 92879

135076011  
LORENZO LOPEZ RUBIO  
3687 ANDOVER ST  
CORONA CA 92879

135101002  
BERTHA FRAIRE  
3770 WINDSONG ST  
CORONA CA 92879

135101003  
ROBERTO PEREZ  
3760 WINDSONG ST  
CORONA CA 92879

135101004  
THOMAS SHEKLETON  
3750 WINDSONG ST  
CORONA CA 92879

135101005  
RIHANA GEBREKIDAN  
3740 WINDSONG ST  
CORONA CA 92879

135101006  
NORMA MACIAS  
3730 WINDSONG ST  
CORONA CA 92879

135101007  
EDUARDO JUAREZ CIRILIO  
3720 WINDSONG ST  
CORONA CA 92879

135101008  
IGNACIO G. SANCHEZ  
3710 WINDSONG ST  
CORONA CA 92879

135101009  
TEDDY NAZIM  
341 W CALIFORNIA AVE # 302  
GLENDALE CA 91203

135102001  
ROMAN CATHOLIC BISHOP OF SAN  
BERNARDINO  
1201 E HIGHLAND AVE  
SAN BERNARDINO CA 92404

135102012  
ISLAM FAMILY TRUST DATED 04/03/2004  
1479 S CARNELIAN ST  
ANAHEIM CA 92802



135102013  
ANTONIO NAVARRETE  
3707 BRIARVALE ST  
CORONA CA 92879

135102014  
SERGIO PINEDA  
2185 TEHACHAPI DR  
CORONA CA 92879

135102015  
FRANCO FRANK F  
3721 BRIARVALE ST  
CORONA CA 92879

135102016  
JUANITA FLORES BENITEZ  
3731 BRIARVALE ST  
CORONA CA 92879

135102017  
KAY JOAN CURTIS  
3741 BRIARVALE ST  
CORONA CA 92879

135102018  
JAIME BUSTOS  
3751 BRIARVALE ST  
CORONA CA 92879

135102019  
SALVADOR MENDOZA  
3761 BRIARVALE ST  
CORONA CA 92879

135102020  
DIANE R. ARCHULETA  
3771 BRIARVALE ST  
CORONA CA 92879

135102021  
BARBARA L. CADY  
3779 BRIARVALE ST  
CORONA CA 92879

135102022  
ROBERT C. WILLIAMS  
3785 BRIARVALE ST  
CORONA CA 92879

135102023  
ANGELINA VILLAFANA  
3793 BRIARVALE ST  
CORONA CA 92879

135102024  
JULIAN SERVIN  
20351 OLEANDER AVE  
PERRIS CA 92570

135102025  
OTIS DAVILA  
1060 NIGHT HAWK CIR  
CORONA CA 92881

135102026  
ADOLFO ISLAS  
3778 BRIARVALE ST  
CORONA CA 92879

135102027  
AVINOAN HUERTA HERNANDEZ JOSUE  
3770 BRIARVALE ST  
CORONA CA 92879

135102028  
SANTANA RUBEN  
3760 BRIARVALE ST  
CORONA CA 92879

135102029  
MARIO A. BRITO-BAEZ  
3750 BRIARVALE ST  
CORONA CA 92879

135102030  
RICHARD L. KENNEDY  
3740 BRIARVALE ST  
CORONA CA 92879

135102031  
ROSE MARY ROCHA  
3730 BRIARVALE ST  
CORONA CA 92879

135102032  
ISAMEL DELCASTILLO  
3720 BRIARVALE ST  
CORONA CA 92879

135102033  
HSUEH M. TENG  
3712 BRIARVALE ST  
CORONA CA 92879

135102034  
JOHN W. RUNION  
3706 BRIARVALE ST  
CORONA CA 92879

135102035  
YING LI  
3711 WINDSONG ST  
CORONA CA 92879

135102036  
JUANA VEGA GUZMAN  
3721 WINDSONG ST  
CORONA CA 92879

135102037  
MARIA VILLANUEVA  
3731 WINDSONG ST  
CORONA CA 92879

135102038  
DIEGO E. VERA  
3741 WINDSONG ST  
CORONA CA 92879

135102039  
L SERRANO HERNANDEZ EVELIN  
3751 WINDSONG ST  
CORONA CA 92879

135102040  
DAVID MICHAEL BAILEY  
3761 WINDSONG ST  
CORONA CA 92879

135102041  
EUSEBIO PEREZ  
3771 WINDSONG ST  
CORONA CA 92879

135102042  
JOSE MARTINEZ  
3779 WINDSONG ST  
CORONA CA 92879

135102043  
SEILA LOR  
3785 WINDSONG ST  
CORONA CA 92879

135102044  
ALCALA AGUSTIN & MARTHA FAMILY  
TRUST DTD 2/10/23  
3793 WINDSONG ST  
CORONA CA 92879

135102048  
SOUTHERN PACIFIC TRANSPORTATION  
CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

135102051  
SOUTHERN PACIFIC TRANSPORTATION  
CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

135102052  
SOUTHERN PACIFIC TRANSPORTATION  
CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

135111001  
PEDRO P. ESCALANTE  
3688 WINDSONG ST  
CORONA CA 92879

135111002  
ARMANDO R. PEREZ  
3676 WINDSONG ST  
CORONA CA 92879

135111003  
EDUARDO ZUNIGA  
3681 WINDSONG ST  
CORONA CA 92879

135111004  
CECILIA GUTIERREZ  
3654 WINDSONG ST  
CORONA CA 92879

135111005  
SUE H. LIM  
1444 HOWARD PL  
PLACENTIA CA 92870

135111006  
MANUEL CORONA  
3626 WINDSONG ST  
CORONA CA 92879

135111007  
YASSIN ABDELLA  
3616 WINDSONG ST  
CORONA CA 92879

135111008  
ROY D. SWANGEL  
3608 WINDSONG ST  
CORONA CA 92879

135111009  
3596 WINDSONG LAND TRUST  
3630 SAGE VIEW LN  
KIMBERLY ID 83341

135112005  
ADOLPH M. VARELA  
2851 S LA CADENA DR SPC 59  
COLTON CA 92324

135112006  
ANTONIO MENDEZ LEYVA  
3611 WINDSONG ST  
CORONA CA 92879

135112007  
ARNOLDO AGUILERA  
3621 WINDSONG ST  
CORONA CA 92879

135112008  
JAZMIN AGUILAR  
3641 WINDSONG ST  
CORONA CA 92879

135112009  
SALVADOR VEGA  
3651 WINDSONG ST  
CORONA CA 92879

135112010  
FRANCISCO ZAVALA  
3661 WINDSONG ST  
CORONA CA 92879

135112011  
CIRILO G. HERNANDEZ  
3671 WINDSONG ST  
CORONA CA 92879

135112012  
ZUNIGA FAMILY TRUST DTD 04/15/2008  
3681 WINDSONG ST  
CORONA CA 92879

135112013  
ROBERTS DAVID P TRUST DTD 9/27/22  
3670 BRIARVALE ST  
CORONA CA 92879

135112014  
HECTOR VEGA  
3660 BRIARVALE ST  
CORONA CA 92879

135112015  
ALVARO AGUILAR  
3650 BRIARVALE ST  
CORONA CA 92879

135112016  
APOLINAR CISNEROS ALVAREZ  
3640 BRIARVALE ST  
CORONA CA 92879



135112017  
LAURA MOTA  
3624 BRIARVALE ST  
CORONA CA 92879

135112018  
CAMACHO JAIME GONZALEZ & GLORIA  
GONZALEZ SUAREZ REV TRUST DTD 8/  
2967 LOMBARDY LN  
CORONA CA 92881

135112019  
JOSE B. HERRERA  
3600 BRIARVALE ST  
CORONA CA 92879

135113012  
ROBERTO VASQUEZ  
3677 BRIARVALE ST  
CORONA CA 92879

135113013  
JOSE A. ORDAZ  
3665 BRIARVALE ST  
CORONA CA 92879

135113014  
DISNEY L. REED  
3653 BRIARVALE ST  
CORONA CA 92879

135113015  
SANCHEZ RAMIRO & ELIDA FAMILY  
TRUST DATED 3/10/2022  
2241 MARYSA KATHRIN ST  
CORONA CA 92882

Vivian Ourang  
20409 Yorba Linda Blvd Unit 321  
Yorba Linda CA 92886

Juan Angeles  
1770 Iowa Ave. Suite 100  
Riverside, CA 92507

Corona Norco Unified  
Attention: Facilities Planning  
2820 Clark Ave.  
Norco CA 92860

City of Riverside  
Planning Department  
3900 Main St.  
Riverside, CA 92501



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 24-194187**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400735
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-194187
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 07/08/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400735	
PROJECT TITLE TTM38201, PPT190026, CZ1900030		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET FIRST FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |   |            |                 |
|---|------------|-----------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ _____        |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ _____        |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ _____        |
| <br>  |            |                 |
| <input type="checkbox"/> Exempt from fee  |            |                 |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |                 |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |                 |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |                 |
| <hr/>   |            |                 |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ _____        |
| <input type="checkbox"/> County documentary handling fee  |            | \$ _____ \$0.00 |
| <input type="checkbox"/> Other  |            | \$ _____        |

PAYMENT METHOD:

- Cash     Credit     Check     Other    TOTAL RECEIVED    \$ \_\_\_\_\_ \$0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Deputy                      Irma Rodriguez
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TENTATIVE TRACT MAP, PLOT PLAN AND CHANGE OF ZONE. SECOND SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Tentative Tract Map No. 38201, Plot Plan No. 190026 and Change of Zone No. 1900030.** Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condo Map that includes the subdivision of 4.56 gross acres into 2 parcels. Plot Plan No. 190026 (PPT190026) to construct forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units. Change of Zone No. 1900030 (CZ1900030) to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). A recreational area is proposed that will include a community swimming pool, 800-square foot pool building, outdoor lounging area, and bathroom/storage facilities and adjacent showers. APN(s) 135-063-016 and 135-063-019. This proposed project is located: East of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. – 4.56 Gross Acres in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 190099, APPROVE Change of Zone No. 1900030, APPROVE Tentative Tract Map No. 38201 and APPROVE Plot Plan No. 190026.**

On June 26, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL [JMERLAN@RIVCO.ORG](mailto:JMERLAN@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: July 8, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202400735  
07/08/2024 04:54 PM Fee: \$ 0.00  
Page 1 of 1



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Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

*Account Number:* 5209148  
*Ad Order Number:* 0011680182  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 07/19/2024  
*Total Amount:* \$554.20  
*Payment Amount:* \$0.00  
*Amount Due:* \$554.20  
*Notice ID:* GmZIDRw30Xu2g39MHmSB  
*Invoice Text:*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TENTATIVE TRACT MAP, PLOT PLAN AND CHANGE OF ZONE. SECOND SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 30, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Tentative Tract Map No. 38201, Plot Plan No. 190026 and Change of Zone No. 1900030. Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condo Map that includes the subdivision of 4.56 gross acres into 2 parcels. Plot Plan No. 190026 (PPT190026) to construct forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units. Change of Zone No. 1900030 (CZ1900030) to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). A recreational area is proposed that will include a community swimming pool, 800-square foot pool building, outdoor lounging area, and bathroom/storage facilities and adjacent showers. APN(s) 135-063-016 and 135-063-019. This proposed project is located: East of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. - 4.56 Gross Acres in the Second Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 190099, APPROVE Change of Zone No. 1900030, APPROVE Tentative Tract Map No. 38201

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County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011680182

**FILE NO. 0011680182**

## PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**07/19/2024**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: July 19, 2024.  
At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TENTATIVE TRACT MAP, PLOT PLAN AND CHANGE OF ZONE. SECOND SUPERVISORIAL DISTRICT

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rlvco.org](mailto:cob@rlvco.org)

Dated: July 8, 2024  
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant  
**The Press-Enterprise**  
Published: 7/19/24



C  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TENTATIVE TRACT MAP, PLOT PLAN AND CHANGE OF ZONE. SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Tentative Tract Map No. 38201, Plot Plan No. 190026 and Change of Zone No. 1900030.** Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condo Map that includes the subdivision of 4.56 gross acres into 2 parcels. Plot Plan No. 190026 (PPT190026) to construct forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units. Change of Zone No. 1900030 (CZ1900030) to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). A recreational area is proposed that will include a community swimming pool, 800-square foot pool building, outdoor lounging area, and bathroom/storage facilities and adjacent showers. APN(s) 135-063-016 and 135-063-019. This proposed project is located: East of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. – 4.56 Gross Acres in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 190099, APPROVE Change of Zone No. 1900030, APPROVE Tentative Tract Map No. 38201 and APPROVE Plot Plan No. 190026.**

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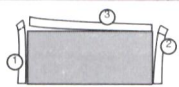
Dated: July 8, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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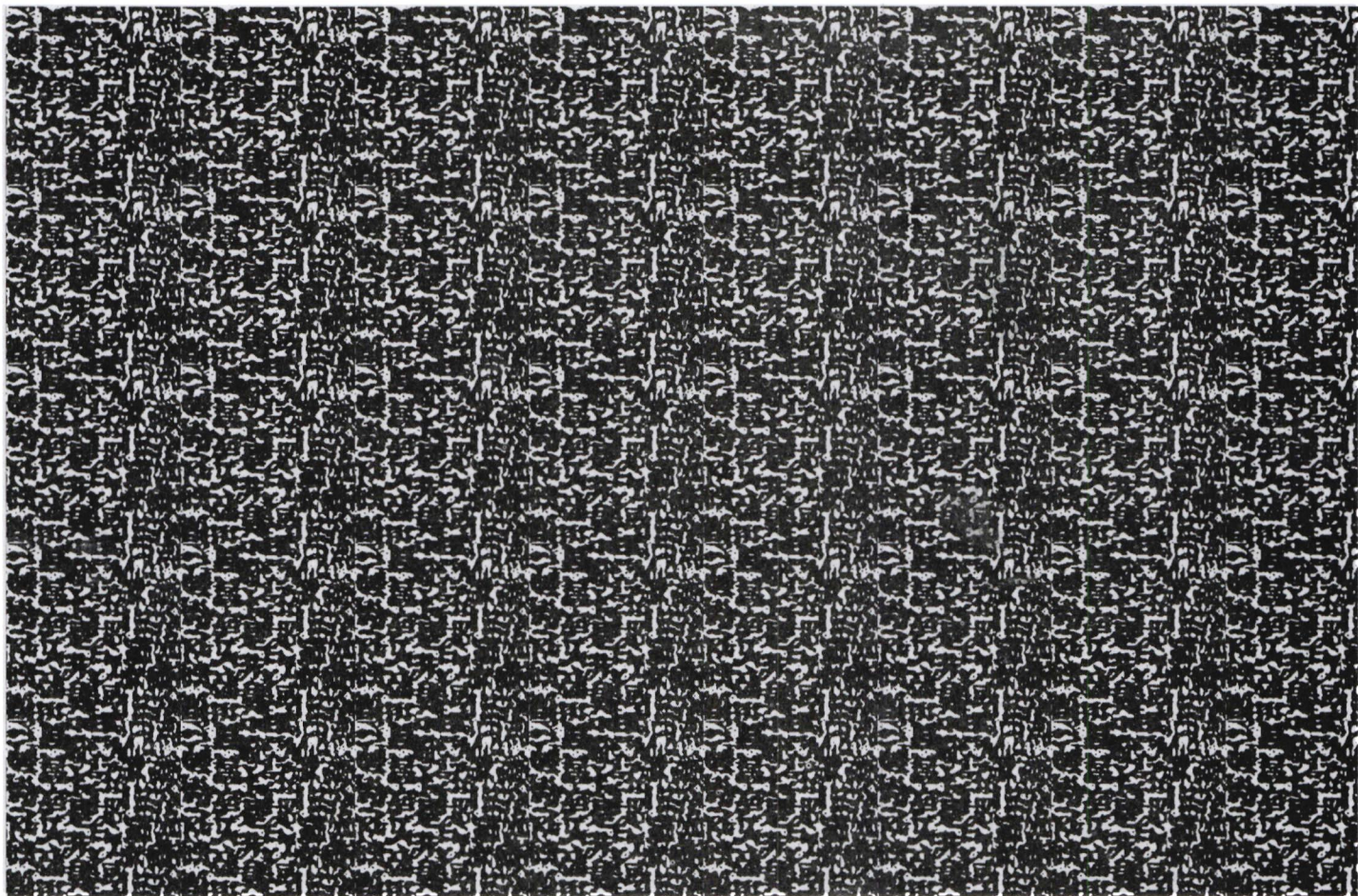


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Riverside County Clerk of the Board  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TENTATIVE TRACT MAP, PLOT PLAN AND CHANGE OF ZONE. SECOND SUPERVISORIAL DISTRICT**

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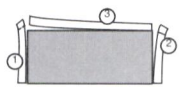
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Dated: July 8, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

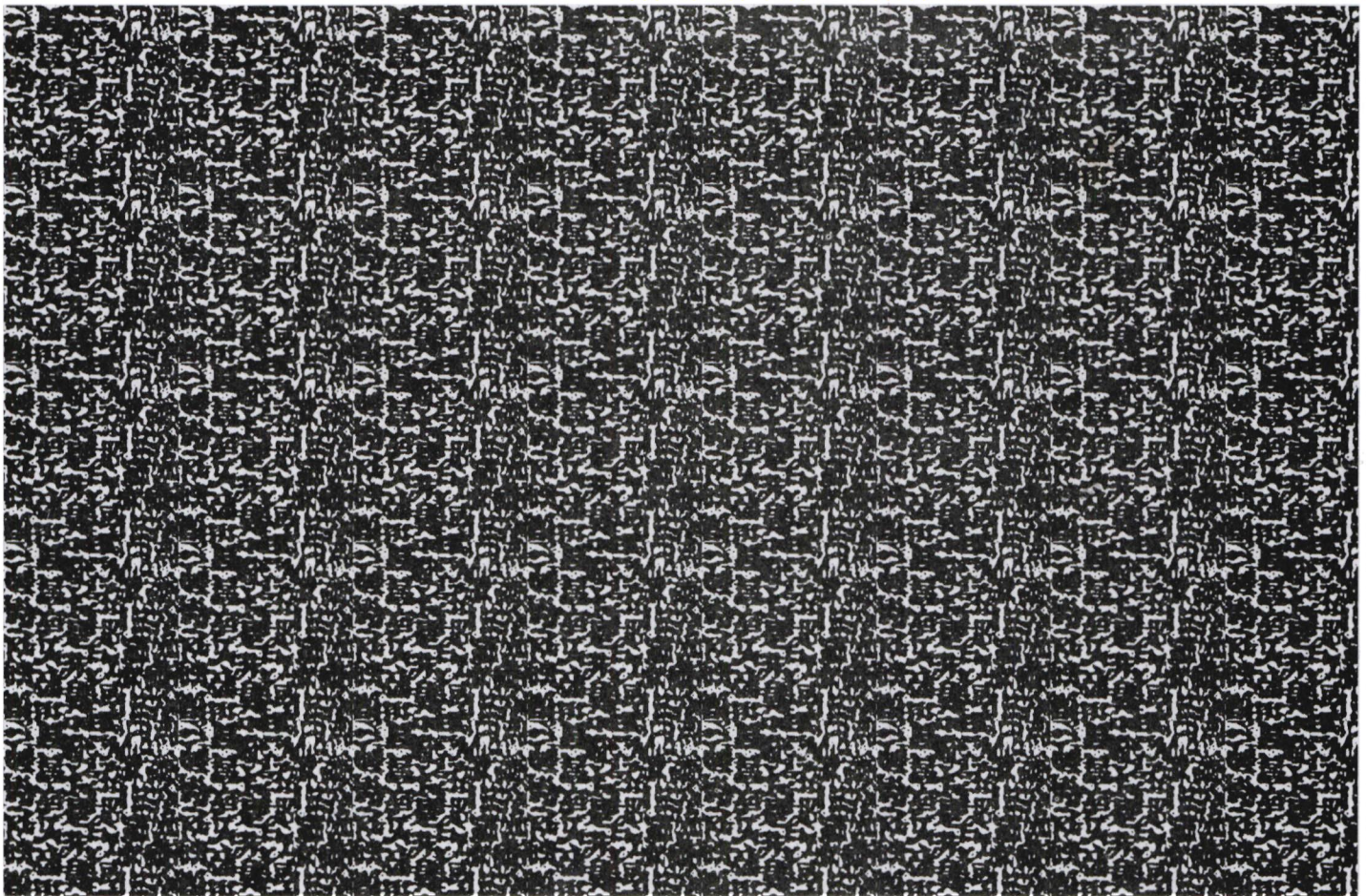




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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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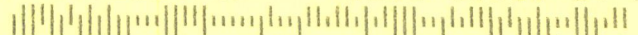
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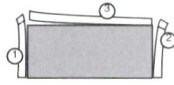
Dated: July 8, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

\* 71770

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**The Press-Enterprise**

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BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011685177

Customer's Reference ORD No. 348-5022  
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 08/06/2024

Amount: \$1,002.00

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**ORDINANCE NO. 348.5022**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:

**Section 1.** Section 4.1 of Ordinance No. 348, and East Corona Zoning Plan Map No. 49, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.106, Change of Zone Case No. 1900030" which map is made a part of this ordinance.

**Section 2.** This ordinance shall take effect thirty 30 days after its adoption.

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **July 30, 2024**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise Aug. 6, 2024

Handwritten signature/initials: 7/30/24



# The Press-Enterprise

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Willoughby, OH 44096  
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BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

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Ad Desc: ORD No. 348-5022

**FILE NO. ORD No. 348-5022**

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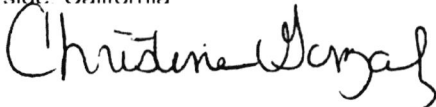
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**08/06/2024**

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: August 06, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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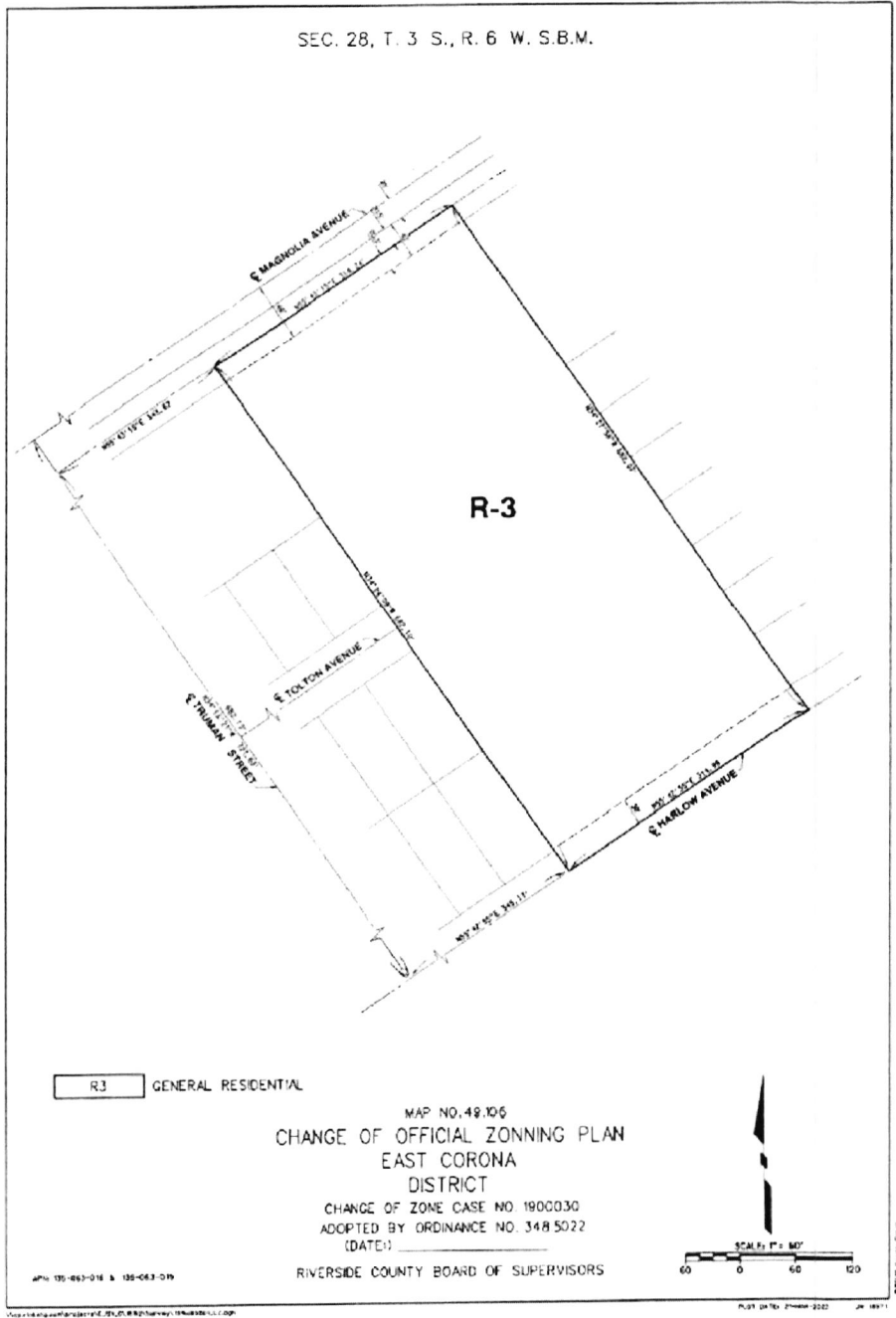
**Ad Copy:**

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**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
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Chuck Washington, Chair of the Board

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AYES: Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: None  
ABSENT: None

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise Aug. 6, 2024



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – June 26, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

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

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

3<sup>rd</sup> District  
Olivia Balderrama

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

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

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

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

**1.0 CONSENT CALENDAR:**

**1.1 VACATE THE JULY 3, 2024, PLANNING COMMISSION MEETING - THE NEXT PLANNING COMMISSION MEETING TO BE HELD ON JULY 24, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA**

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

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

**APPROVED** Vacating the July 3, 2024, Planning Commission Meeting.

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

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

3.1 **NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines, Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). 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 – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.**

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

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

**FIND** No new Environmental Document is required; and,

**APPROVE** Change of Zone 2200055.

**4.2 CHANGE OF ZONE NO. 1900030, TENTATIVE TRACT MAP NO. 38201, AND PLOT PLAN NO. 190026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to**

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

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

**ADOPT** A Mitigated Negative Declaration for Environmental Assessment No CEQ 190009; and,

**APPROVE** Change of Zone 1900030; and,

**PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024**

change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule “A” Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No.190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/ storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. - Project Planner: Kim Zuppiger at (951)955-6646 or email at kzuppiger@rivco.org.

**APPROVE** Tentative Tract Map No. 38201; and,  
**APPROVE** Plot Plan No. 190026.

4.3 **GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 200022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

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

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

**ADOPTED** Planning Commission Resolution No. 2024-008; and,

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

**FIND** The Project is Exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY APPROVE** General Plan Amendment No. 200006; and,

**TENTATIVELY APPROVE** Change of Zone No. 2000022; and,

**APPROVE** Conditional use Permit No. 200040 subject to the advisory notification document and conditions of approval.

5.0 **WORKSHOPS:**  
NONE

6.0 **PUBLIC COMMENTS:**  
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**  
ADJOURNMENT: 10:44am



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**Agenda Item No.**  
4.2  
(ID # 24974)  
**MEETING DATE:**  
**Wednesday, June 26, 2024**

**SUBJECT:** CHANGE OF ZONE NO. 1900030, TENTATIVE TRACT MAP NO. 38201, AND PLOT PLAN NO. 190026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule “A” Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No. 190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. - Project Planner: Kim Zuppiger at (951)955-6646 or email at kzuppiger@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	CZ1900030, TTM38201 and PPT190026
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Temescal Canyon
Zoning Area/District:	East Corona District
Supervisorial District:	Second District
Project Planner:	Kim Zuppiger
Project APN(s):	135-063-016 and 135-063-019
Continued From:	

*John Hildebrand*  
John Hildebrand, Planning Director 6/20/2024

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1900030 (CZ1900030)** is a proposal to change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3).



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**Tentative Tract Map No. 38201 (TTM38201)** is a Schedule “A” Condominium Map that includes the subdivision of one 4.56 gross acre lot into 2 lots; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size.

**Plot Plan No. 190026 (PPT190026)** is a proposal to construct forty-six (46) single-family homes and forty-four (44) attached condominium townhomes for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, an outdoor lounging area, and bathroom/storage facilities and adjacent showers located within an 800-square foot pool building.

The Project site is located within an Environmental Justice community (Home Gardens) and the applicant will provide off-site street improvements. In compliance with requirements of the Healthy Communities (Environmental Justice) Element of the General Plan, the Applicant agrees to provide the following contributions and community improvements, and to install and/or provide monetary payment in accordance with the requirements below. The applicant will provide the following off-site street improvement:

- A bus stop/shelter on Magnolia Avenue within the vicinity of the Project site. The design and location has not been determined at this time. The applicant shall work with the Second District and the Riverside Transit Agency to determine the design and location. A new sidewalk (approximately 459 feet in length) is required to be installed from the southeast corner of the project site (rear property line on Harlow Avenue) and shall extend to the southwest corner of Harlow Avenue and Windsong Street.

The description as included above and as further detailed in the Initial Study/ Mitigated Negative Declaration constitutes the “Project” as further referenced in this staff report.

The Project site is located north of Harlow Avenue, south of Magnolia Avenue, east of Truman Street, west of Windsong Street.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ NO. 190009 based on the findings and conclusions provided in the Initial Study,**

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attached hereto, and the conclusion that the project will not have a significant effect on the environment;

**APPROVE CHANGE OF ZONE NO. 1900030 (CZ1900030)**, to amend the zoning classification for (Parcels 1 and 2) of the Project site from Residential Incentive (R-6) to General Residential (R-3) in accordance with the Change of Zone Exhibit based upon the findings and conclusions incorporated in the staff report,

**APPROVE TENTATIVE TRACT MAP NO. 38201 (TTM38201)**, for a Schedule “A” Condominium Map to subdivide the 4.56 acre Project site into two residential lots with 46 single-family homes (Lot 1) and 44 condominium townhomes (Lot 2), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending final adoption of the Zoning Ordinance for CZ1900030 by the Board of Supervisors; and

**APPROVE PLOT PLAN NO. 190026 (PPT190026)**, for the site design and development of 46 single family homes on Lot 1 (2.37 acres) and 44 attached townhouses on Lot 2 (2.18 acres) for a total of 90 dwelling units. A recreational area is proposed that will include a community swimming pool, outdoor lounging area, and an 800 square foot pool building with bathrooms/equipment storage and adjacent showers, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the Zoning Ordinance number CZ1900030 by the Board of Supervisors.

<b>PROJECT DATA</b>	
<b>Land Use and Zoning:</b>	
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:	Community Development: Highest Density Residential (CD: HHDR) (Lots 1 and 2)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: High Density Residential (CD: HDR)
East:	Community Development: Medium Density

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	Residential (CD: MDR)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Commercial Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Residential Incentive (R-6) (Lots 1 and 2)
Proposed Zoning Classification:	(General Residential (R-3) (Lots 1 and 2)
Surrounding Zoning Classifications	
North:	Mobile home Subdivisions & Mobile home Parks (R-T)
East:	One-Family Dwellings (R-1)
South:	One-Family Dwellings (R-1)
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Mobile Home Park
East:	Single Family Residences
South:	Single Family Residences
West:	Apartments and Single-Family Residences

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	Lot 1: 2.37 Acres Lot 2: 2.18 Acres Total 4.5 Gross Acres (2.44 Net Acres)	N/A
Proposed Building Area (SQFT):	Single Family Residences – 100,126 sq. ft. Condominium townhomes – 98,883 sq. ft.	N/A
Floor Area Ratio:	N/A	
Building Height (FT):	Single Family: 24'-6" to 35'	50 feet

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<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
	Condominium townhomes: 36'-8"	
Total Proposed Number of Lots:	2	
Map Schedule:	'A' Condominium Map	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single-Family Homes	100,126 SF (22- 3 bedroom units (24- 4 bedroom units) 46 total	2.0 spaces/dwelling unit	44 48 92 total	44 garages 48 garages 92 total
Condominium townhomes	98,883 SF (22- 2 bedroom units (22- 3 bedroom units) 44 total	2.25 – 2 bedrooms 2.75 – 3 bedrooms	49.5 60.5 110 total	88 garages 35 uncovered 123 Total
<b>TOTAL:</b>			<b>202</b>	<b>215</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Corona
Community Service Area (CSA):	Yes – 126 Highgrove
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes - High
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No

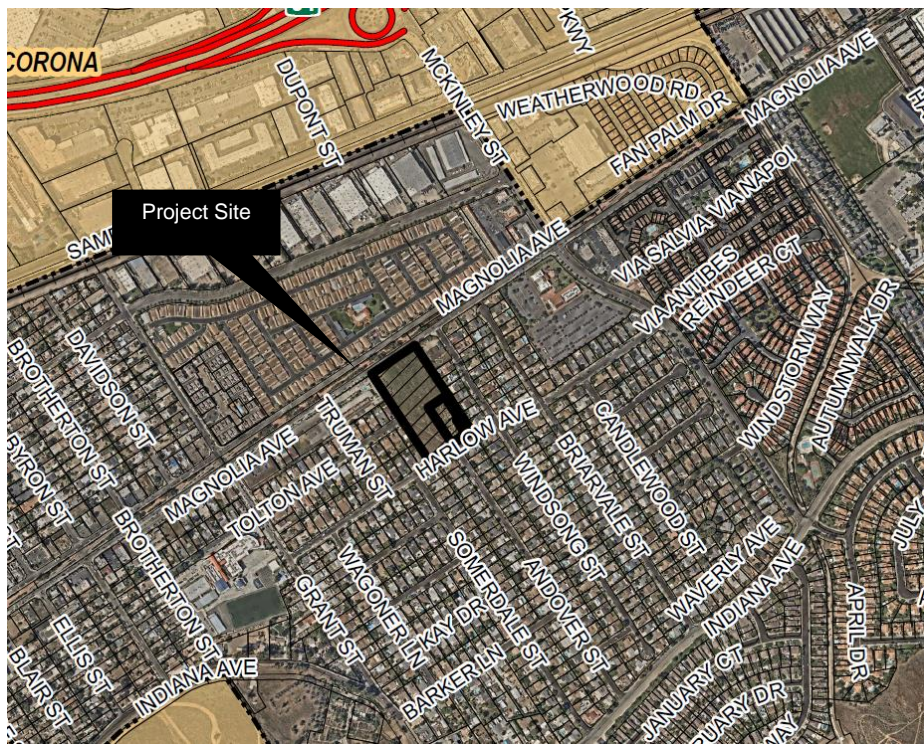
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Stephens Kangaroo Rat (SKR) Fee Area:	No
Airport Influence Area (AIA):	No

**PROJECT LOCATION MAP**

Figure 1: Project Location Map



**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The proposed Project is located east of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. in the unincorporated community of Temescal Canyon in the County of Riverside. The Project site is a 4.5 gross acre (2.4 net acres) undeveloped vacant lot. The proposed Project would involve the subdivision of one (1) lot into two (2) lots, comprising of two residential lots. The proposed Project would involve construction of 90 residential units including 46 single-family homes (Lot 1) and on the northern portion of the Project site, and 44 attached condominium townhomes on the southern portion of the Project Site (Lot 2).

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Current Site Characteristics

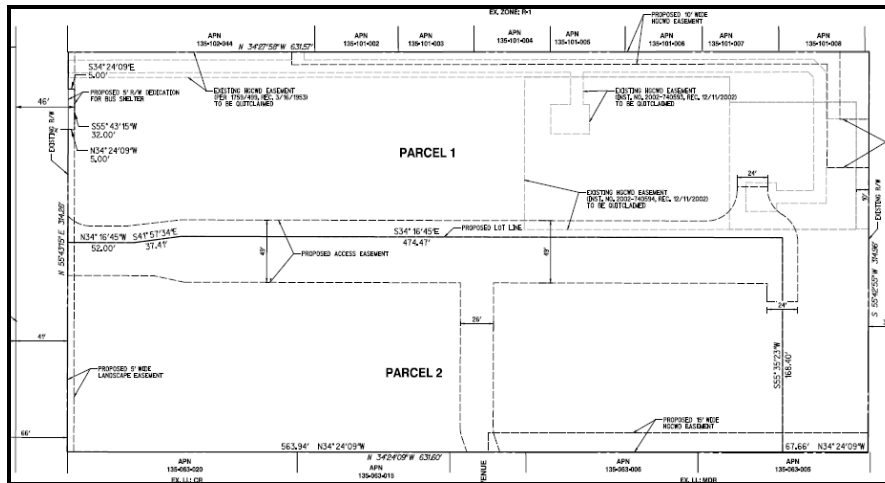
The Project site is comprised of one (1) lot encompassing approximately 4.5 gross acres. Within the 4.5 gross acre lot, a utility easement to Home Gardens County Water District (HGCWD) on APN 135-063-016 is located on southern end of the property and is approximately 0.67 acres. Topography on the Project site is generally flat and is approximately 670 to 674 feet above mean sea level. The Project site is vacant and it is surrounded by single-family residences to the east; single-family and multi-family residences to the west; single-family residences opposite Harlow Avenue to the south; and a mobile-home park opposite Magnolia Avenue to the north.

The proposed Project access would be from Magnolia Avenue via a single driveway on the north site boundary. Additionally, an emergency-vehicle access driveway on the central-western portion of the project site would connect to Tolton Avenue. The proposed Project would be consistent with the General Plan Circulation Element. Lots 1 and 2) totaling 4.5 acres and would be develop with 46 single-family homes (Lot 1) and 44 condominium townhomes (Lot 2) totaling 90 residential units.

Tentative Tract Map No. 38201:

The Project site is a 4.5 gross acre undeveloped vacant lot and is located east of Truman St., South of Magnolia Ave., North of Harlow Ave., West of Windsong St. in the unincorporated community of Home Gardens. The proposed Project would involve the subdivision of the subject lot into two residential lots.

**Figure 2. Tentative Tract Map**





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Residential Development- Plot Plan No. 190026 (PPT190026) (Lots 1 and 2)

Lot 1 is approximately 2.37 acres and would include 44 single-family homes. The single-family homes will consist of two- and three-stories that will range in height from twenty-five (26') feet and six (6") inches to thirty-five (35') feet. Each of the five (5) floor plan options would include three architectural styles: Craftsman, Cottage and Farmhouse. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood and stone veneer.

Lot 2 is approximately 2.18 acres and would include 46 attached condominium townhomes. The condominium townhomes will consist of three stories will be thirty-six (36') feet, and eight (8") inches in height. Each of the three (3) floor plan options would include three architectural styles: Craftsman, Cottage and Farmhouse. Proposed materials for the exterior of the residences include, but are not limited to, stucco finishing, wood, stone veneer.

The proposed Project would also include one acre of open space common area and landscaping within residential development, which would include a community pool and outdoor lounge area. A 6-foot block wall would be constructed along the perimeter of the residential development. One private street within the residential development would provide circulation and access to the entire residential development from Magnolia Avenue. The residential development street design would allow for fire access throughout the entire site, with emergency access provided at the east end on Tolton Avenue.

**Figure 3. Residential Landscape/Site Plan**



**Figure 4. Proposed Elevations –Single Family Homes (Lot 1)**



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**Table 1. 44 Single Family Homes (Lot 1)**

Floor Plan	Stories	Height	SF
Plan 1	2	26'-6"	1,663
Plan 3	3	34'-6"	1,899
Plan 3X	3	34'-6"	1,917
Plan 4	2	26'-6"	1,320
Plan 4X	2	26'-6"	1,320

**Figure 5. Proposed Elevations –Attached Townhomes (Lot 2)**



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**Table 2. 46 Attached Townhomes (Lot 2)**

<b>Floor Plan</b>	<b>Stories</b>	<b>Height</b>	<b>SF</b>
<b>Plan 1</b>	<b>3</b>	<b>36'-8"</b>	<b>1,324</b>
<b>Plan 2</b>	<b>3</b>	<b>36'-8"</b>	<b>1,528</b>
<b>Plan 3</b>	<b>3</b>	<b>36'-8"</b>	<b>1,695</b>

Change of Zone No.1900030

The proposed Project would include a Change of Zone (CZ1900030) that would amend the zoning designation for the entire Project site as shown in Table 1 – *Existing and Proposed General Plan and Zoning Designations*.

**Table 3. Existing and Proposed General Plan and Zoning Designations**

<b>Project Site</b>	<b>Lot 1 (2.37 ac)</b>	<b>Lot 2 (2.18 ac)</b>
<b>Existing General Plan Designation</b>	Community Development: Highest Density Residential – (CD: HHDR)	Community Development: Highest Density Residential – (CD: HHDR)
<b>Proposed General Plan Designation</b>	No Change	No Change
<b>Existing Zoning Designation</b>	Residential Incentive (R-6)	Residential Incentive (R-6)
<b>Proposed Zoning Designation</b>	General Residential (R-3)	General Residential (R-3)

Zoning/Development Code Consistency

Change of Zone No. 1900030 proposes to modify the current zoning of the Project site from Residential Incentive (R-6) to General Residential (R-3) for Lots 1 and 2. The proposed R-3 change in zoning designation is consistent with the underlying General Plan land use designation Highest Density Residential (CD: HHDR) which allows from 14-40 dwelling units per acre for Lots 1 and 2.

Uses permitted in the R-3 zoning classification include Multiple family dwellings with the submittal of a Plot Plan pursuant to the provisions of Ordinance No. 348 Section 18.30 and the requirements of Section 8.96 of Ordinance No. 348. The Tentative Tract Map (condo map) would allow 46 single-family homes and the Plot Plan would allow the 44

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condominium townhomes in the R-3 zone. Further discussion regarding compliance with the development standards R-3 zone will be discussed in detail in subsequent sections.

Row Dedications And Offsite Improvements

Sufficient public street right-of-way along Magnolia Avenue shall be conveyed for public use

and bus shelter per Corona Cruiser Bus standards and requirement, to provide a 71 FT half-width by 30 FT long right-of-way, approximately 23 ft from the north property line. (080 Survey - Condition No. 3)

On existing curb and gutter, new driveway, closure of existing driveway, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Magnolia Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461 Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. 6-foot sidewalk shall be constructed adjacent to adjacent to the curb line within the parkway.
3. Existing driveway along Magnolia Avenue shall be closed.
4. No gate shall be installed at the Magnolia Avenue entry.
5. Bus Shelter and signage improvements on 12 ft wide by 30 ft long parkway per Corona Cruiser Bus standard & requirement. (090 Transportation - Condition No. 2)

Harlow Avenue along project boundary is designated as a LOCAL ROAD and shall be improved with 30 foot part- width AC pavement (18 feet project side and 12 feet on the other side of the centerline), 6-inch concrete curb and gutter, and concrete sidewalk (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 45 foot part-width, minimum, dedicated right-of-way (30 feet north side and 15 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. a. A 5-foot concrete sidewalks shall be improved within the 12-foot parkway. b. Existing driveway along Harland Avenue shall be closed. (090 Transportation - Condition No. 4)

File No(s). CZ 1900030, TTM 38201 and PPT 190026 were submitted to the County of Riverside on September 11, 2019.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

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The Initial Study (IS) identified potentially significant impacts regarding Biological, Cultural Resources, Noise, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines.

The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on May 25, 2024, per the State CEQA Guidelines section 15105. The public review period ended on June 14, 2024. No comment letters regarding the IS/MND were received. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA 92501.

**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 an existing General Plan Land Use Designation of Community Development: Highest Density Residential (CD: HHDR). As proposed, PPT 190026 is for the site design and development of 46 single-family homes on Lot 1 (2.37 acres) and 44 condominium townhomes on Lot 2 (2.18 acres). The residential uses proposed are consistent with the encouraged land uses stated in the General Plan for HHDR land use as explained below.

The HHDR land use designation encourages multiple family apartments, including multi story (3+) structures with a with a density range of 14 to 40 units. The proposed Project proposes the construction of single-family homes and condominium townhomes are consistent with the uses encouraged under HHDR. Furthermore, the proposed Project is consistent with the relevant General Plan Policies:

- LUS 4.1.(n) Include extensive landscaping.

The residential project provides 2.35 acres of open space areas with ornamental landscaping around the perimeter of the site, with shade and accent trees to enhance the aesthetic quality of the area.

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- LU 4.2 Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)

The residential project would require a Homeowners Association to be responsible for maintenance of common areas through Covenants Conditions and Restrictions.

The Project site has an existing Zoning Classification of General Residential (R-3). The proposed Project includes a change of zone from Residential Incentive (R-6) to General Residential (R-3) for Lots 1 and 2. The proposed Project is a residential neighborhood that would consist of 46 single family homes on Lot 1 and 46 attached condominium townhomes on Lot 2, with common ownership of, common areas including landscaped areas, the pool, walkways etc. back, front and side yards of each individual unit is privately owned and privately maintained.

Single and multiple family residences are allowed in the R-3 zone, provided the project meets the development standards in Section 8.96 of Ordinance No. 348. The analysis demonstrating compliance with development standards in Section 8.96 for the multi family dwelling standards. 18.5, is provided in this Staff Report. The project is conditioned to comply with the development standards prior to permit issuance and confirmed prior to final.

2. The proposed Project is to allow for development of single and multiple family residential uses, which is consistent with permitted uses provided for in Section 8.1 General Residential (R-3) of Ordinance No. 348 subject to Plot Plan and Change of Zone approval.
3. The Project site is located within an Environmental Justice (EJ) Community as identified in the Healthy Communities Element. Attached to this staff report is a checklist that evaluates the project's applicability and consistency to the Environmental Justice policies within the General Plan. The General Plan EJ policies address quality of life and environmental safety. The objectives of the policies are to increase civic engagement, reduce unique and compounded health risks, and prioritize improvements and programs for public facilities within the EJ Communities. Attached to this staff report is a checklist that evaluates the project's applicability and consistency to the EJ policies within the General Plan. As shown on the checklist, the project is consistent with all applicable policies and therefore is consistent with this component of the General Plan.

**Change of Zone**

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Change of Zone No. 1900030 is a proposal to change the site's existing zoning classification from R-6 to R-3 for Lots 1 and 2 which will allow the development of both single-family homes and condominium townhomes. Furthermore, the R-3 zone is consistent with the Highest Density (HHDR) land use designation. As explained above, R-3 allows for single-family homes and condominium townhomes. The General Residential land use designation HHDR allows for the development of single-family residences and condominium townhomes. The proposed Project would provide housing at a neighborhood level, consistent with the R-3 land use designation.

Therefore, the proposed Change of Zone is consistent with the proposed General Plan's land use designation.

**Entitlement Findings:**

**Tentative Tract Map No. 38201 (TTM No.38201)**

Tentative Tract Map No. 38201 is a Schedule "A" Condo Map which is comprised of 2 lots. The map schedules determine the minimum improvements which a land divider shall install or enter into an agreement to install. Schedule "A" subdivision means any division of land into 5 or more parcels, where *any* parcel is less than 18,000 square feet in net area. The proposed Project would effectively subdivide one lot into two numbered lots (Lot 1 and 2) meeting the definition of a Schedule "A" subdivision. The proposed Project would qualify for schedule "A" subdivision improvements per Ordinance 460 Section 10.5. Lot 1 is comprised of 1.39 net acres and will be developed with 46 single-family homes. Lot 2 is comprised of 1.05 net acres and will be developed with 44 condominium townhomes. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.A.6 states that communities should be revitalized through development of under-used, vacant or infill sites and re-designing vacant land for higher density uses or mixed uses. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the

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General Plan by providing a mix of single-family homes and 44 attached condominium townhomes promoting the unique characteristics of the Temescal Canyon Area Plan.

2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and Temescal Canyon Area Plan. The proposed land division will ultimately result in a development that will provide a variety of uses which include commercial and residential uses. The Project will be consistent with the overall density and floor area ratio, as provided in the General Plan. Therefore, the proposed Project is consistent with this finding.
3. The Project is a proposal to subdivide 4.56 gross acres into two developable lots. The site is physically suitable for the type of development and density proposed due to its frontage on Magnolia Avenue and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
4. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Mitigated Negative Declaration for Environmental Assessment CEQ190099 for the Project, which mitigates all environmental effects to less than significant. Therefore, through compliance with applicable County ordinances, mitigation measures, and corresponding conditions of approval, it was determined that no impacts would result in terms of substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat as a result of the proposed development.

The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. The mitigated negative declaration for the Project identified potential significant impacts to Cultural Resources, Noise, and Mandatory Findings of Significance. However, through the incorporation of mitigation measures the impacts are reduced to less than significant. Therefore, through compliance with applicable County and State ordinances, mitigation measures, and corresponding conditions of approval, the Project is designed and conditioned for the protection of the public health, safety, and general welfare.

5. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.05 for a Schedule 'A' Map as detailed below:



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- a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. These improvements include a private access road and sidewalks. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.05 (A)., as it pertains to streets will be met.
- b) Domestic Water - Domestic water service will be supplied by the Western Municipal Water District consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the conditions of approval, and Riverside Highland Water Company requirements, compliance with Ordinance No. 460 10.05 (B), as it pertains to domestic water, will be met.
- c) Fire Protection – Fire protection improvements include but are not limited to, signage, the location and design of emergency vehicle apparatus access roads, documentation confirming adequate water system capable of delivering a minimum fire flow of 1500 gpm at 20 psi for 2 hours, availability of existing fire hydrants. Therefore, with the incorporation of standard conditions of approval the requirements of Ordinance No. 460 10.05 (C), as it pertains to fire protection will be met.
- d) Sewage Disposal – Sanitary Sewer Service will be supplied by the City of Riverside Public Works, Land Development Department. Improvement plans for sewage collection will be reviewed as required by Ordinance 460 Section 9.3. Therefore, with the requirements of the advisory notification document, and City of Riverside's requirements, compliance with Ordinance No. 460 10.05 (D), as it pertains to sewage disposal, will be met.
- e) Fences – Six-foot high sound walls will be provided along the south and east property lines and a combination retaining wall and a six-foot high free-standing wall will be provided separating the commercial and residential uses at the north and eastern boundaries. Therefore, the requirements of Ordinance No. 460 10.05 (E) as they pertain to fencing have been met.
- f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground. Therefore, with this condition of approval, the requirements of Ordinance No. 460 10.05 (F) as they pertain to the installation of electrical and communication facilities have been met.

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6. The design of the proposed land division and its planned improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
7. The parcels as shown on the Condominium Map are consistent with Schedule 'A' land divisions as provided for in Ordinance No. 460 which states that there is no minimum or maximum parcel size. The minimum lot area shall be 7,200 square feet for development within the R-3 zoning classification. The Project site is comprised of 4.5 acres. Therefore, the proposed Project is consistent with this finding.

**Plot Plan Findings**

The proposed use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

1. The residential portion of the site is subject to the Riverside County General Plan; Riverside County Ordinance 348 (Land Use Planning and Zoning Regulations) and 461 (County Road Standards and County Standard Specifications); California Quality Environmental Quality Act (CEQA); District 2 Design Standards; and the Multiple Species Habitat Conservation Plan (MSHCP). General Plan conformance analysis is provided in the staff report under Land Use Findings: General Plan Amendment. The Project's density, open space areas, height limitations, yard setbacks, trash areas, parking etc. were reviewed in conformance with Ordinance 348, Section 18.5 Planned Residential Development Standards and were found to be in conformance, as detailed in the Land Use Findings. The Riverside County Transportation Department reviewed the project for conformance with Ordinance 461, related to ROW dedications, street widths, sidewalk curve and gutter and other related standards. The project was found to be in compliance. A Mitigated Negative Declaration was prepared, reviewed, and deemed adequate in compliance with the State CEQA Guidelines for the whole project, including the residential portion of the project. Landscape design requirements and conceptual signage are in conformance with District 2, Design Guidelines. The project was evaluated in compliance with the Riverside County MSHCP and conditioned to conduct a pre-construction bird survey prior to any ground disturbance for the Project. Therefore, the Project is designed, conditioned, and conforms to the requirements of the General Plan and all applicable requirements of State law and other Riverside County Ordinances.
2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of

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the land and to be compatible with the present and future logical development of the surrounding property. The plan 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.

3. Project review consists of, among other things, a robust review of the Project's ultimate design and operations to ensure the protection of public health, safety, and general welfare. The Project was routed to Riverside County Environmental Health whose purview is to ensure that the adequate and safe provision of potable water and sewage is provided to the site, as well as the space allocation, and service provided for adequate disposal of solid waste. The Riverside County Fire Department (Fire) evaluated the Project's overall site design based on the Fire Technical Policies Document and Standards (i.e., summaries of County and State Codes), including emergency access, water availability for fire suppression and other interior fire safety requirements (fire sprinklers, carbon monoxide detectors etc.). The Riverside County Transportation Department evaluated the project based on, Ordinance 461, to ensure proper sight distance at driveways, adequate slope, and curvature of internal streets as well as the Right of Way (ROW) dedication for sidewalk, curb and gutter necessary for project access by vehicles and pedestrians. The Riverside County Flood Department reviewed the site's potential for flooding in accordance with Ordinance 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) as well as overall drainage of the site, and water basin requirements. Additionally, the MND includes sufficient mitigation to reduce all impacts to a less than significant level.
4. The surrounding land uses consists of a mobile home park to the north apartments to the east and single-family housing to the south and east of the project site. It is deemed logical development to allow additional housing to support a growing population in the Temescal Canyon area. The single-family condominium complex and the attached condominium townhomes are compatible with surrounding single-family homes in the area.
5. As such, the Project is designed and conditioned for the protection of public health, safety, and general welfare in mind as well as the present and future logical development of the surrounding property.
6. All plot plans 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

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accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

7. The residential component of the project was processed as a Subdivision Schedule "A" Map (Tentative Tract Map 38201). Tract Map Division means a land division creating five or more parcels, *five or more condominiums* as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or the conversion of a dwelling to a stock cooperative containing five or more dwelling units. Under condominium ownership the property owner can convey title of their property as they would have exclusive ownership of their unit and shared ownership of common areas. Notwithstanding, the Project proponent would still be required to have an approved tentative tract map (Schedule "A" Map), apply for a final map, and meet all the conditions and requirements prior to map recordation. The requirement is not fully applicable to condominium projects where, effectively, more than one structure is built on a single legally divided parcel.

**Development Standards Findings:**

With approval of Change of Zone No.190026 the Project site will be located within one zoning classification R-3 for Lot 1 (2.37 acres) and Lot 2 (2.18 acres). As proposed, the Project is consistent with the permitted uses and development standards of each zoning classification as provided in Ordinance No. 348 and as detailed below:

**Residential Development Standards (Lots 1 and 2):**

Uses permitted in the R-3 zoning classification includes single and multiple family development provided a land division is approved pursuant to the provisions of Ordinance No. 460 and the requirements of Section 8.96 of Ordinance No. 348. The R-3 zone allows the development of 46 single-family homes on Lot 1 and 44 condominium townhomes on Lot 2.

**Density, Open Areas and Height Limitations**

- a) A subdivision map, Schedule "A" prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to County Ordinance No. 460. A Schedule "A" map is any division of land into 5 or more parcels, where *any* parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision. Tentative Tract Map findings are discussed in detail in the Tentative Tract Map section.

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- b) *Not less than 40 percent of the net area of a project shall be used for open area or recreational facilities, or a combination thereof. The net area of a project shall be determined by excluding all streets, drives and automobile storage areas.*

The proposed Project has a net area of 2.5 acres (105,514 sq. ft). Lot 1 and 2 combined provide a total of 2.35 acres (102,157 square feet) of dedicated open space area, for a total of 96% of the net area. The net area includes common open space areas and combined privately owned front and rear yards. The open space area provided exceeds the 40% requirement for planned residential developments. Therefore, the Project meets this development standard.

- c) *The total number of dwelling units in a project shall not exceed that which would be permitted if the project were a standard lot development.*

The county's General Plan land use designation for the project site is Highest Density Residential (HHDR), permitting construction of multi-family developments up to three stories high and 14-40 dwelling units per acre (du/ac). The project proposes both single family homes and condominium townhomes at a density of 20 units per acre which is the density allowed under the HHDR designation. Therefore, proposed Project would conform with the General Plan land use designation and if approved would comply with the land use density allowed under HHDR.

- d) *The height of buildings shall not exceed that which is permitted in the zone in which the project is located. The maximum permitted density and height limits may be reduced if it is determined to be necessary for a planned development to achieve compatibility with the area in which the development is located.*

As mentioned below the building height is not allowed to exceed three stories, with a maximum height of 50 feet in the R-3 zone. The proposed 46 single family homes on Lot 1 will not exceed two-stories and a maximum height of 35'-0" and the 44 condominium townhomes on Lot 2 will not exceed three-stories and a maximum height of 36'-8". Therefore, the Project is consistent with this development standard.

#### Yard Setbacks

- a) *Building setbacks from a project's exterior streets and boundary lines shall be the same as those prescribed by the zone in which the project is located. In no case shall such building setbacks for any project be less than those prescribed in the R-3 Zone.*

See detailed discussion on minimum yard setbacks in R-3 Zone. In the R-3 Zone front setback shall be no less than 10 feet, side setbacks no less than five (5') feet. The

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Project is consistent with this development standard. The residences abutting Magnolia Avenue, the side yards have a minimum setback of ten (10') feet and the rear yard setback abutting Harlow Avenue is ten (10') feet. The Project is consistent with this development standard.

The proposed development on Lot 1 of the Project site for the construction of 46 single-family homes and 44 attached condominium townhomes on Lot 2 are subject to the provisions of a Condominium Map. The Condominium Map considers the overall site (in this case Lots 1 and 2) to determine the location of setbacks in that the 46 single-family homes are actually developed on one lot (Lot 1) and the 44 attached condominium townhomes are developed on one lot (Lot 2) and not 90 individual lots. As shown on Exhibit A (TTM38201) the single-family homes and the condominium townhomes would maintain a ten (10') feet from the front property line on Magnolia Avenue and the rear property line on Harlow Avenue as measured from the edge of the dwelling unit to the existing street line as well as ten (10') foot minimum setbacks for each of the side yards. Therefore, the project is consistent with this development standard.

**Streets**

- a) *Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460*

Private streets for the proposed residential development meet the standards found in Ordinance 460, Section 3.3:

- Private streets will be maintained by the development's Homeowners Association
- Interior streets in the planned residential development are 32 feet in width. Reduced widths of 32 may be permitted when the design does not permit on-street parking. The proposed Project is proposing 32 feet interior streets.

**Residential Structures**

- a) *The number of dwelling units in a building in the R-3 Zone and all other zones that permit planned residential developments as an R-3 use shall not exceed that permitted by the R-3 Zone development standards. Residential buildings shall have a minimum ground floor living area of 1,000 square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11. of this ordinance.*

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The proposed residential portion of the Project contains one dwelling unit per building, in compliance with the one (1) dwelling unit per building standard in the R-3 Zone where planned residential development is allowed. The proposed single-family homes on Lot 1 range in floor living area from 1,663 sq. ft. for Plan 1, 1,899 sq. ft. in Plan 3, 1,917 sq. ft. in Plan 3X, and 1,320 sq. ft. in Plans 4 and 4X. The proposed multiple family dwelling units (condominium townhomes) on Lot 2 range in floor living area from 1,324 sq. ft. for Plan 1, 1,528 sq. ft. in Plan 2, 1,695 sq. ft. in Plan 3. Therefore, the project is in compliance with the minimum ground floor living area of 1,000 square feet and minimum floor living area required by Section 18.11 (750 sq. ft). Therefore, the Project meets this development standard.

Recreational Buildings

- a) *Recreational, public assembly and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.*

The proposed Project includes five common area lots, one of which is open space for the proposed residential component and includes a community pool and lounge area with a restroom/mechanical building. No larger, public assembly or similar building is proposed, other than the community pool area. Therefore, the Project meets this development standard.

Maintenance of Common Areas

- a) *A community association with the unqualified right to assess the owners of the dwelling units for all maintenance, operational and other costs of the common areas and facilities and the community association shall be established and continuously maintained. The association shall have the right to lien the units of the owners who default in the payment of their assessments. The association's lien shall not be subordinate to any encumbrance other than a deed of trust or mortgage made in good faith and for value which is of record prior to the recordation of the lien of the association. Prior to recordation of the final subdivision map, the developer shall submit for approval the declaration of covenants, conditions, and restrictions for the project. The approved declaration shall be recorded at the time of the recording of the final subdivision map.*

Condition of approval 080 CC&R Reciprocal Access/Parking/Landscape Maintenance - has been placed on TTM38201 in compliance with the maintenance of common areas provision of Ordinance 348, Section 18.5. Therefore, the Project meets this development standard.



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Trash Areas

- a) *Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.*

The proposed residential project will have residential curbside pickup of trash and recycling bins. The trash bins will be enclosed in the residence's car garage. Therefore, the Project meets this development standard.

Screening

- a) *A six-foot high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.*

A 6-foot block wall would be constructed along perimeter of the residential development in compliance with the screening requirement. Therefore, the Project meets this development standard.

Walkways

- a) *Five-foot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.*

The proposed residential project's outdoor pool and lounge area are connected by five-foot walkways. Therefore, the Project meets this development standard.

Access

- a) *Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.*

Vehicular access openings are from "A" Street from Center Street as the project's main entrance and another emergency vehicle access is provided on "E" Street. No vehicular access openings into the project are within 400 feet of each other. The Project meets this requirement.

Parking

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The proposed residential component meets or exceeds the parking requirements per Section 18.12. The parking standard for single family residences is 2.0 covered spaces per and 2.0 uncovered spaces for 46 homes (92 total). The parking standard for the attached condominium townhomes is 2.25 spaces for 22 two-bedroom (49.5 total) and 2.75 spaces for 22 three-bedroom units (60.5); a total of 110 spaces are provided (88 garage spaces and 35 uncovered spaces). The entire project requires a total of 202 parking spaces and 215 spaces will be provided. Therefore, the Project meets this development standard.

**Other Findings:**

1. This Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) but not located within a Criteria Cell of the MSHCP. However, assessments were conducted on the Project site that indicated one special-status wildlife species, Cooper's hawk, has low potential to occur in the project biological study area. Therefore, to ensure consistency with the MSHCP and protection of these species conditions of approval have been included as a part of Project approval.
2. The Project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project conforms to the MOU. This project was provided to City of Corona for review and comment on October 1, 2019. No comments were received either in favor or opposition of the project.
3. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. The proposed Project includes a General Plan Amendment which requires compliance with Senate Bill (SB) 18. On December 07, 2020, a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission. A response was received on December 21, 2020, with a list of seventeen contacts and the results of the Sacred Lands File Search which was positive and a recommendation to contact the tribes on the list for more information.

Notices were sent to all contacts on December 22, 2020. A response was received from the Quechan Historic Preservation Officer on December 22, 2020, stating that the tribe did not wish to comment and deferred to closer tribes. The Rincon band of Luiseno Indians requested consultation in a letter dated January 5, 2021, and the Soboba Band of Luiseno Indians responded via email on January 22, 2021 requesting Government to Government consultation for this project.

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The Sacred Lands File Search was returned with **Positive** results. None of the consulting tribes was aware of what the resource could be. After further conversations with staff at the Native American Heritage Commission, it was learned that the tribal member that had submitted this Sacred Site for listing has since passed away. The NAHC does not have the authority to provide the information submitted by tribal members they can only tell you if there is or is not a Sacred Site located in the vicinity of your project.

Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). Notices regarding this project were mailed to all requesting tribes on December 22, 2020. No response was received from the San Manuel Band, the Morongo Band or the Colorado River Indian Tribes. Consultation was requested by the Soboba Band of Indians, the Pechanga Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

The Soboba Band responded in an email dated January 22, 2021. This project was discussed during a meeting on February 1, 2021. Soboba provided information that the project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes and is culturally sensitive by the people of Soboba. The cultural report and the conditions of approval were provided to the tribe on August 10, 2021, and consultation was concluded on September 08, 2021.

The Rincon Band responded in an email letter dated January 05, 2021, requesting consultation under AB52 as well as SB18. Rincon provided information that the project location is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the project area. The cultural report and conditions of approval were provided to the tribe on August 09, 2021. After review of the documents the band agreed with the County's recommendations for archaeological and tribal monitoring during grading activities. Consultation was concluded on August 30, 2021.

The Pechanga Band of Luiseno Indians responded in an email dated January 5, 2021, requesting consultation. The band told Planning that the Project area is part of '*Ataaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive '*Ataaxum* artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area. Consultation was initiated on February

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02, 2021, and the project was discussed during a meeting on the same day. During this meeting the tribe provided information regarding the sensitivity of the area. The report and the conditions of approval were provided to Pechanga on August 9 and 10, 2021, respectively. The band recommended that a tribal monitor be present during grading activities. Consultation was concluded on October 26, 2021.

Although no specific Tribal Cultural Resources were identified, all of the consulting tribes expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

5. The Project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

**Fire Findings:**

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

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received one (1) written communication from a property owner who indicated opposition to the proposed Project.

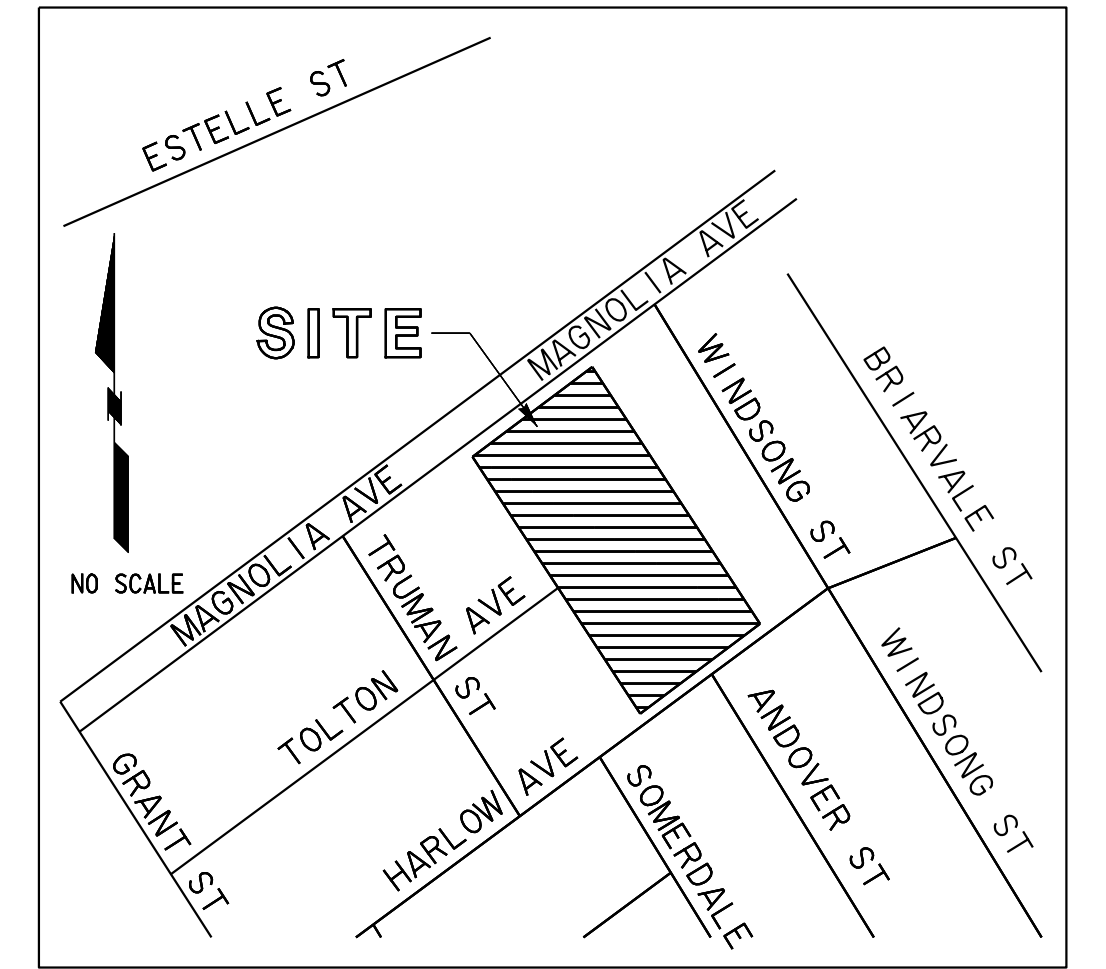
# **Tentative Tract Map No. 38201**

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

# TENTATIVE TRACT MAP NO. 38201

## SCHEDULE "A" FOR CONDOMINIUM PURPOSES

PLOT PLAN NO. 190026  
MARCH 18, 2024



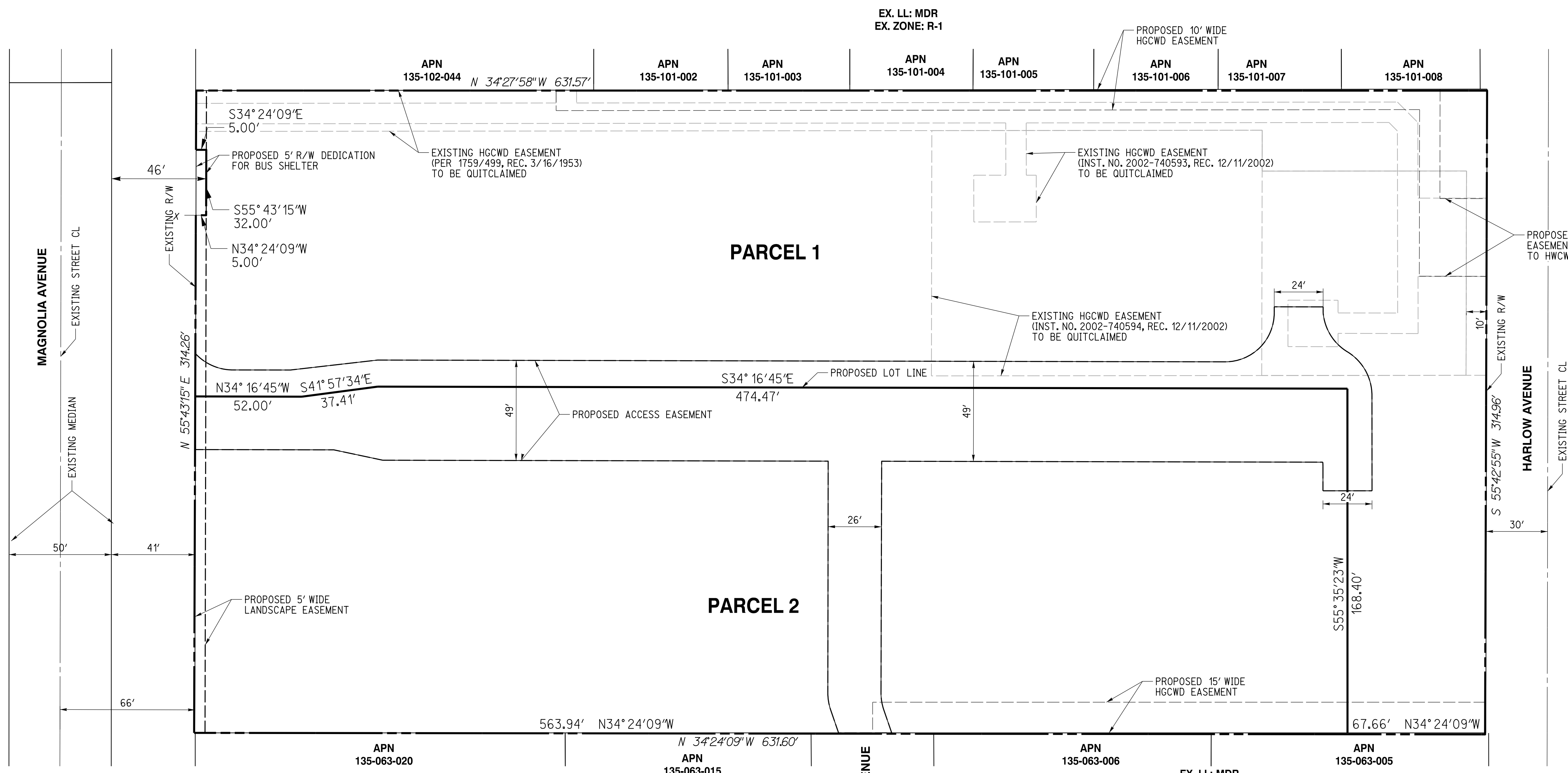
**ENGINEER**  
 RICK ENGINEERING COMPANY  
 1770 IOWA AVE.  
 RIVERSIDE, CA 92507  
 ATTN: RICHARD O'NEILL  
 NUMBER: 951-782-0707 EXT. 2782  
 EMAIL: RONEILL@RICKENGINEERING.COM

**APPLICANT/OWNER**  
 ENERMAX GLOBAL INC.  
 20409 YORBA LINDA BLVD. SUITE 321  
 YORBA LINDA, CA 92886  
 ATTN: VIVIAN LIANG  
 NUMBER: 714-609-8357  
 EMAIL: VIVIANL@ENERMAXGLOBALDEV.COM

**LEGAL DESCRIPTION**  
 BEING A SURVEY OF A PORTION OF LOT 3 IN BLOCK 57 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP FILED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 28 T.3.S., R.6.W. RANCHO EL SOBRANTE DE SAN JACINTO

**BASIS OF BEARING**  
 THE NORTHEASTERLY LINE OF TRACT NO. 4532, MB 74/31-32, BEING N34°23'59"W, WAS HELD AS THE BASINS OF BEARING FOR THIS MAP.

- GENERAL INFORMATION**
- EXISTING LAND USE: HIGHEST DENSITY RESIDENTIAL (HHDR)
  - ADJACENT LAND USE: RESIDENTIAL
  - EXISTING ZONING: R-6
  - ADJACENT ZONING:  
 N'LY - MAGNOLIA AVENUE  
 S'LY - HARLOW AVENUE  
 W'LY - MEDIUM HIGH RESIDENTIAL  
 E'LY - MEDIUM HIGH RESIDENTIAL
  - PROPOSED ZONING: R-3
  - PROPOSED WATER SERVICE: HOME GARDENS WATER DISTRICT
  - PROPOSED SEWER SERVICE: HOME GARDENS SANITARY DISTRICT
  - ALL UTILITIES SHOULD BE UNDERGROUND  
 GAS - SOCIAL GAS  
 TELEPHONE - ATT AND VERIZON  
 ELECTRIC - SCE  
 CABLE TV - SPRECTRUM, FRONTIER AND DIRECTV
  - SCHOOLS: CORONA/NORCO UNIFIED SCHOOL DISTRICT
  - ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED ON PLAN.
  - THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THE TENTATIVE TRACT MAP.
  - ALL STREETS WILL BE CONSTRUCTED PER COUNTY OF RIVERSIDE REQUIREMENTS.
  - EASEMENT SHALL BE GRANTED OVER ALL PRIVATE STREETS FOR INGRESS AND EGRESS, EMERGENCY VEHICULAR ACCESS AND PUBLIC UTILITY PURPOSES.
  - APN 135-063-019 AND 135-063-016
  - THOMAS GUIDE - RIVERSIDE COUNTY PAGE 743 GRID J5 AND PAGE 744 GRID A4/A5
  - FEMA ZONE DESIGNATION - X
  - TOPO SOURCE - SURVEY CONDUCTED SEPTEMBER 17, 2018 BY RICK ENGINEERING COMPANY
  - PROPERTY IS NOT WITHIN A COMMUNITY SERVICE DISTRICT
  - EARTHWORK QUANTITIES (RAW)  
 CUT: 2,440 CU. YD.  
 FILL: 957 CU. YD.
  - THE LAND WITHIN THE PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
  - PROJECT SITE HAS HIGH LIQUIFACTION POTENTIAL AND IS SUCCEPTIBLE TO SUBSIDENCE AND HAS HIGH PALEONTOLOGICAL SENSITIVITY AREA AND IS WITHIN A SPECIAL STUDIES ZONE.
  - THIS MAP REPRESENTS ALL OF THE SUBDIVIDERS CONTIGUOUS OWNERSHIP.



**PLAN SUMMARY**

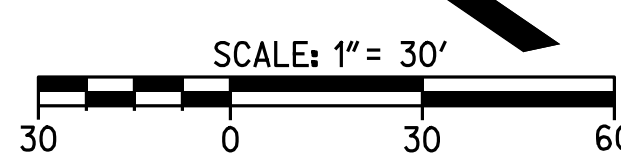
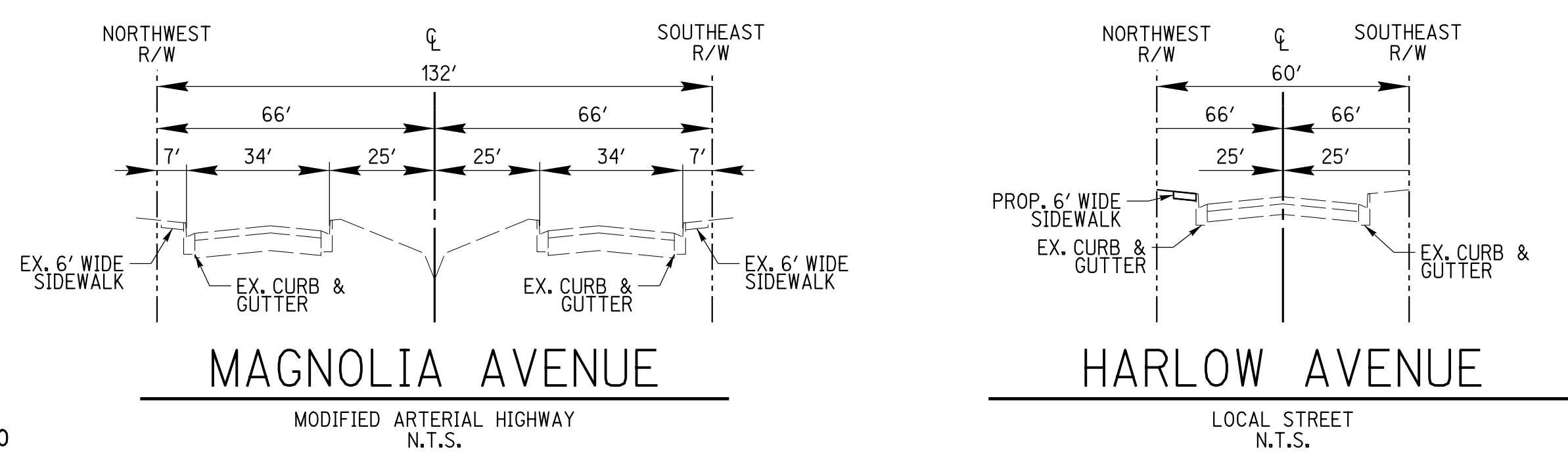
NUMBER OF PARCELS:	2
GROSS AREA (LOT 1):	2.37 ACRES; 103,388 SF
GROSS AREA (LOT 2):	2.18 ACRES; 95,151 SF
TOTAL GROSS AREA:	4.56 ACRES; 198,539 SF
NET AREA (LOT 1):	1.39 ACRES; 60,386 SF
NET AREA (LOT 2):	1.05 ACRES; 45,528 SF
TOTAL NET AREA:	2.44 ACRES; 105,914 SF
BUILDING FOOTPRINT AREA (LOT 1):	0.98 ACRES; 42,681 SF
BUILDING FOOTPRINT AREA (LOT 2):	0.73 ACRES; 31,797 SF
TOTAL BUILDING FOOTPRINT AREA:	1.71 ACRES; 74,479 SF
PAVED AREA (LOT 1):	0.68 ACRES; 29,453 SF
PAVED AREA (LOT 2):	1.22 ACRES; 53,191 SF
TOTAL PAVED AREA:	0.63 ACRES; 45%
LANDSCAPE AREA (LOT 1):	0.36 ACRES; 35%
LANDSCAPE AREA (LOT 2):	0.39 ACRES; 41%
TOTAL LANDSCAPE AREA:	0.89 ACRES; 38,803 SF
*OPEN SPACE AREA (LOT 1):	1.45 ACRES; 63,634 SF
*OPEN SPACE AREA (LOT 2):	2.35 ACRES; 102,157 SF
*TOTAL OPEN SPACE AREA:	

**LEGEND & ABBREVIATIONS**

TRACT MAP BOUNDARY	-----	EXISTING
RIGHT-OF-WAY (R/W)	-----	EXISTING
PROPOSED CURB	-----	PROPOSED
PROPOSED LOT LINE	-----	PROPOSED
EXISTING EASEMENT	-----	EXISTING
PROPOSED EASEMENT	-----	PROPOSED
EX. _____	-----	EXISTING
HGCWD	-----	HOME GARDEN COUNTY WATER DISTRICT
PROP. _____	-----	PROPOSED
ST. _____	-----	STREET
TYP. _____	-----	TYPICAL

**NOTES**

\*NOTE: OPEN SPACE AREA EQUALS GROSS AREA MINUS BUILDING FOOTPRINT AREA AND BACKYARDS.



DATE	BY	REVISIONS

<b>ENGINEER OF WORK</b>	
RICHARD C. O'NEILL	R.C.E. 63285
DATE	
<b>LAND SURVEYOR</b>	
JEFFREY S. BOYDSTON	L.S. 8835
DATE	
SCALE: 1"=30'	DATE: 03/18/2024
DRAWN BY: JMR	CHECKED BY: JMA
JOB NO: 18162	

**RICK ENGINEERING COMPANY**

1770 IOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 951.782.0707  
 (FAX) 951.782.0723

San Diego • Orange • San Luis Obispo • Bakersfield • Sacramento • Phoenix • Tucson

rickengineering.com

# Site Plan

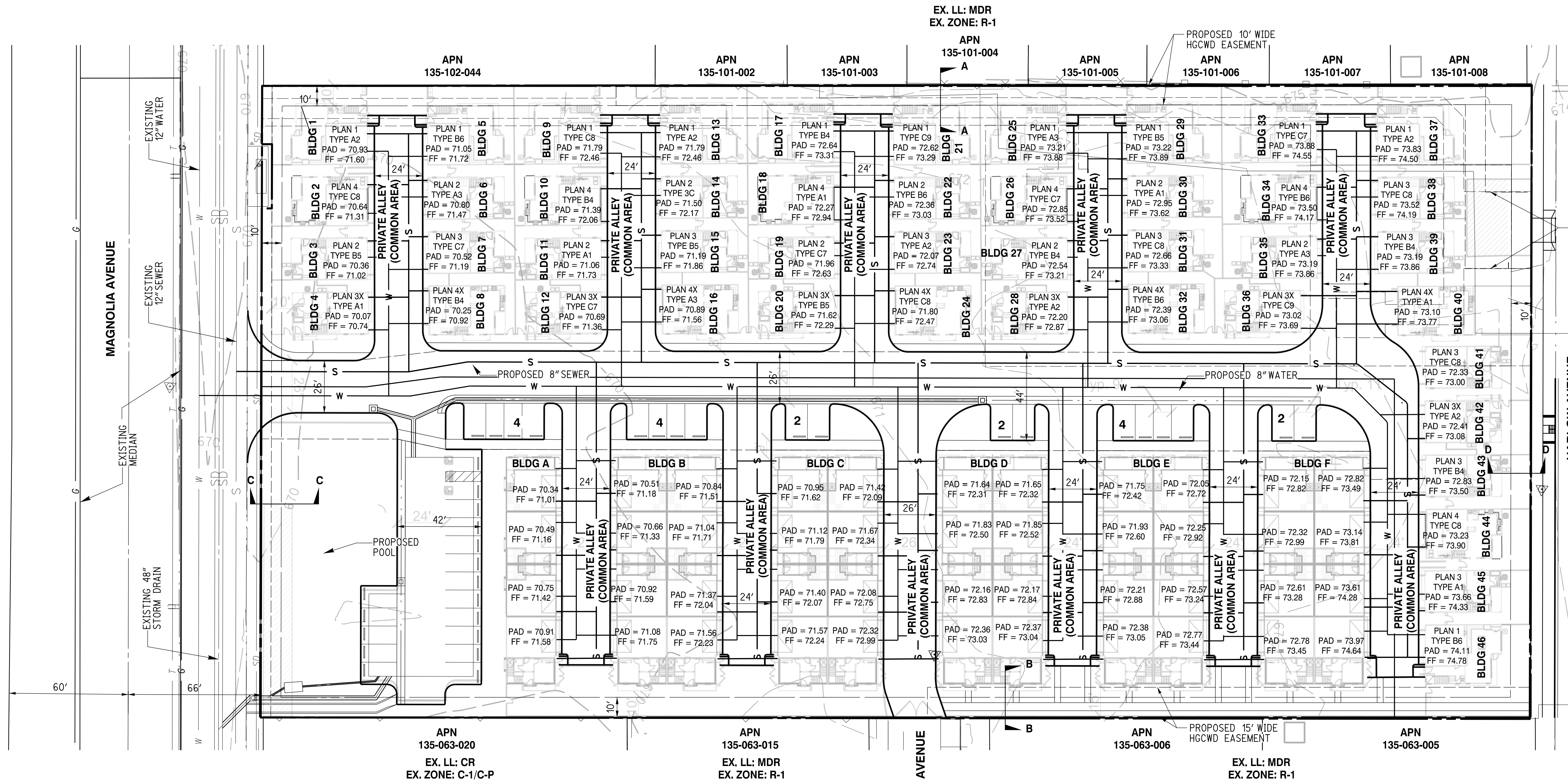
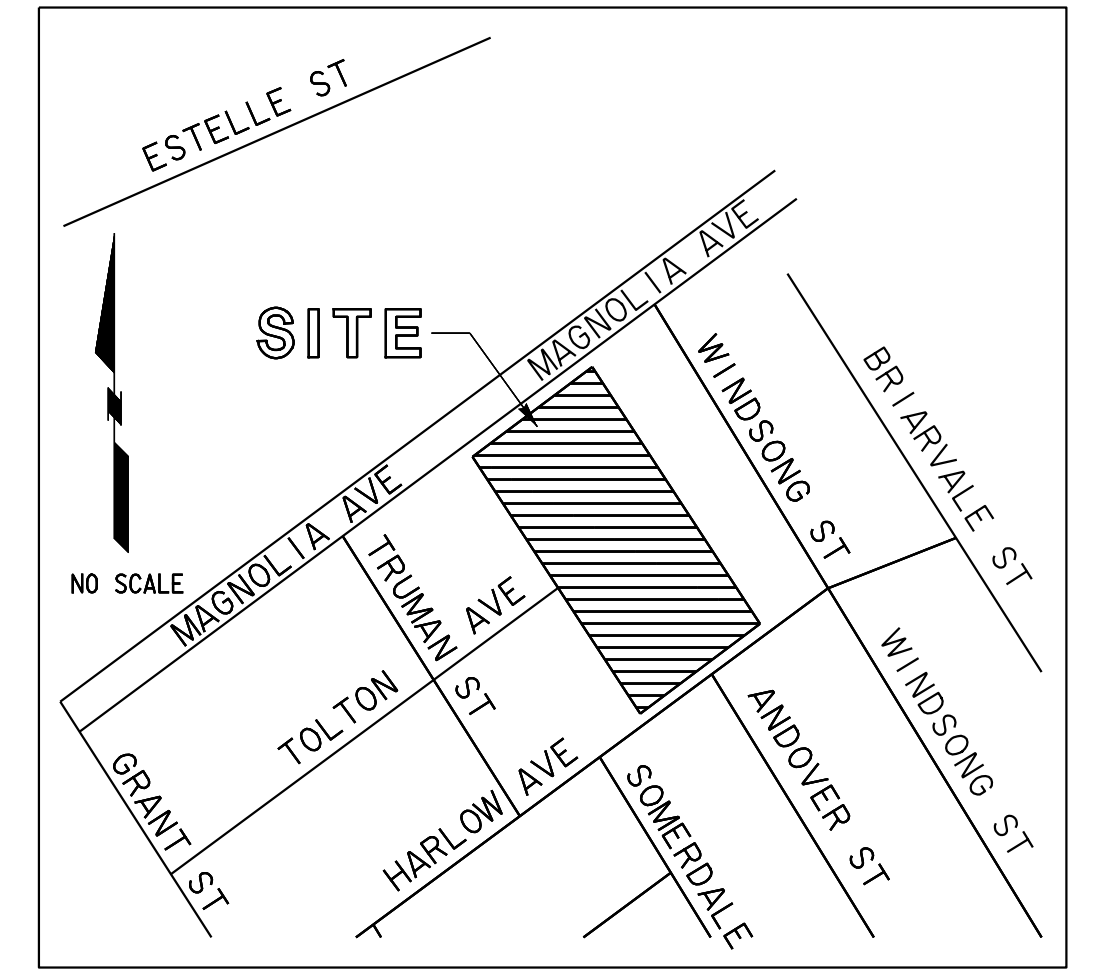


# PLOT PLAN EXHIBIT 13330 MAGNOLIA AVENUE

APN'S: 135-063-016, 135-063-019

MARCH 18, 2024

PPT190026



### APPLICANT/OWNER

ENERMAX GLOBAL INC.  
20409 YORBA LINDA BLVD, SUITE 321  
YORBA LINDA, CA 92886  
ATTN: VIVIAN LIANG  
NUMBER: 714-609-8357  
EMAIL: VIVIANL@ENERMAXGLOBALDEV.COM

### ENGINEER

RICK ENGINEERING COMPANY  
1770 IOWA AVE.  
RIVERSIDE, CA 92507  
ATTN: JUAN ANGELES  
NUMBER: 951-782-0707 EXT. 2112  
EMAIL: JANJELES@RICKENGINEERING.COM

### LEGAL DESCRIPTION

BEING A SURVEY OF A PORTION OF LOT 3 IN BLOCK 57 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP FILED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 28 T.3.S., R.6.W. RANCHO EL SOBRANTE DE SAN JACINTO

### BASIS OF BEARING

THE NORTHEASTERLY LINE OF TRACT NO. 4532, MB 74/31-32, BEING N34°23'59"W, WAS HELD AS THE BASINS OF BEARING FOR THIS MAP.

### EARTHWORK

CUT: 2,440 CU. YD.  
FILL: 957 CU. YD.

### LOT SUMMARY

EXISTING LAND USE: HHDR  
PROPOSED ZONE: R-3  
EXISTING ZONE: R-6

### ACREAGE

4.56 GROSS ACREAGE

### UTILITY CONTACTS

CABLE: SPECTRUM, FRONTIER AND DIRECTV  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
FIRE: CITY OF CORONA FIRE DEPARTMENT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: ATT, VERIZON  
SEWER: HOME GARDENS SANITARY DISTRICT  
WATER: HOME GARDENS COUNTY WATER DISTRICT

### LEGEND & ABBREVIATIONS

TRACT MAP BOUNDARY	_____
CENTERLINE (CL)	_____
RIGHT-OF-WAY (R/W)	_____
PROPOSED CURB	_____
PROPERTY LINE (PL)	_____
EXISTING EASEMENT	_____
EX.	EXISTING
HGCWD	HOME GARDEN COUNTY WATER DISTRICT
PROP.	PROPOSED
ST	STREET
TYP.	TYPICAL

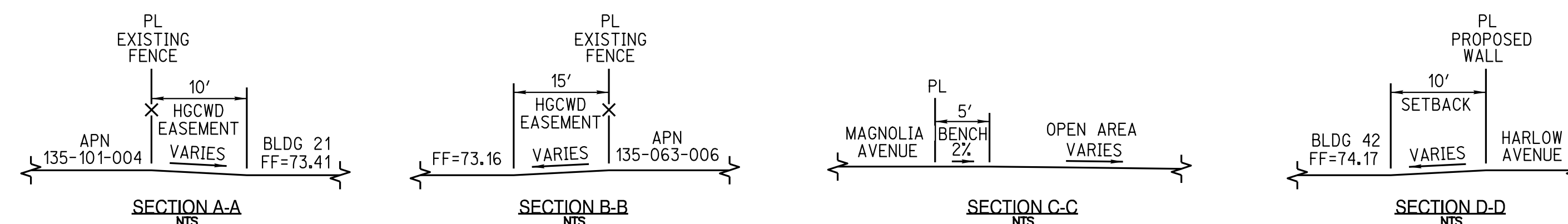
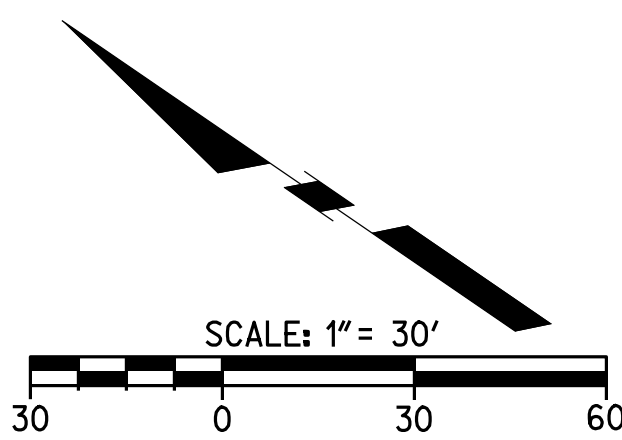
### NOTES

PROJECT SITE HAS A HIGH LIQUEFACTION POTENTIAL, IS SUSCEPTIBLE TO SUBSIDENCE AND HAS A HIGH PALEONTOLOGICAL SENSITIVITY.

\*OPEN SPACE AREA EQUALS GROSS AREA MINUS BUILDING FOOTPRINT AREA AND BACKYARDS.

### PLAN SUMMARY

TOTAL LOTS:	90
GROSS AREA (LOT 1):	2.37 ACRES; 103,988 SF
GROSS AREA (LOT 2):	2.18 ACRES; 95,151 SF
TOTAL GROSS AREA:	4.56 ACRES; 199,539 SF
NET AREA (LOT 1):	1.39 ACRES; 60,398 SF
NET AREA (LOT 2):	1.05 ACRES; 45,528 SF
TOTAL NET AREA:	2.44 ACRES; 105,514 SF
BUILDING FOOTPRINT AREA (LOT 1):	0.98 ACRES; 42,681 SF
BUILDING FOOTPRINT AREA (LOT 2):	0.73 ACRES; 31,797 SF
TOTAL BUILDING FOOTPRINT AREA:	1.71 ACRES; 74,479 SF
PAVED AREA (LOT 1):	0.54 ACRES; 23,738 SF
PAVED AREA (LOT 2):	0.68 ACRES; 29,453 SF
TOTAL PAVED AREA:	1.22 ACRES; 53,191 SF
LANDSCAPE AREA (LOT 1):	0.63 ACRES; 27,455 SF
LANDSCAPE AREA (LOT 2):	0.36 ACRES; 15,583 SF
TOTAL LANDSCAPE AREA:	0.99 ACRES; 43,038 SF
*OPEN SPACE AREA (LOT 1):	0.89 ACRES; 38,803 SF
*OPEN SPACE AREA (LOT 2):	1.45 ACRES; 63,634 SF
*TOTAL OPEN SPACE AREA:	2.35 ACRES; 102,157 SF



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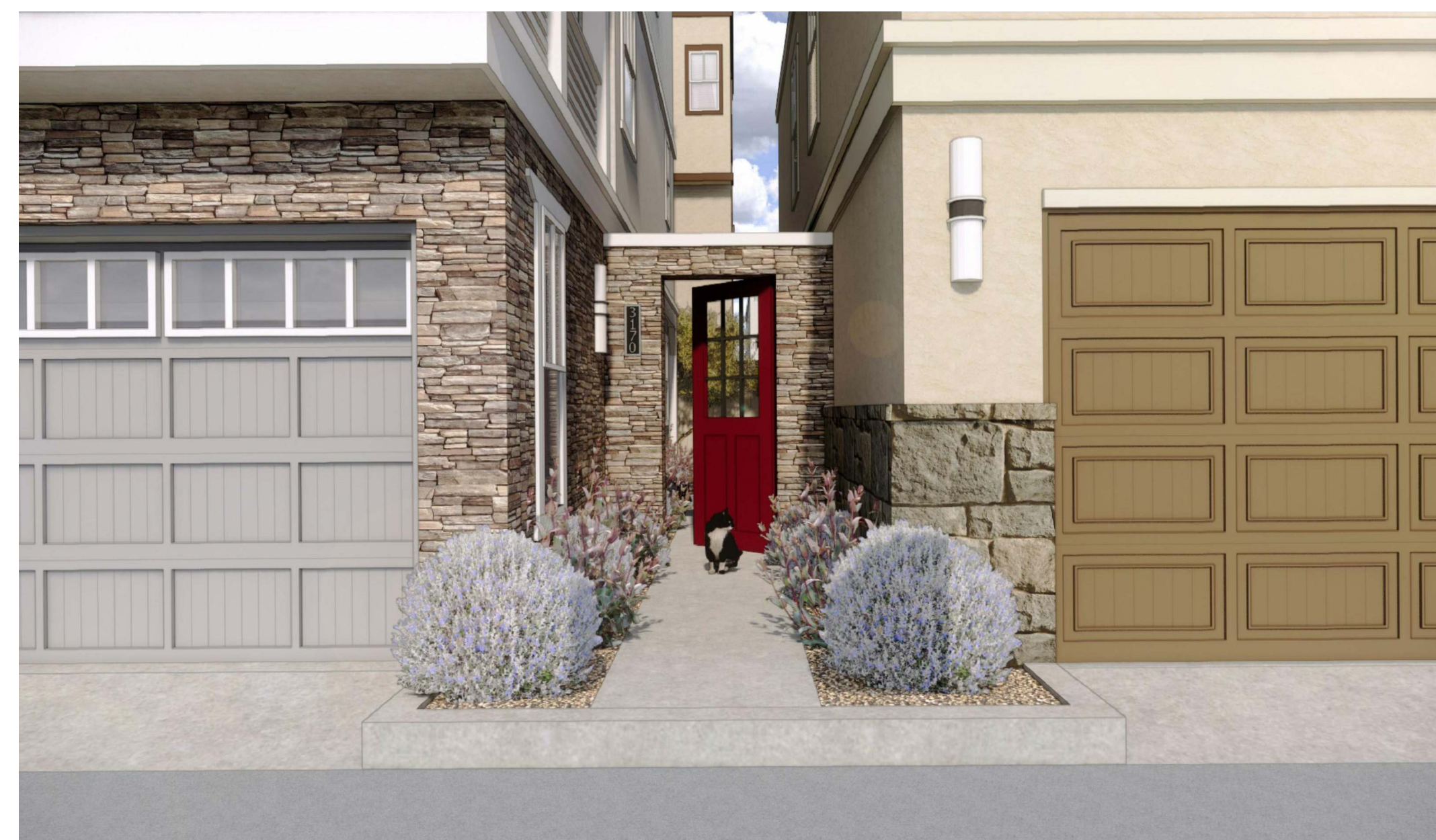
PLOT PLAN EXHIBIT PPT190026  
13330 MAGNOLIA AVENUE

SCALE: 1"=30' DATE: 03/18/2024

# Floor Plans and Elevations



# 13330 MAGNOLIA



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- A0.1t - Trash Plan
- A0.2 - Typical Cluster Plan - Level 1
- A0.3 - Typical Cluster Plan - Level 2
- A0.4 - Typical Cluster Plan - Level 3
  
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- A7.1 - Perspective Views
- A7.2 - Perspective Views
- A7.3 - Perspective Views
- A7.4 - Perspective Views



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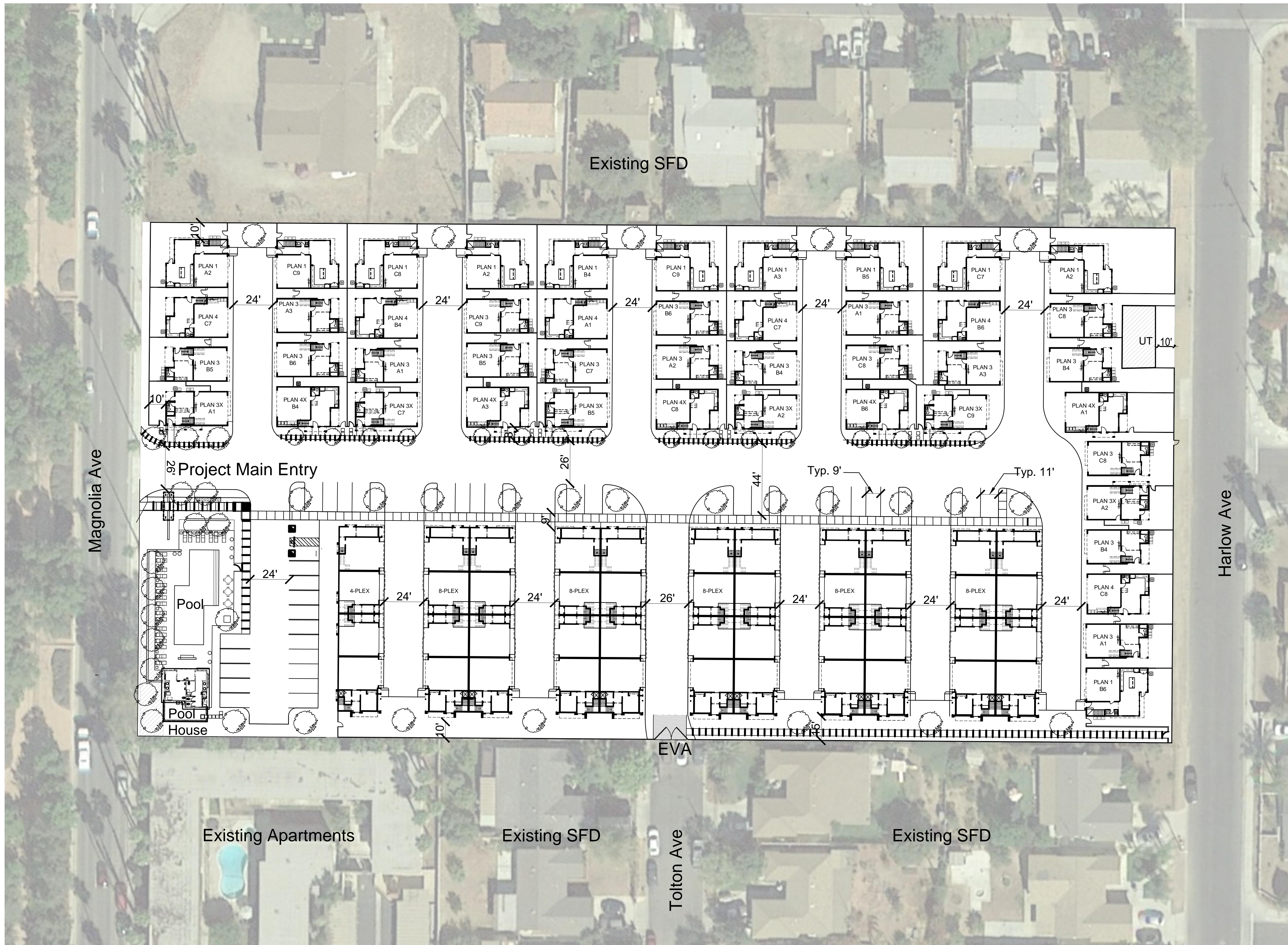
**13330 MAGNOLIA**  
CORONA, CALIFORNIA # 2017-0705

CONCEPTUAL DESIGN  
AUGUST 8, 2022

COVER SHEET

A0.0





**SITE SUMMARY**

Acreage: ± 4.5 AC  
 Units: ± 90 DU  
 Density: ±20 DU/AC  
 Rec Area: ± 10,000 SF

**PROJECT SUMMARY**

46 Single Family Units  
 44 Multi-Family Units  
 90 Total Units

**UNIT SUMMARY**

Single Family  
 22-3 Bedroom Units  
 24-4 Bedroom Units

Multi-Family

22-2 Bedroom Units  
 22-3 Bedroom Units

**PARKING SUMMARY**

Single Family  
 22-3 Br. x 2.0 spaces/unit=44 spaces req.  
 24-4 Br. x 2.0 spaces/unit=48 spaces req.  
 Total: 92 SFD spaces required

Multi-Family  
 22-2 Br. x 2.25/unit=49.5 spaces req.  
 22-3 Br. x 2.75/unit=60.5 spaces req.  
 Total: 110 MF spaces required

Total parking required: 202 spaces

**PROVIDED PARKING**

Single Family:  
 92 Garages

Multi-Family:  
 88 Garages  
 22 Uncovered Parking  
 Total: 110 Spaces

Additional Uncovered Parking: 13 Spaces

Total Parking Provided: +/- 215 spaces  
 (+13 spaces surplus total)

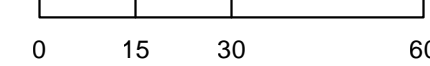


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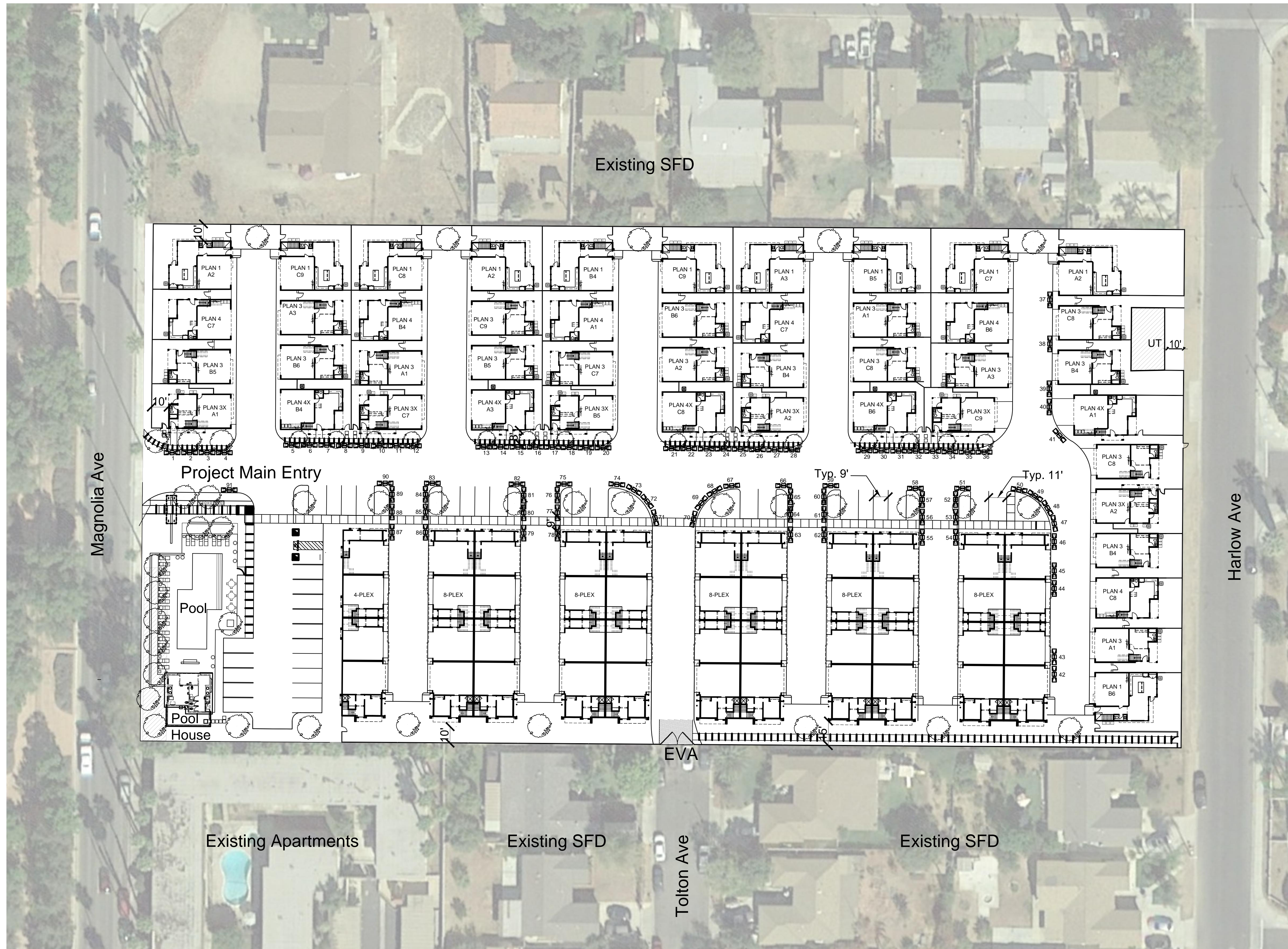
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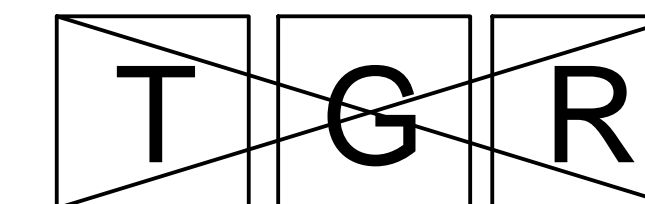
SITE PLAN

A0.1





Waste Bin Configuration



Bins/Unit	3
Units	90
Bins / Rec Center	3
Total Bins	273

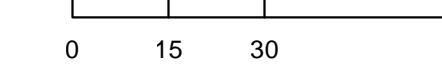


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TRASH PLAN

A0.1t



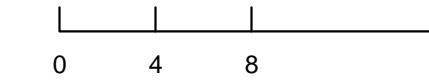


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TYPICAL CLUSTER PLAN  
FIRST LEVEL

A0.2

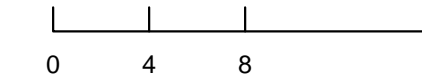


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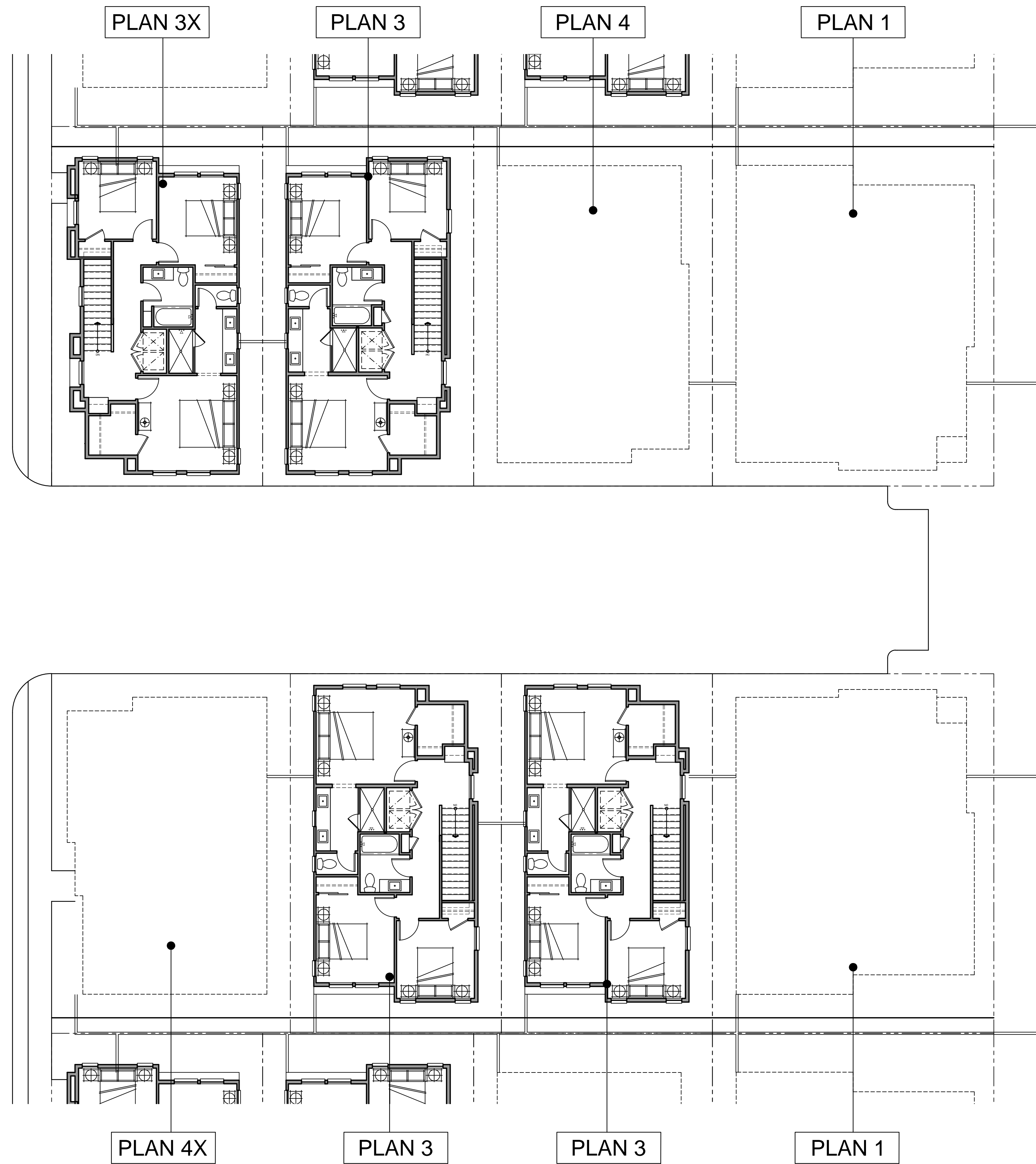
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TYPICAL CLUSTER PLAN  
SECOND LEVEL

A0.3



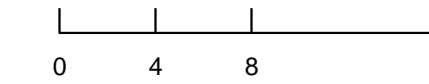


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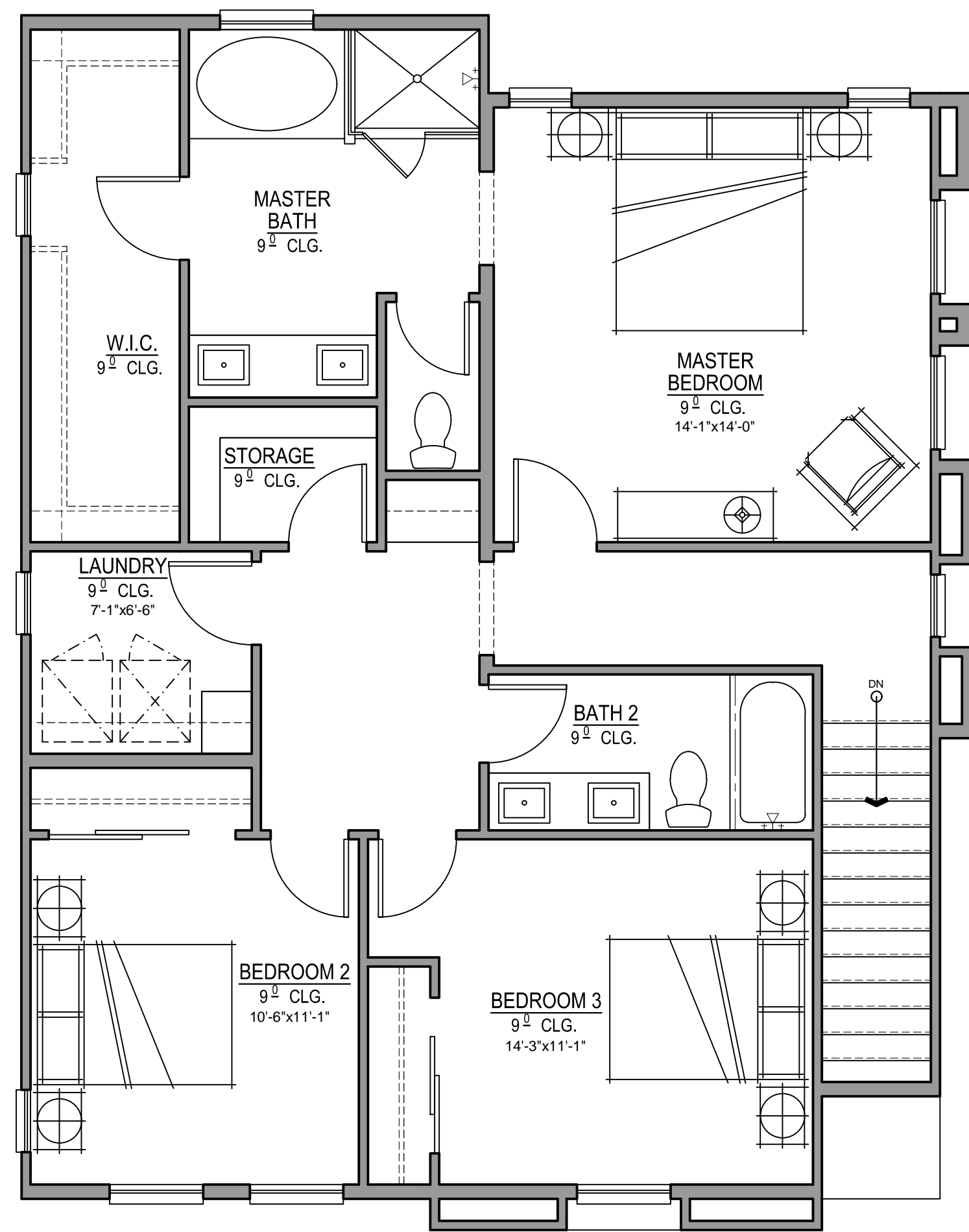
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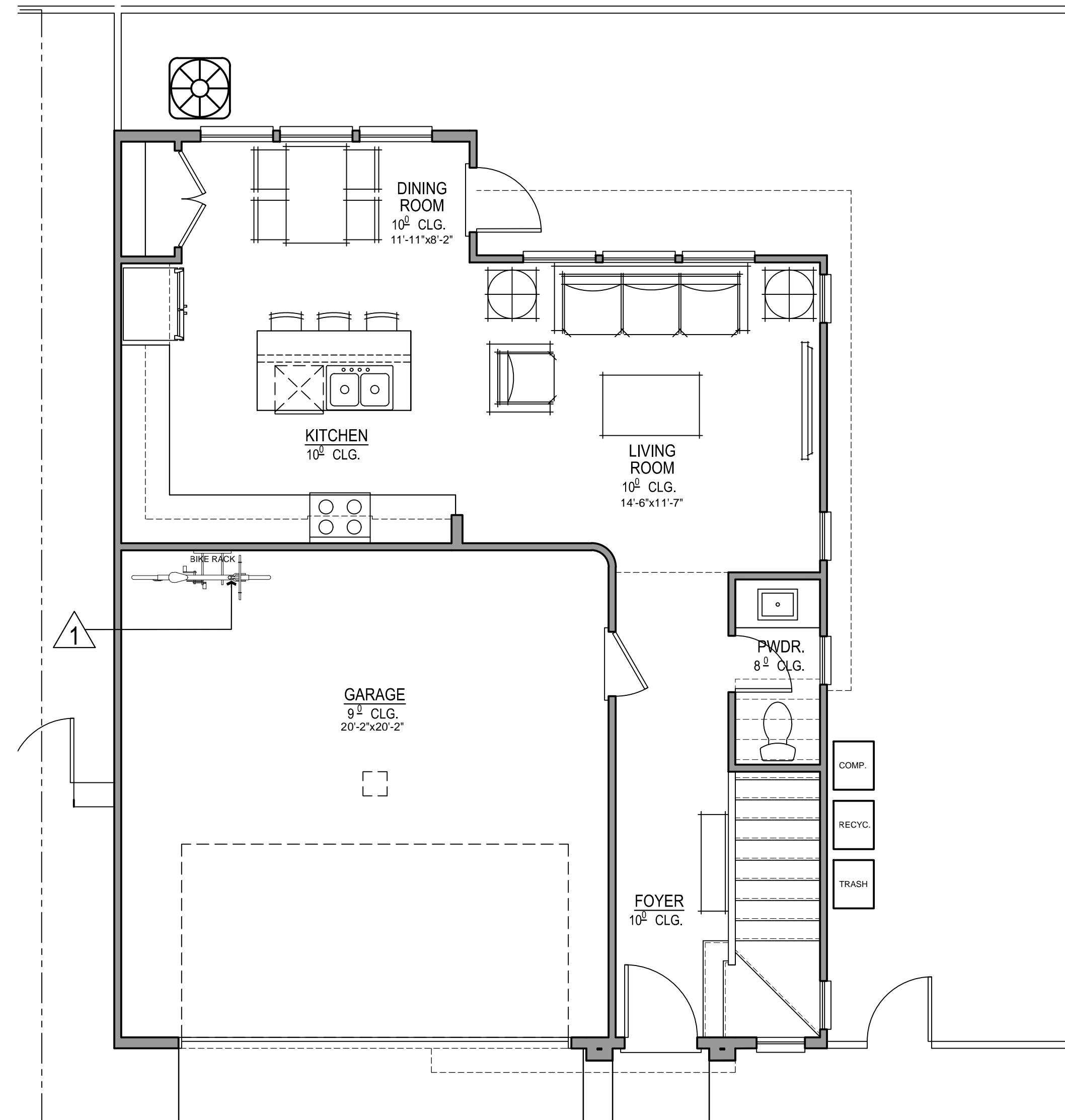


TYPICAL CLUSTER PLAN  
THIRD LEVEL

A0.4



Second Floor



First Floor

PLAN 1 GROSS S.F.	
1ST FLOOR	623 SQ. FT.
2ND FLOOR	1040 SQ. FT.
TOTAL LIVING	1663 SQ. FT.

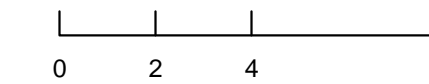


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AUGUST 8, 2022



FLOOR PLANS  
PLAN 1

A1.0





EAST



NORTH



ORIENTATION VARIES\*

WEST



SOUTH  
SCHEME A1

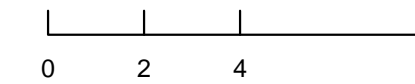


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EXTERIOR ELEVATIONS  
PLAN 1A - FARMHOUSE

A1.1





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME B4

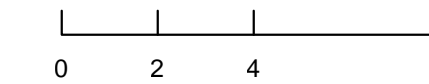


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EXTERIOR ELEVATIONS  
PLAN 1B - CRAFTSMAN

A1.2





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME C7

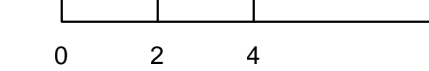


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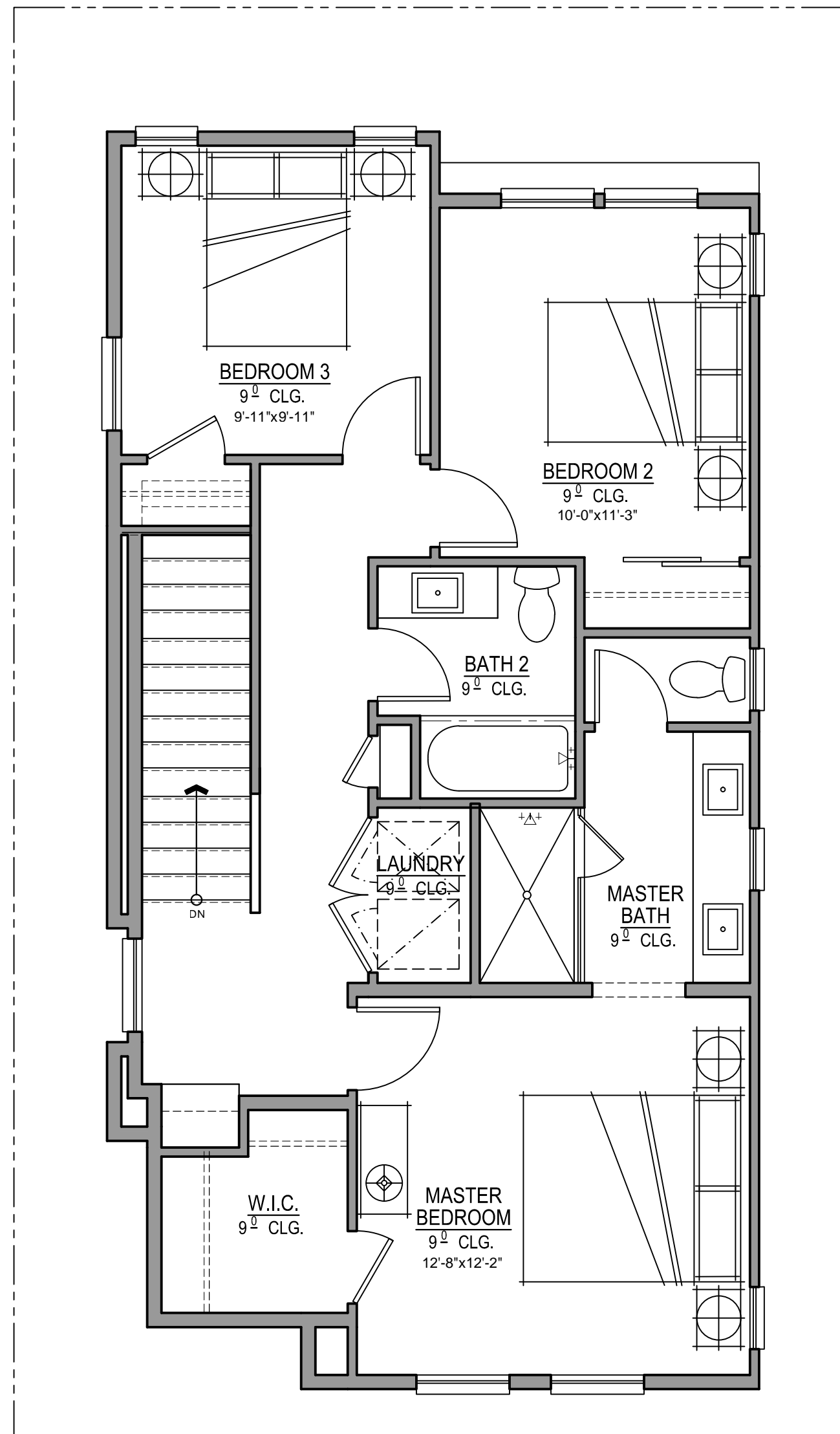
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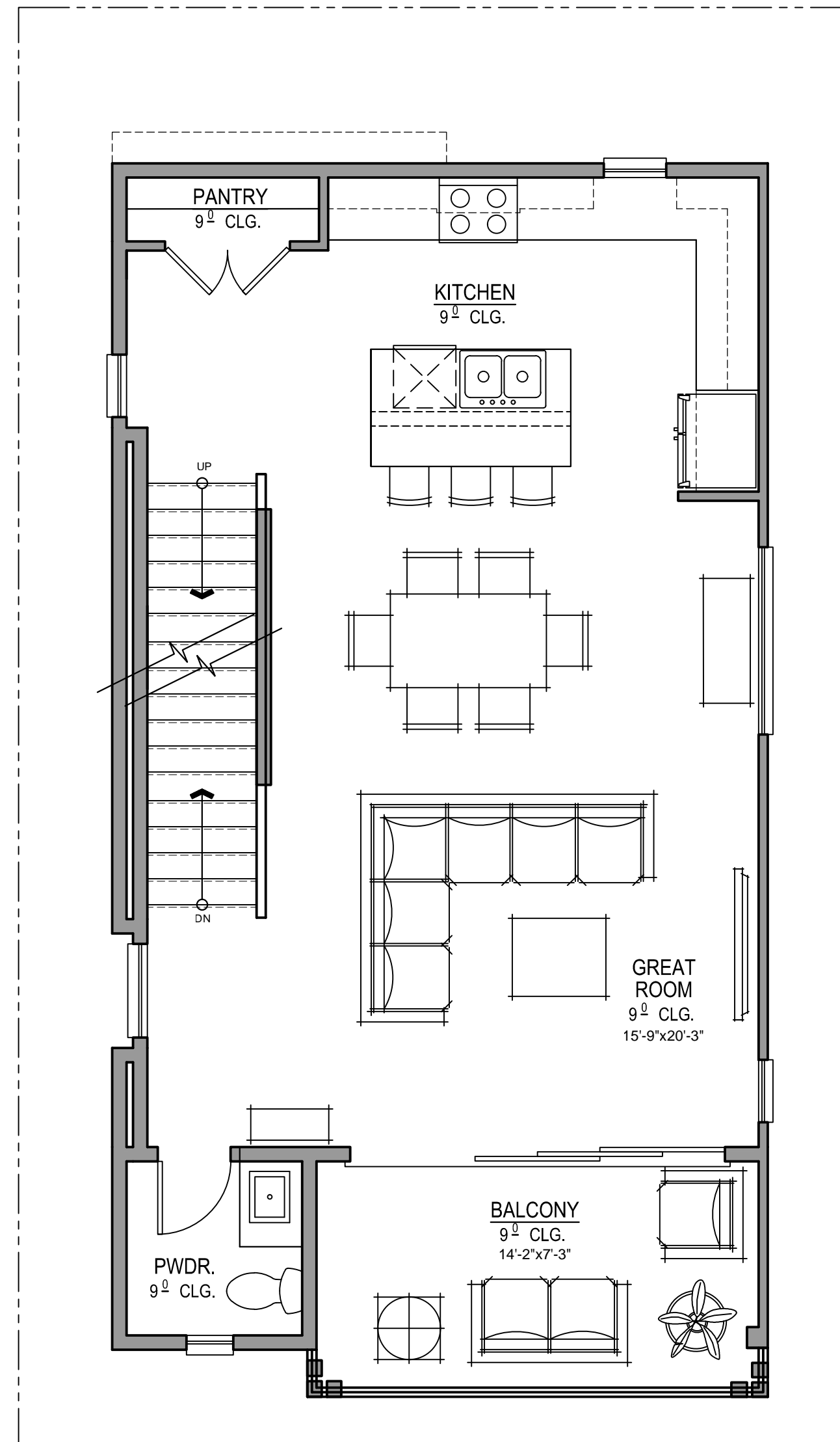


EXTERIOR ELEVATIONS  
PLAN 1C - COTTAGE

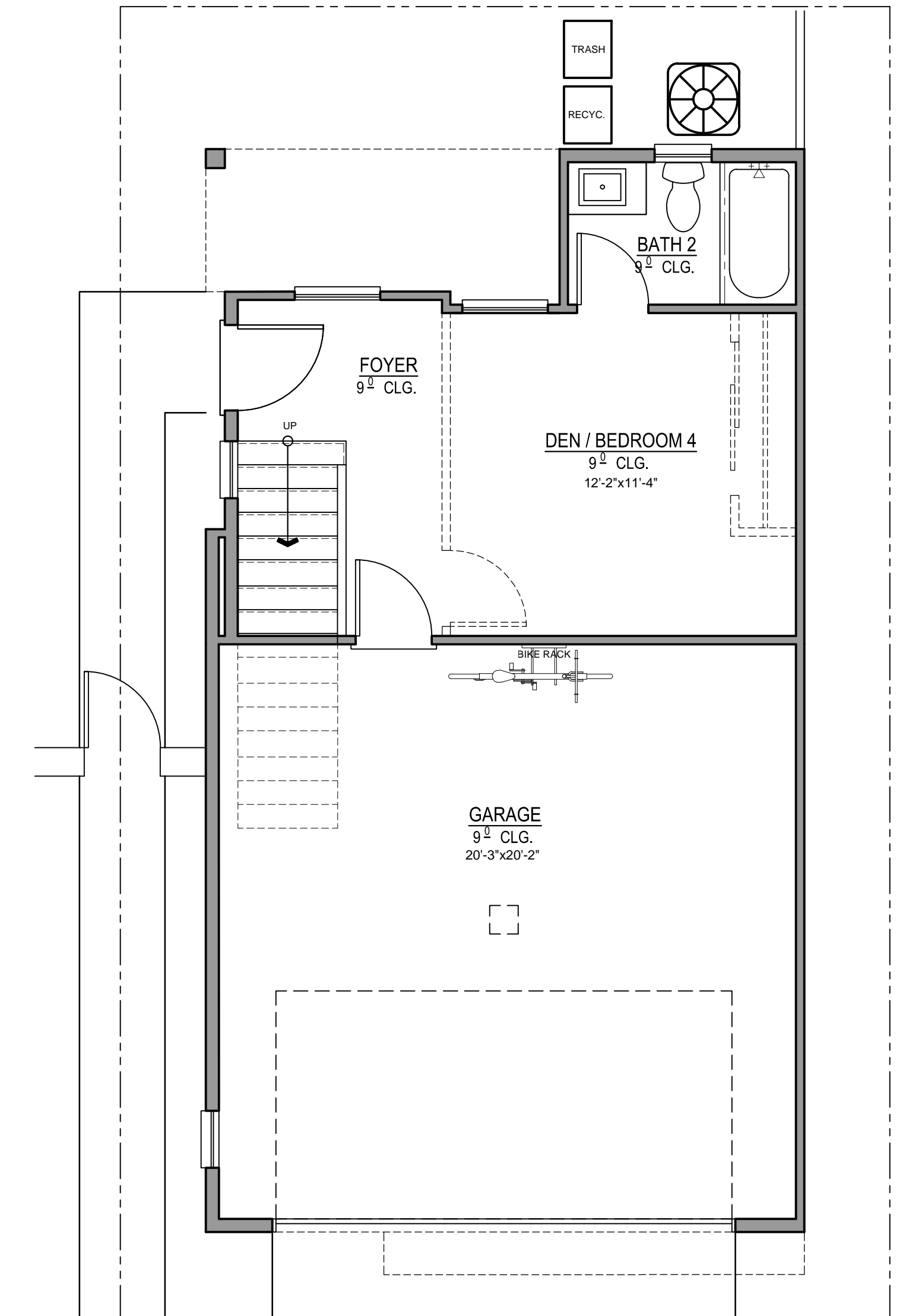




Third Floor



Second Floor



First Floor

PLAN 3 GROSS S.F.	
1ST FLOOR	301 SQ. FT.
2ND FLOOR	805 SQ. FT.
3RD FLOOR	793 SQ. FT.
TOTAL LIVING	1899 SQ. FT.

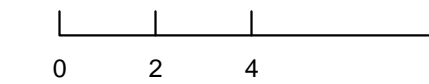


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FLOOR PLANS  
PLAN 3

A3.0





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME A2

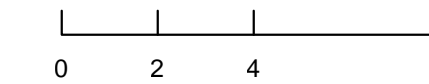


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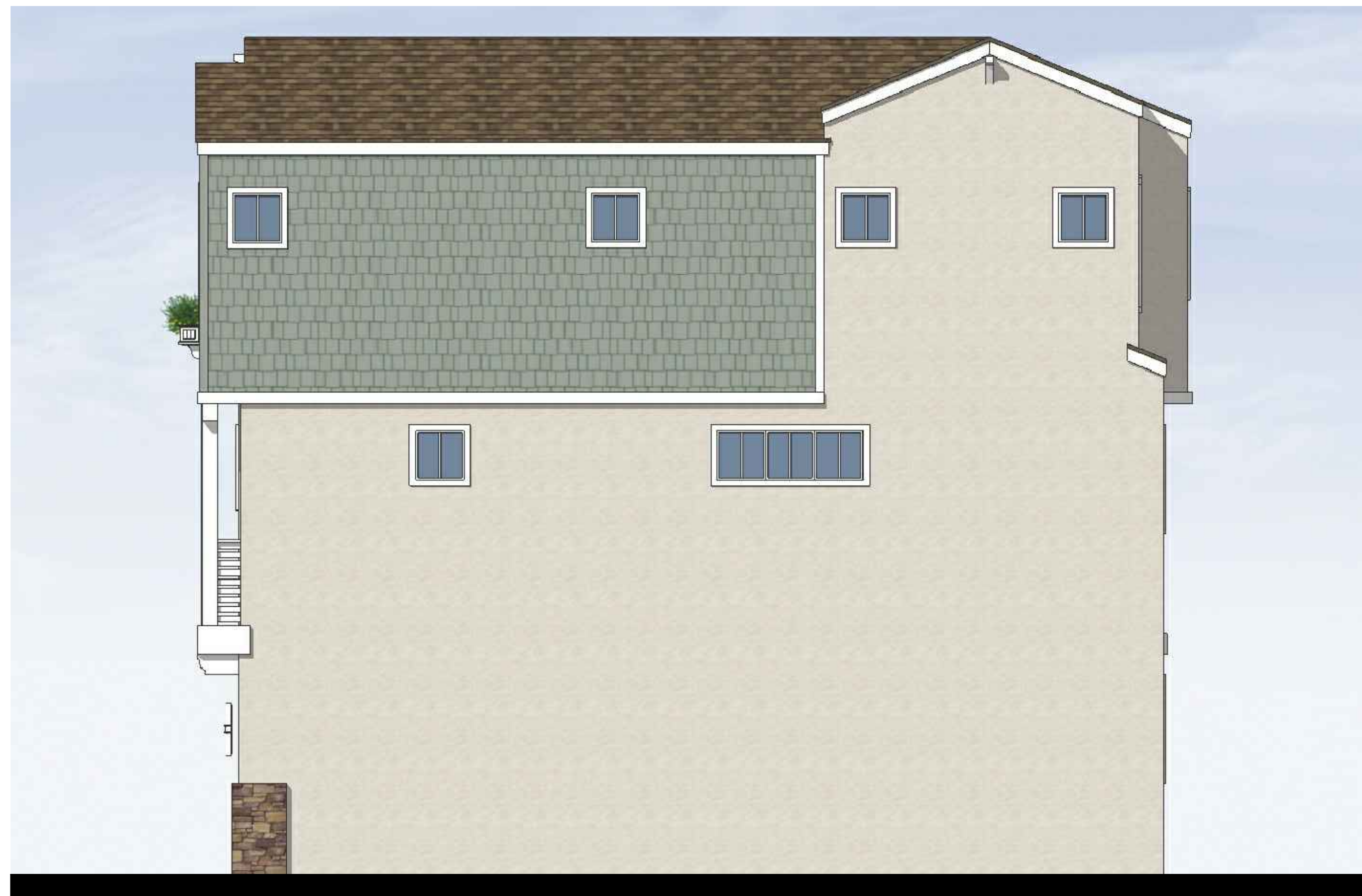
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EXTERIOR ELEVATIONS  
PLAN 3A - FARMHOUSE

A3.1





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME B5

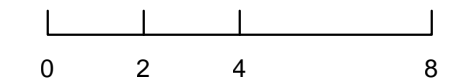


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EXTERIOR ELEVATIONS  
PLAN 3B - CRAFTSMAN

A3.2





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME C8

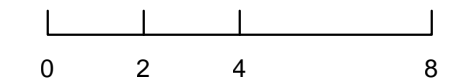


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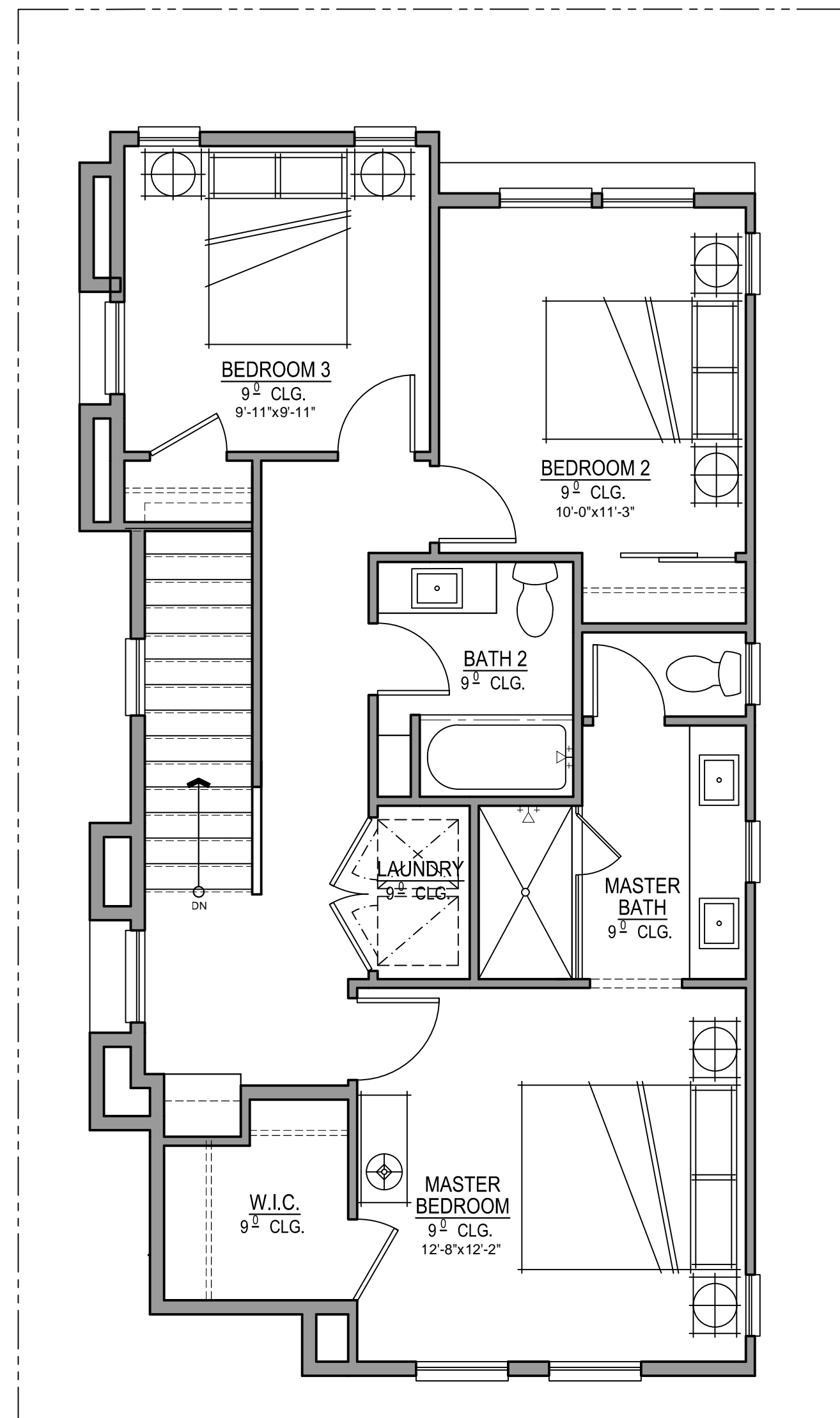
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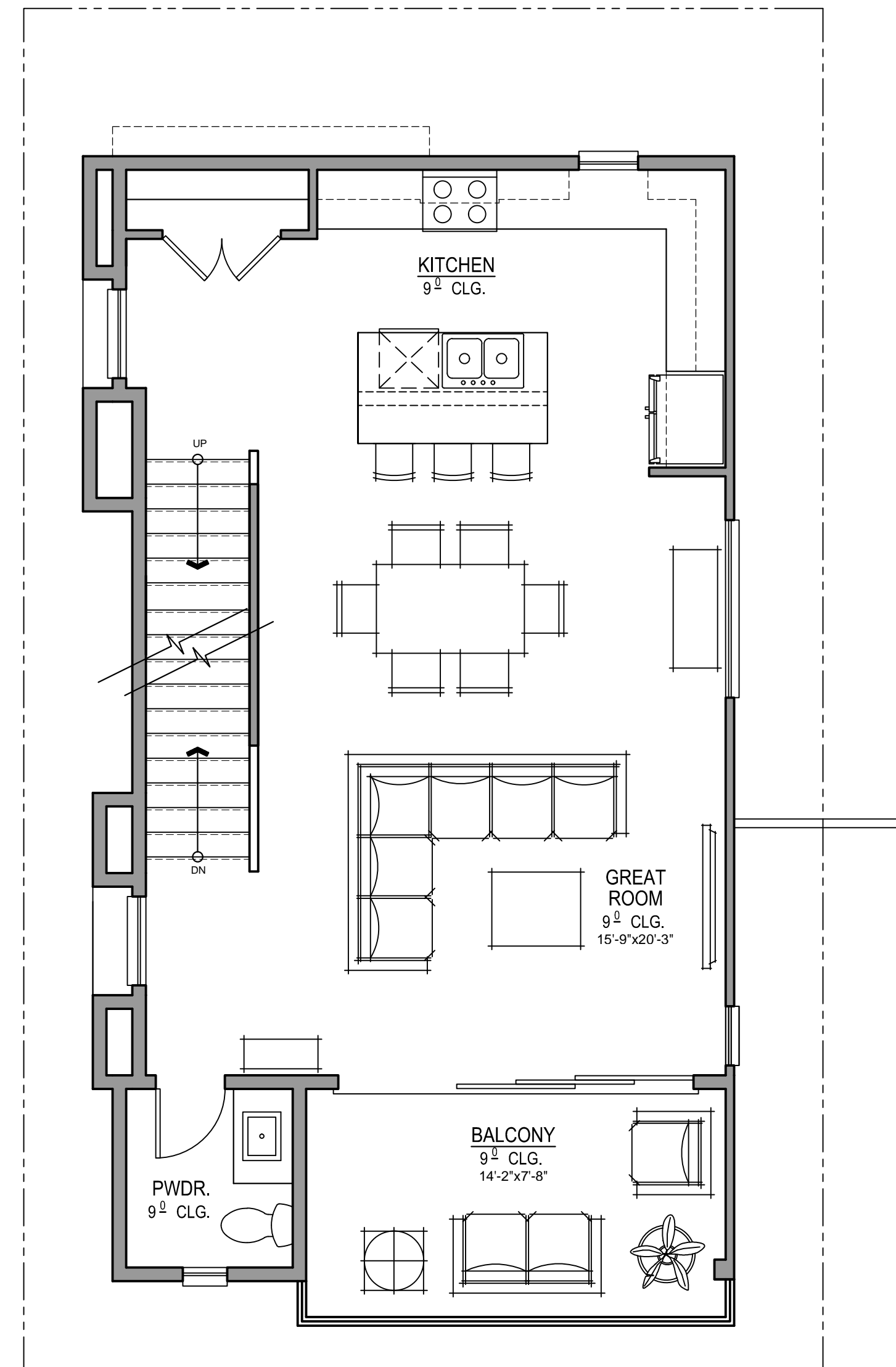
EXTERIOR ELEVATIONS  
PLAN 3C - COTTAGE

A3.3

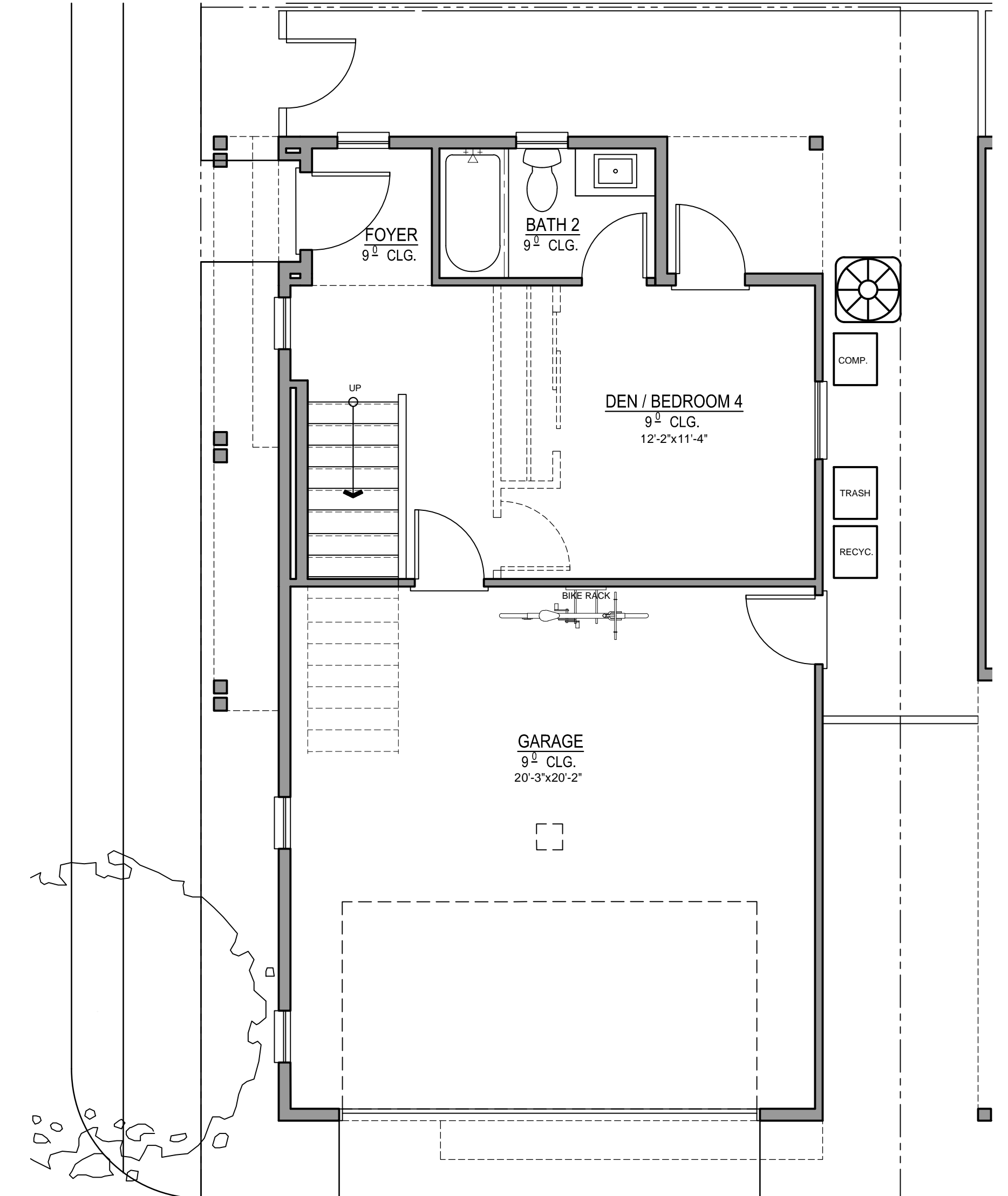




Third Floor



Second Floor



First Floor

PLAN 3X GROSS S.F.	
1ST FLOOR	320 SQ. FT.
2ND FLOOR	805 SQ. FT.
3RD FLOOR	793 SQ. FT.
<b>TOTAL LIVING</b>	<b>1917 SQ. FT.</b>

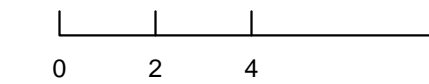


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**FLOOR PLANS**  
 PLAN 3X

**A3X.0**





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME A2

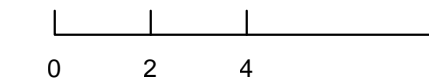


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AUGUST 8, 2022



EXTERIOR ELEVATIONS  
PLAN 3XA - FARMHOUSE

A3X.1





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME B5

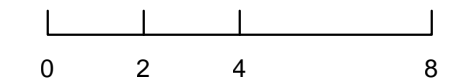


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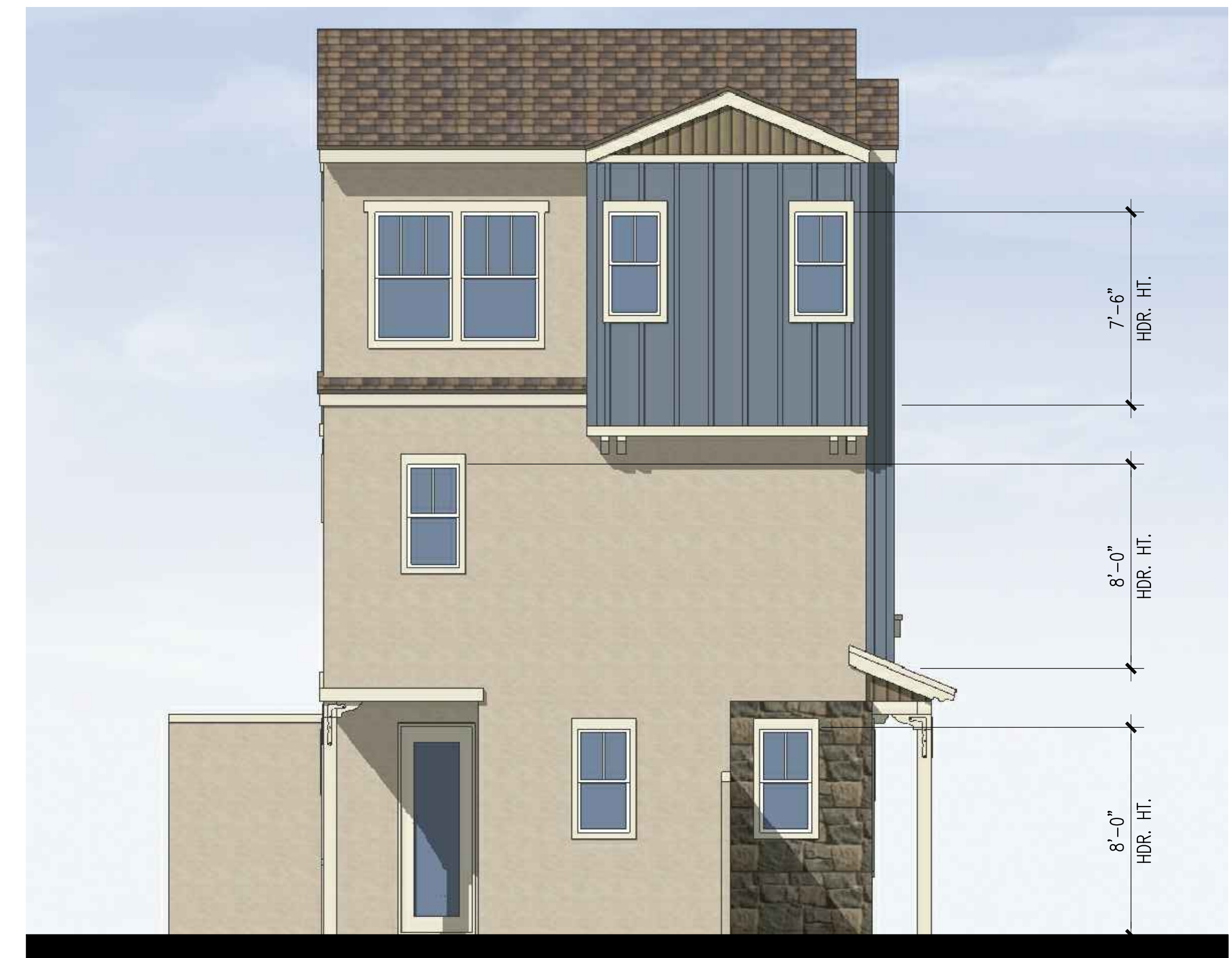
EXTERIOR ELEVATIONS  
PLAN 3XB - CRAFTSMAN

A3X.2





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME C8

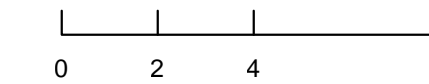


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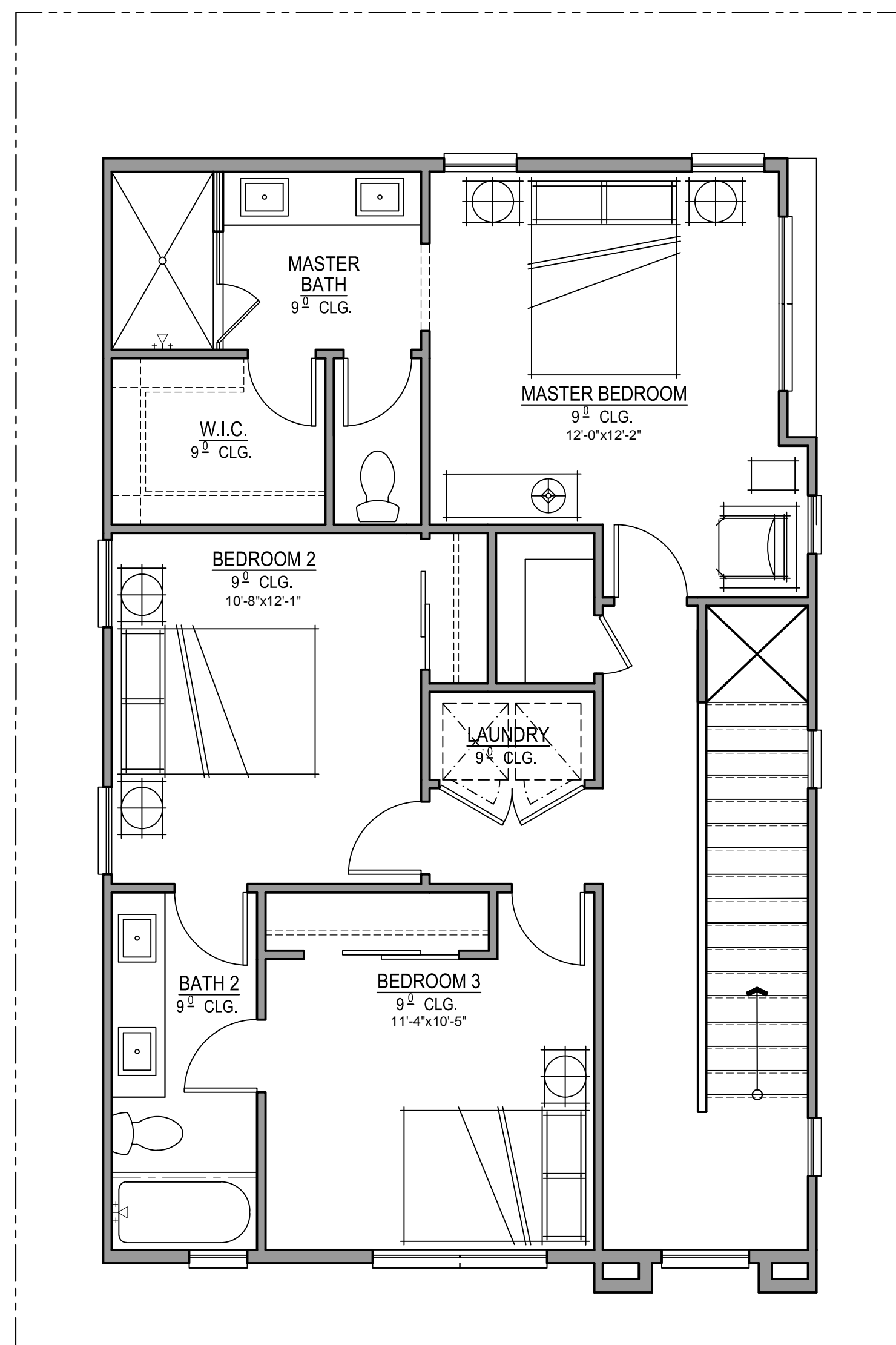
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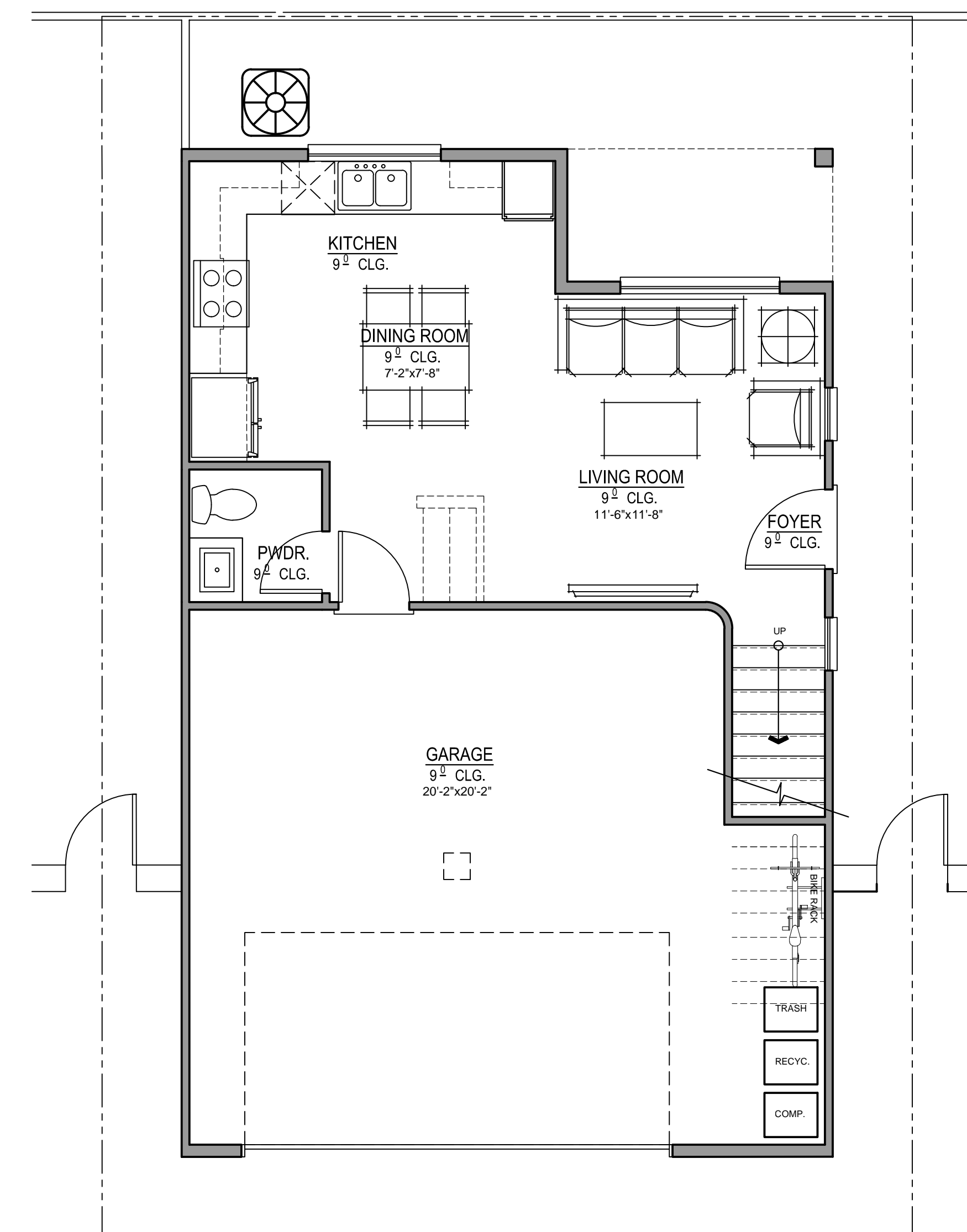
EXTERIOR ELEVATIONS  
PLAN 3XC - COTTAGE

A3X.3





Second Floor



First Floor

PLAN 4 GROSS S.F.	
1ST FLOOR	410 SQ. FT.
2ND FLOOR	910 SQ. FT.
<b>TOTAL LIVING</b>	<b>1320 SQ. FT.</b>

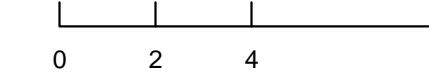


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ktgy.com

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Yorba Linda, CA 92886

**13330 MAGNOLIA**  
CORONA, CALIFORNIA # 2017-0705

CONCEPTUAL DESIGN  
AUGUST 8, 2022



FLOOR PLANS  
Plan 4

A4.0





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME A3

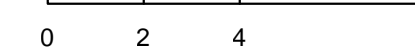


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AUGUST 8, 2022



EXTERIOR ELEVATIONS  
PLAN 4A - FARMHOUSE

A4.1





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME B6

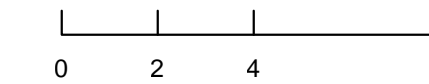


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EXTERIOR ELEVATIONS  
PLAN 4B - CRAFTSMAN

A4.2





EAST

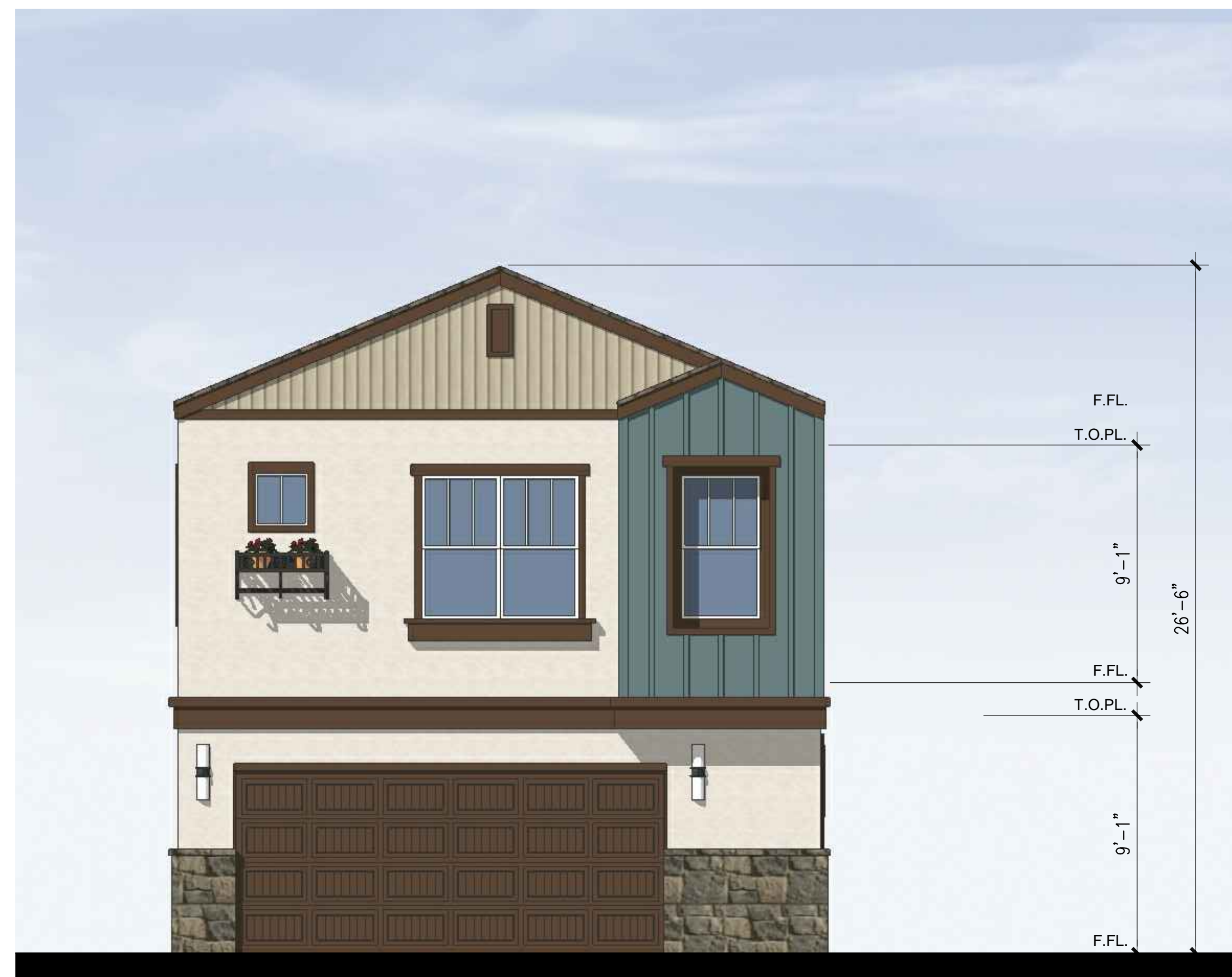


NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME C9

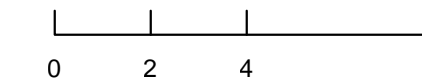


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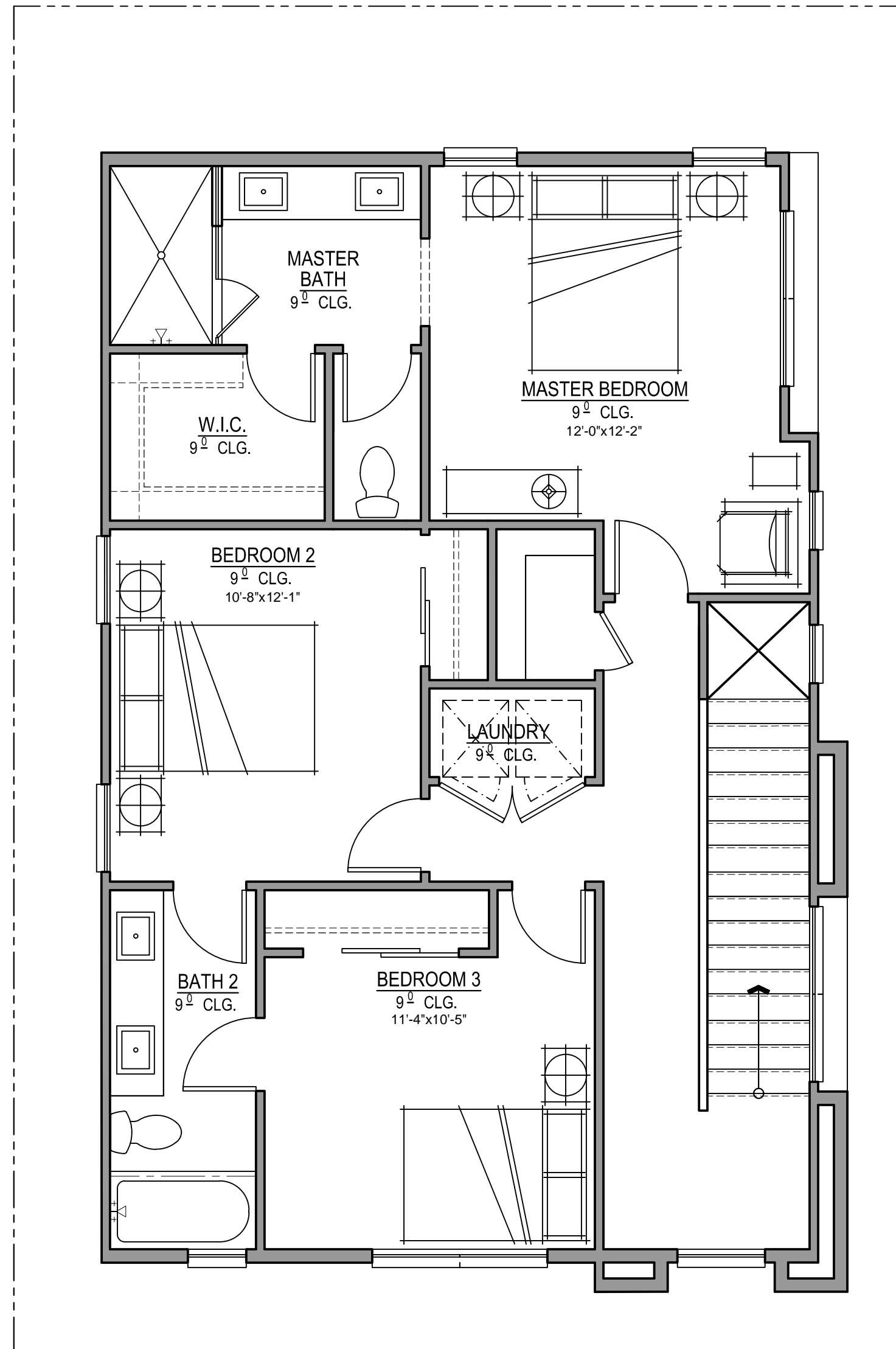
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CORONA, CALIFORNIA # 2017-0705

CONCEPTUAL DESIGN  
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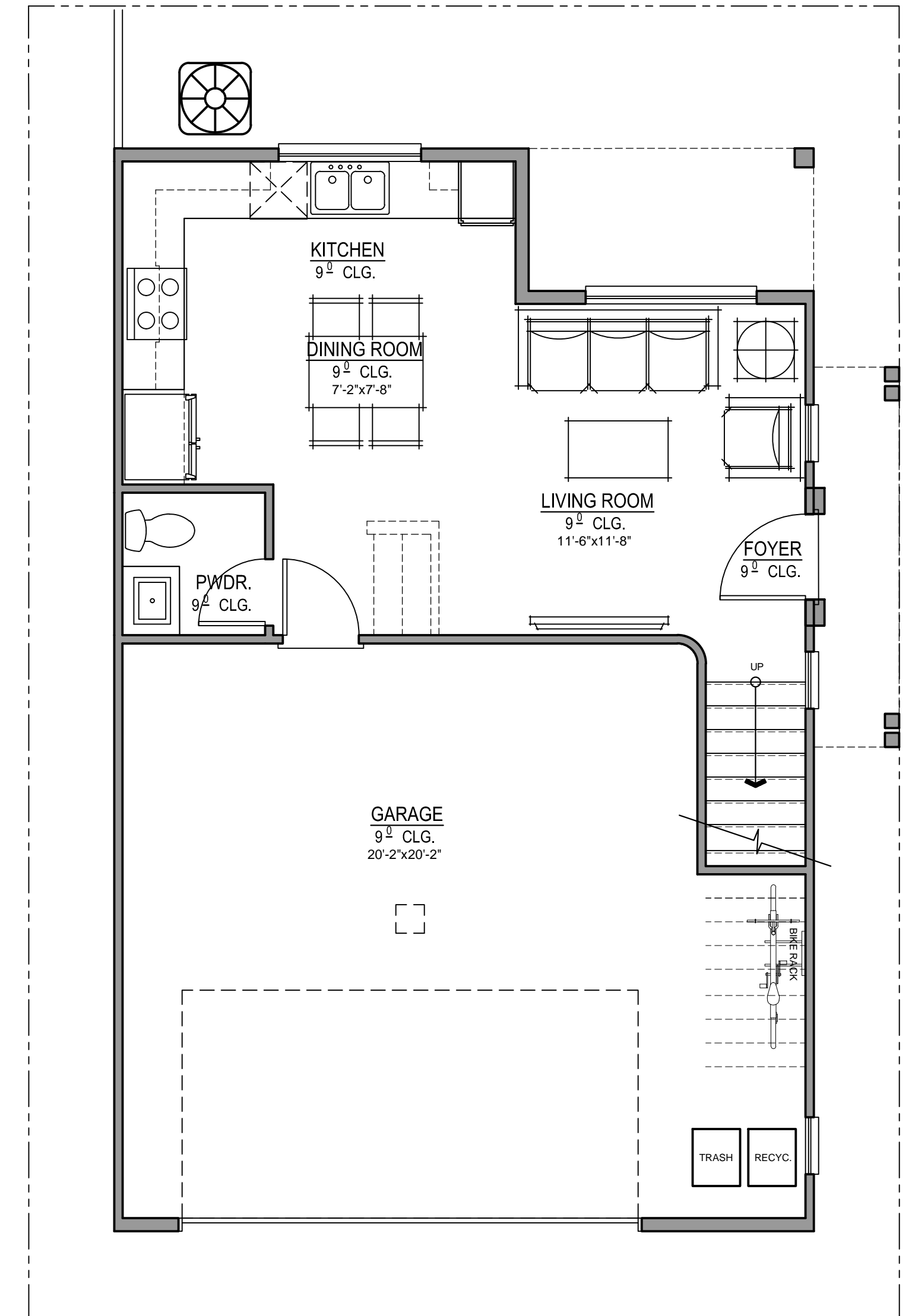


EXTERIOR ELEVATIONS  
PLAN 4C - COTTAGE





Second Floor



First Floor

PLAN 4X GROSS S.F.	
1ST FLOOR	410 SQ. FT.
2ND FLOOR	910 SQ. FT.
TOTAL LIVING	1320 SQ. FT.

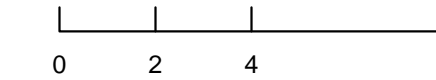


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AUGUST 8, 2022



FLOOR PLANS  
PLAN 4X

A4.0X





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME A3

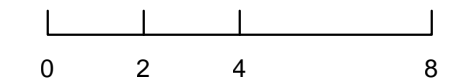


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CONCEPTUAL DESIGN  
AUGUST 8, 2022



EXTERIOR ELEVATIONS  
PLAN 4XA - FARMHOUSE

A4X.1





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME B6

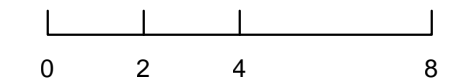


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AUGUST 8, 2022



EXTERIOR ELEVATIONS  
PLAN 4XB - CRAFTSMAN

A4X.2





EAST



NORTH



WEST

ORIENTATION VARIES\*



SOUTH  
SCHEME C9

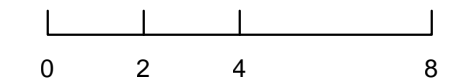


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CORONA, CALIFORNIA # 2017-0705

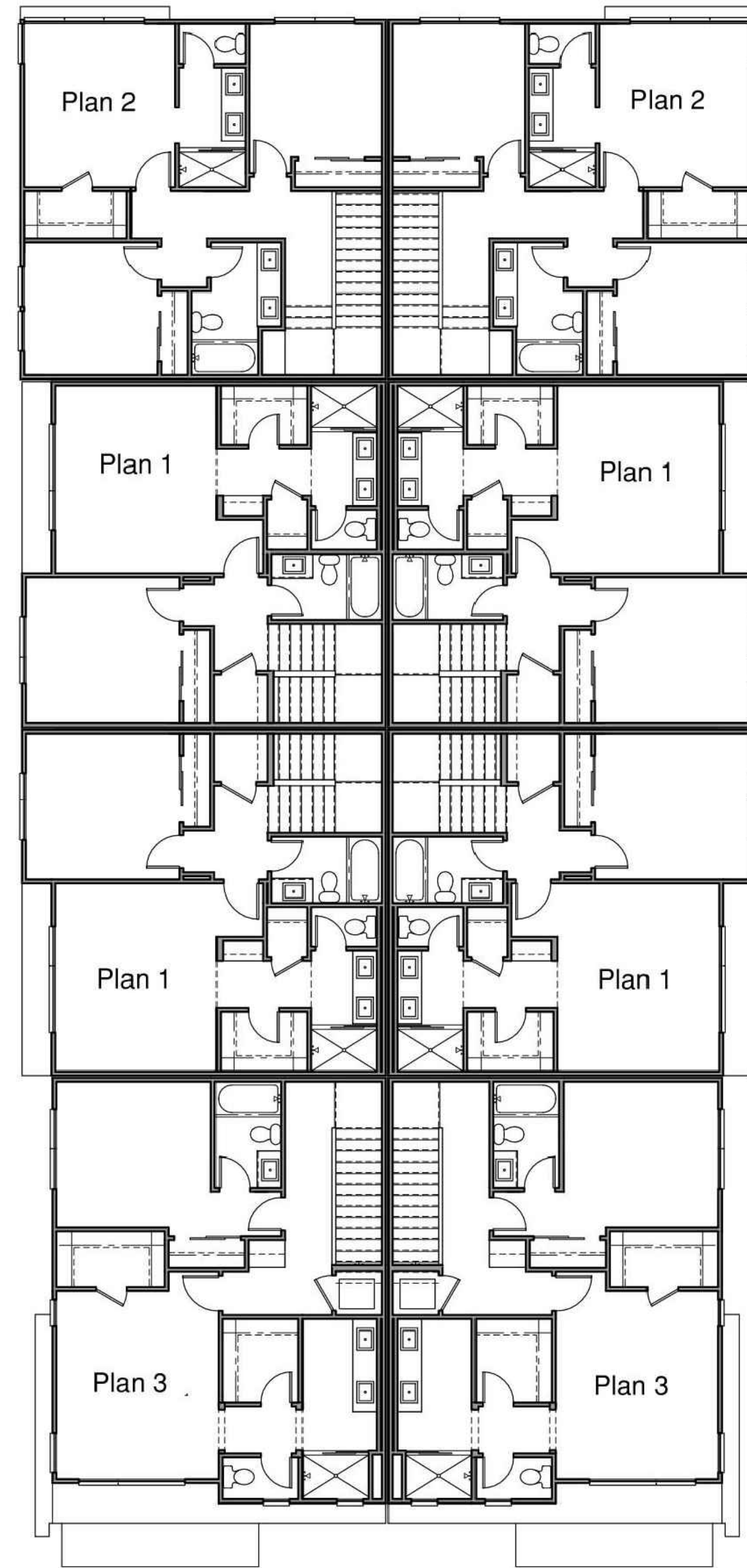
CONCEPTUAL DESIGN  
AUGUST 8, 2022



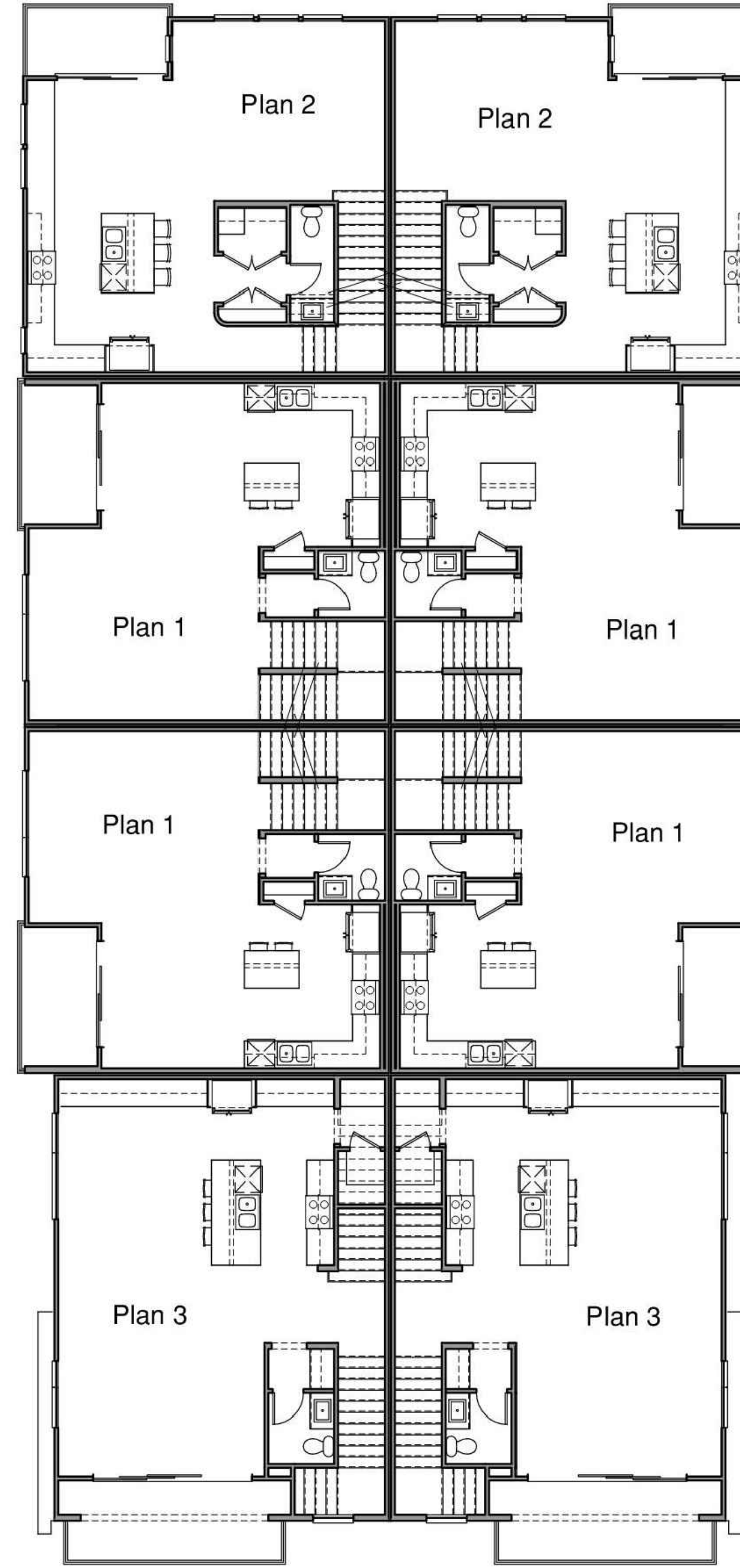
EXTERIOR ELEVATIONS  
PLAN 4XC - COTTAGE

A4X.3

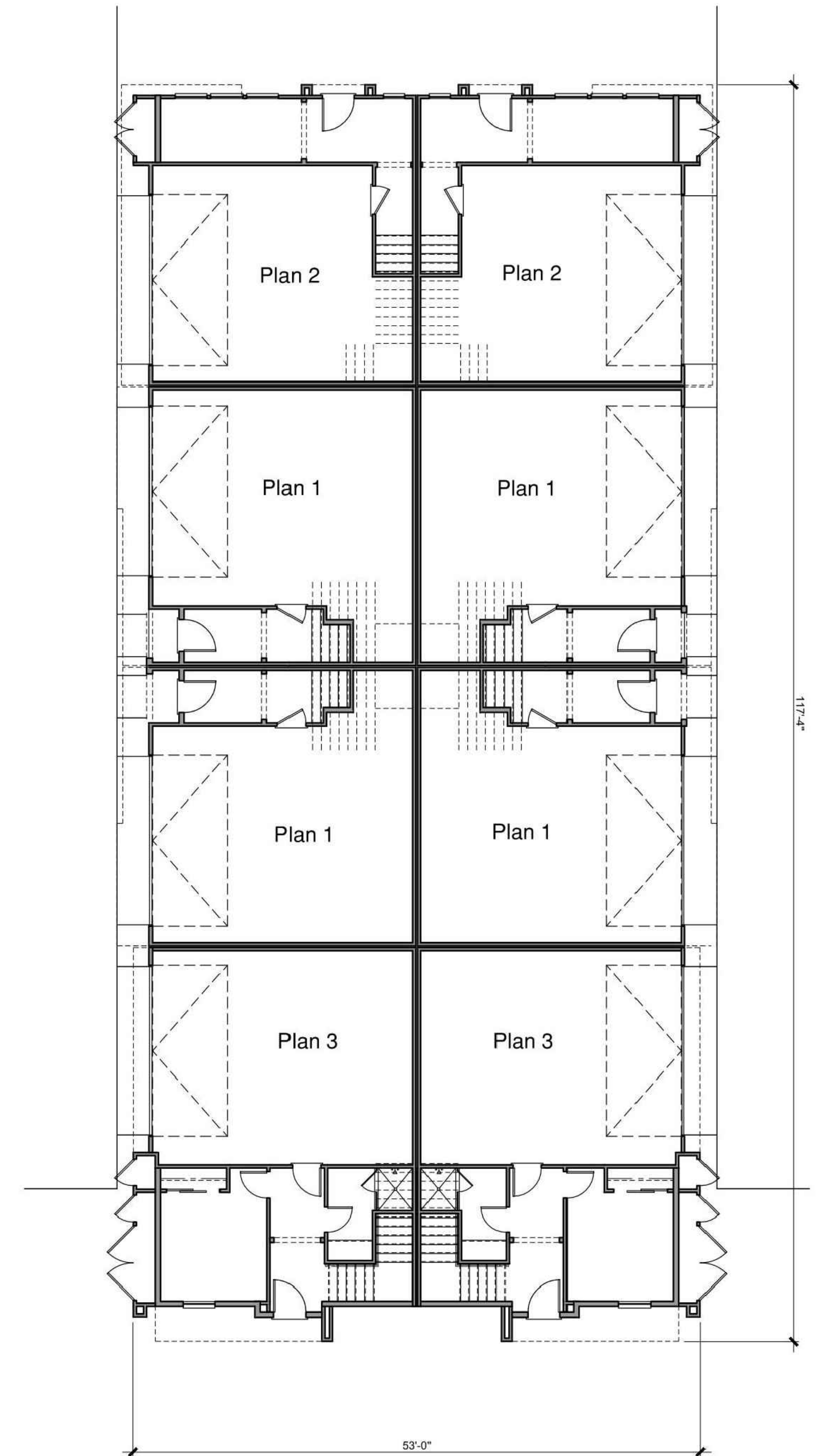




Third Floor



Second Floor



First Floor

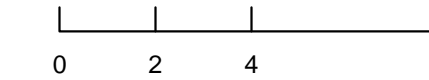


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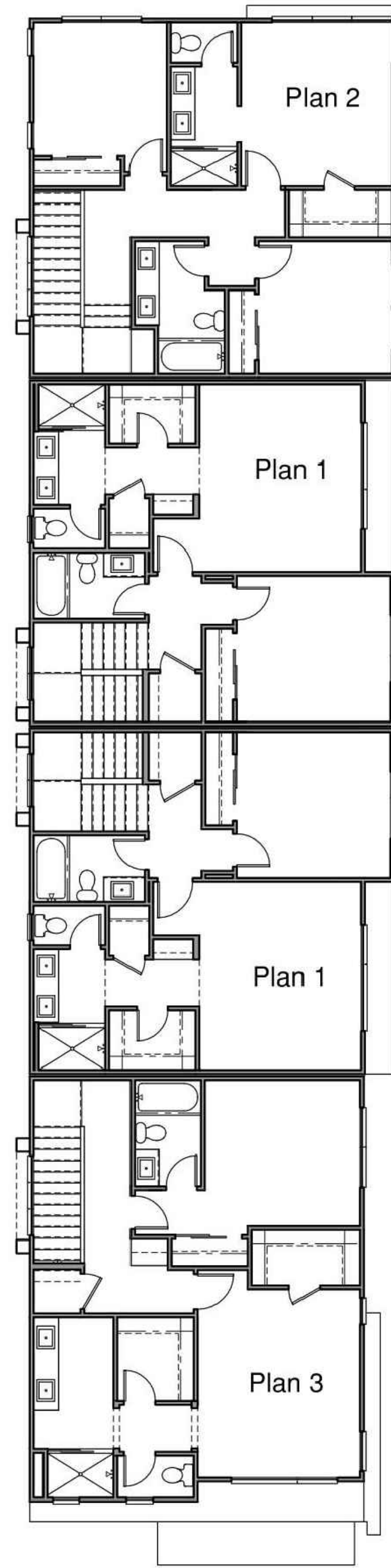
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AUGUST 8, 2022



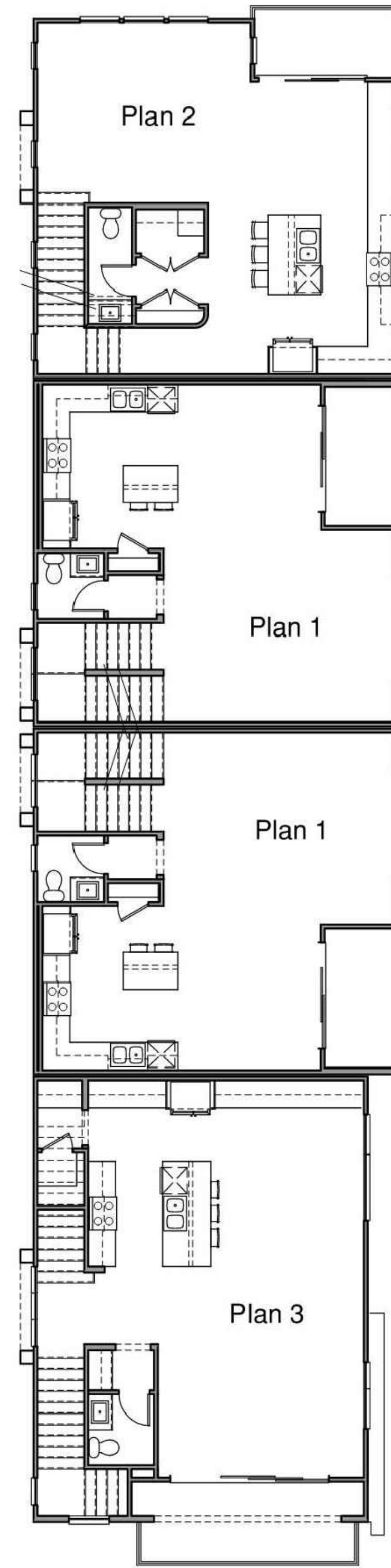
FLOOR PLANS  
8-PLEX TOWNHOME

A5.0

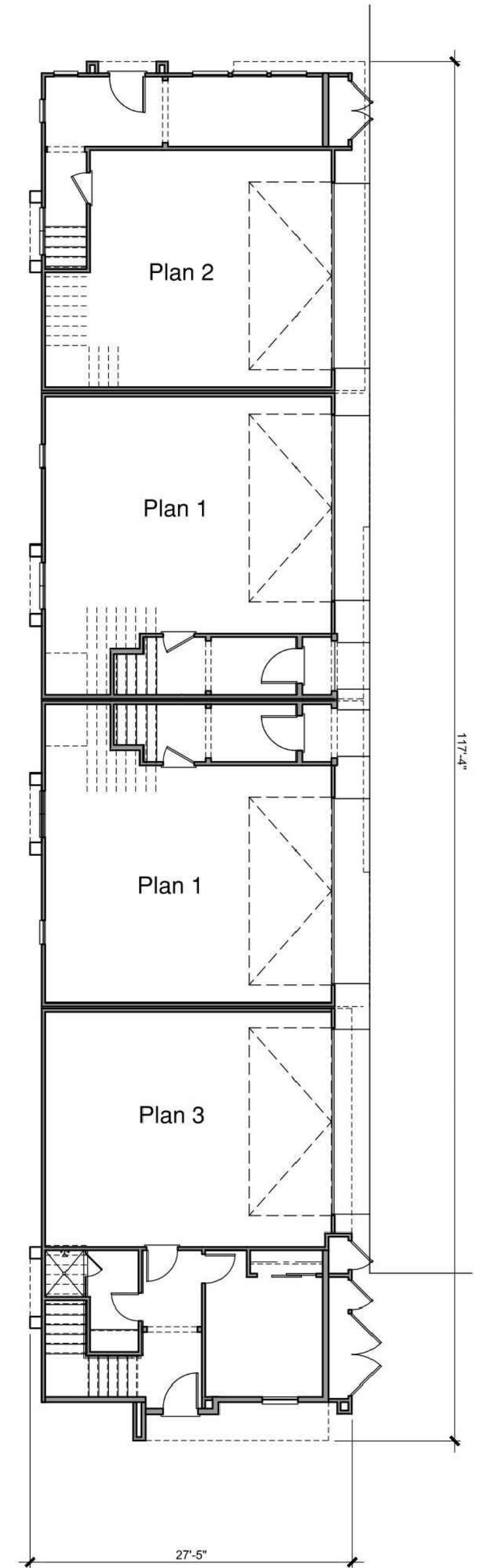




Third Floor



Second Floor



First Floor

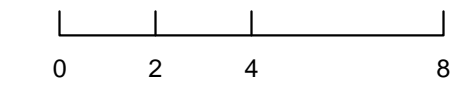


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CORONA, CALIFORNIA # 2017-0705

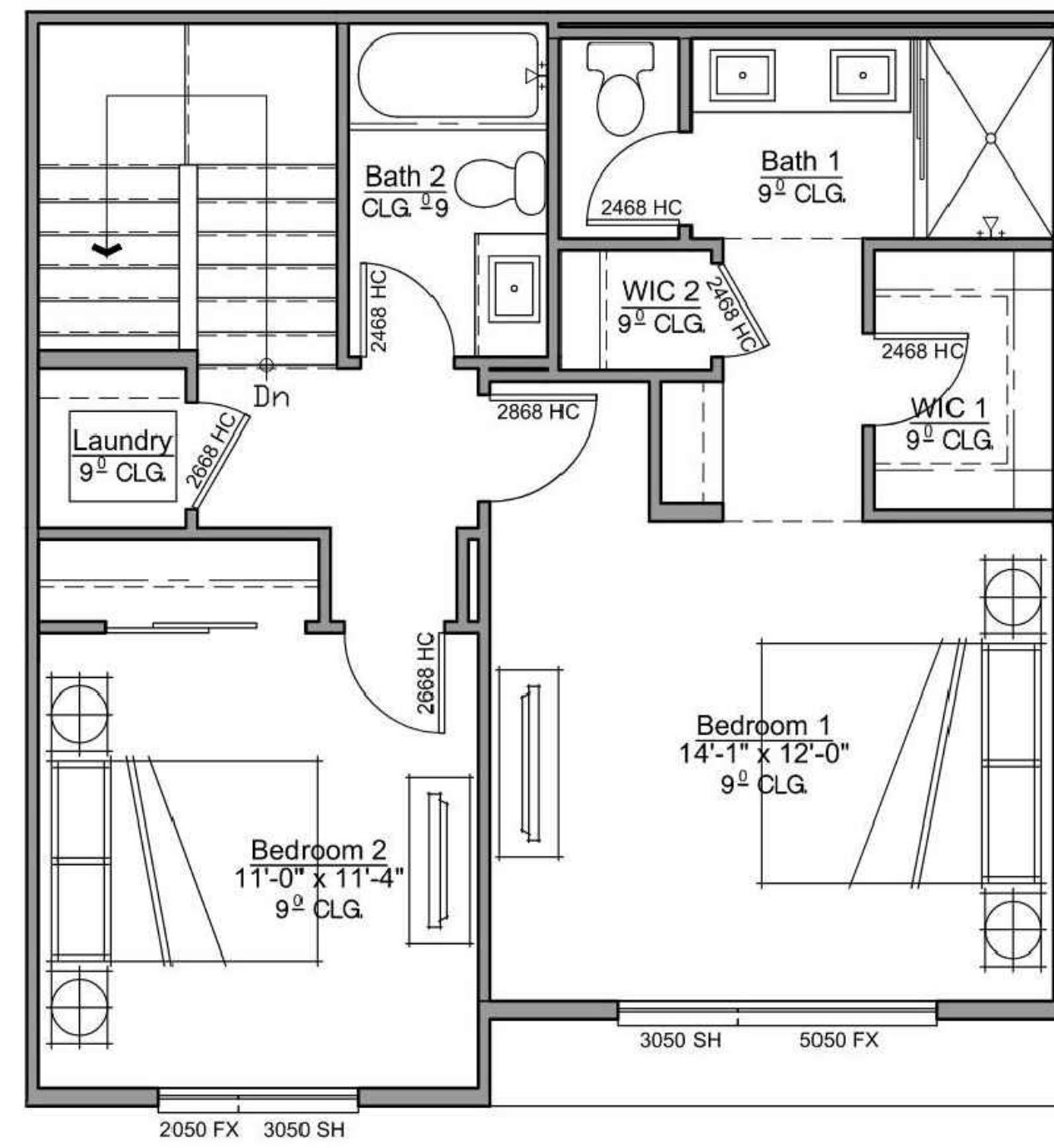
CONCEPTUAL DESIGN  
AUGUST 8, 2022



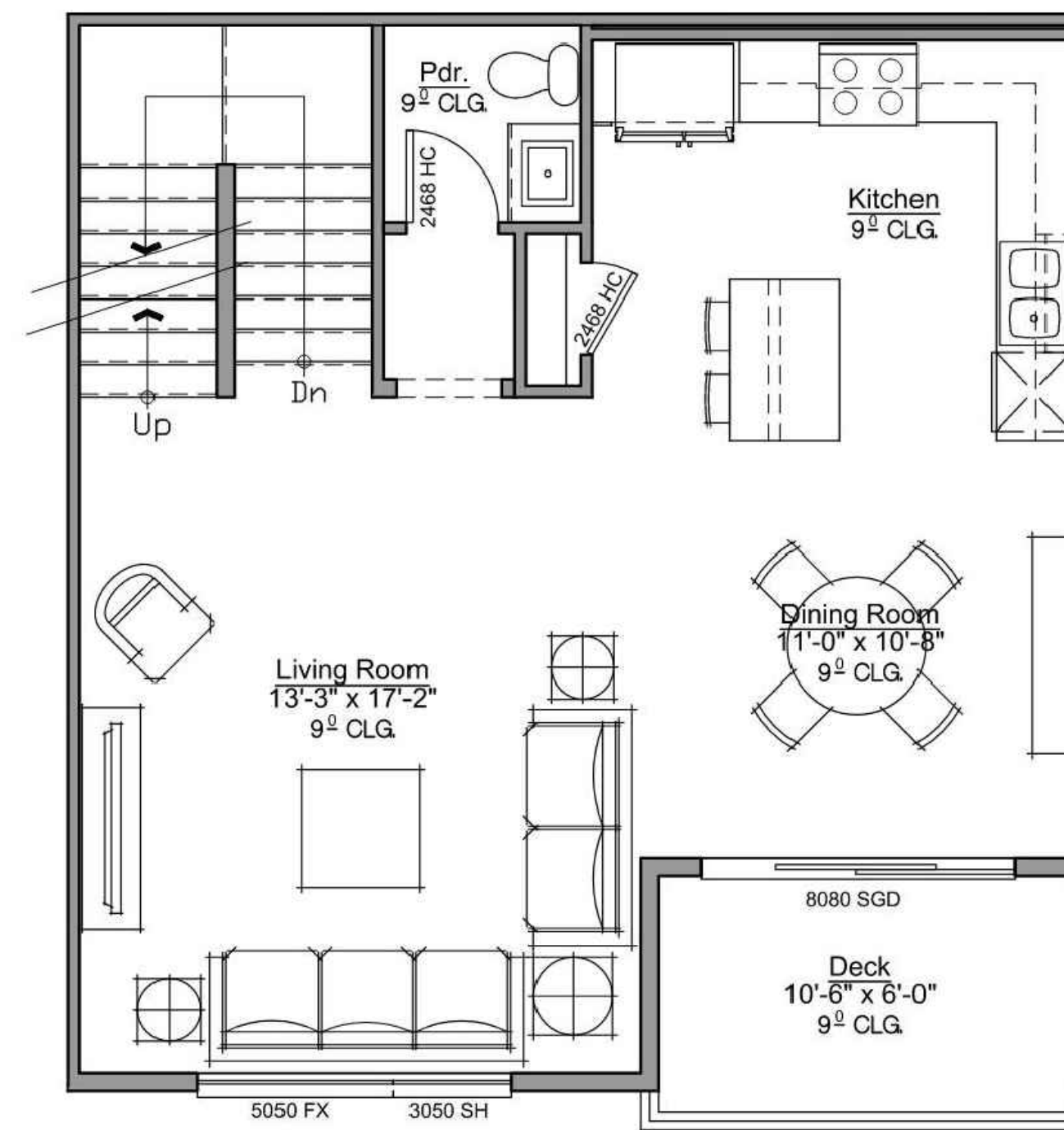
FLOOR PLANS  
4-PLEX TOWNHOME

A5.1

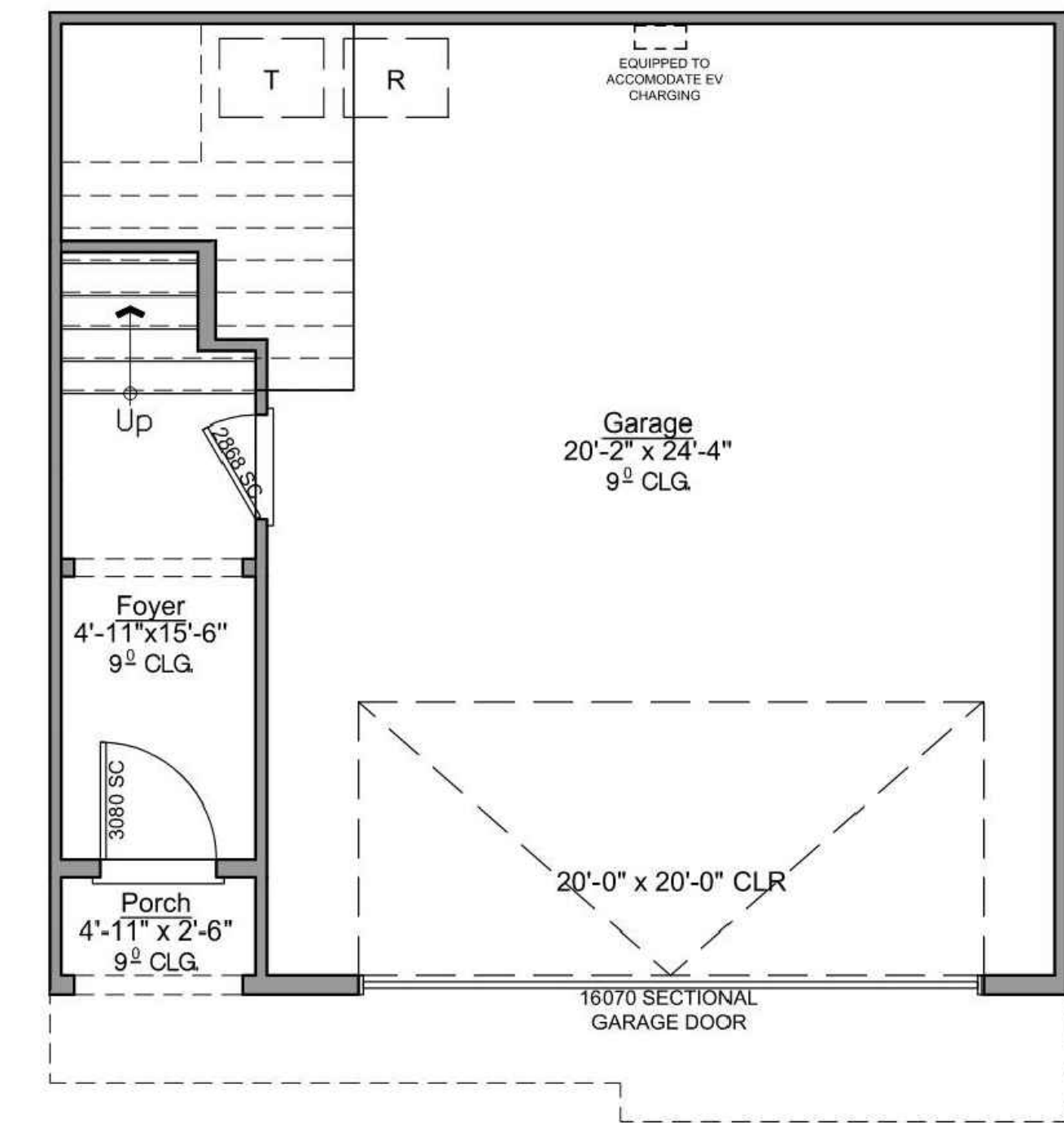




3rd floor 579nsf



2nd floor 616nsf



Plan 1 - 1324nsf  
2 Br/2.5Ba  
1st floor 129nsf

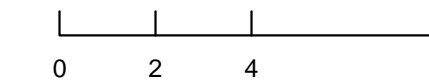


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CORONA, CALIFORNIA # 2017-0705

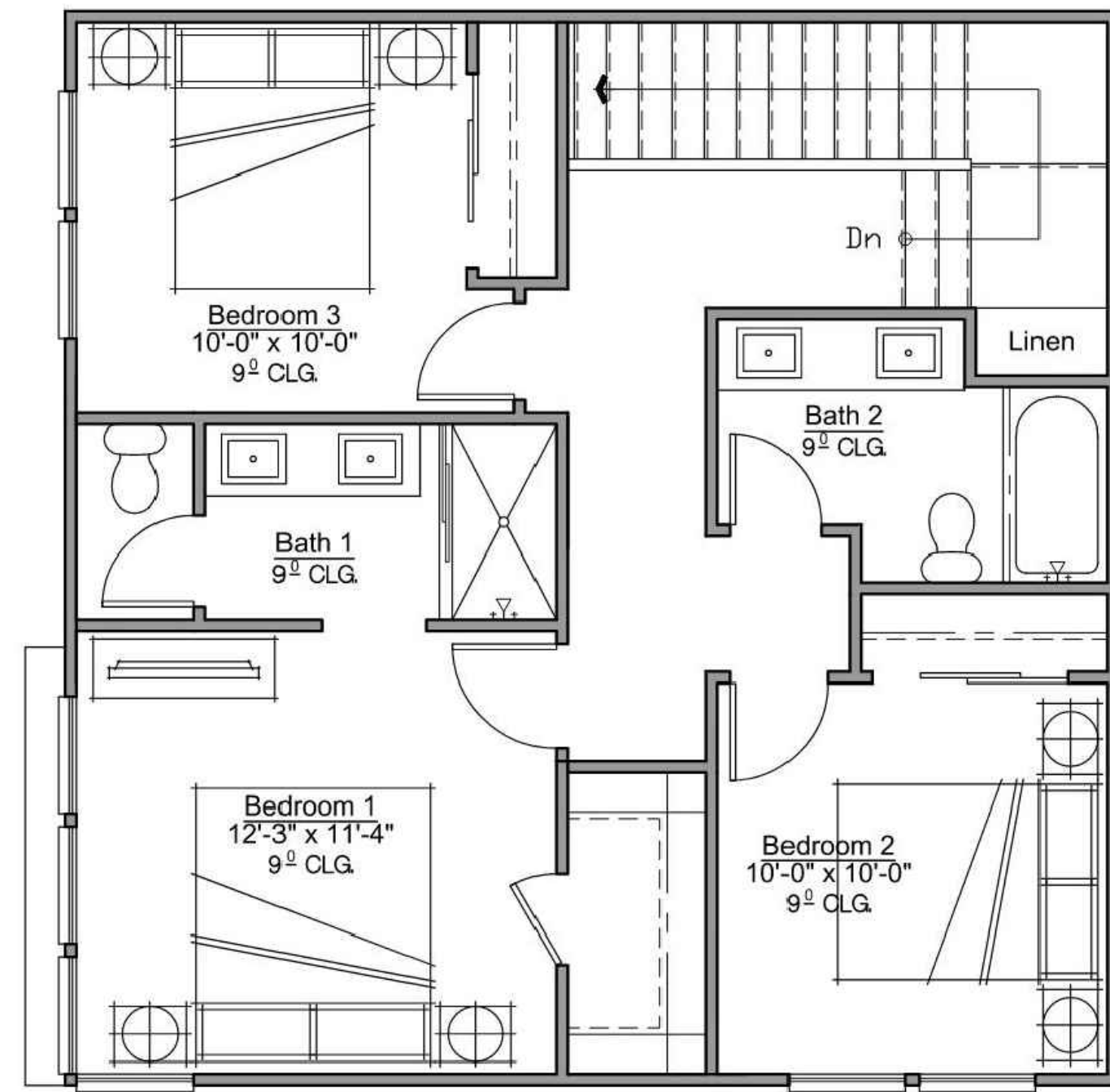
CONCEPTUAL DESIGN  
AUGUST 8, 2022



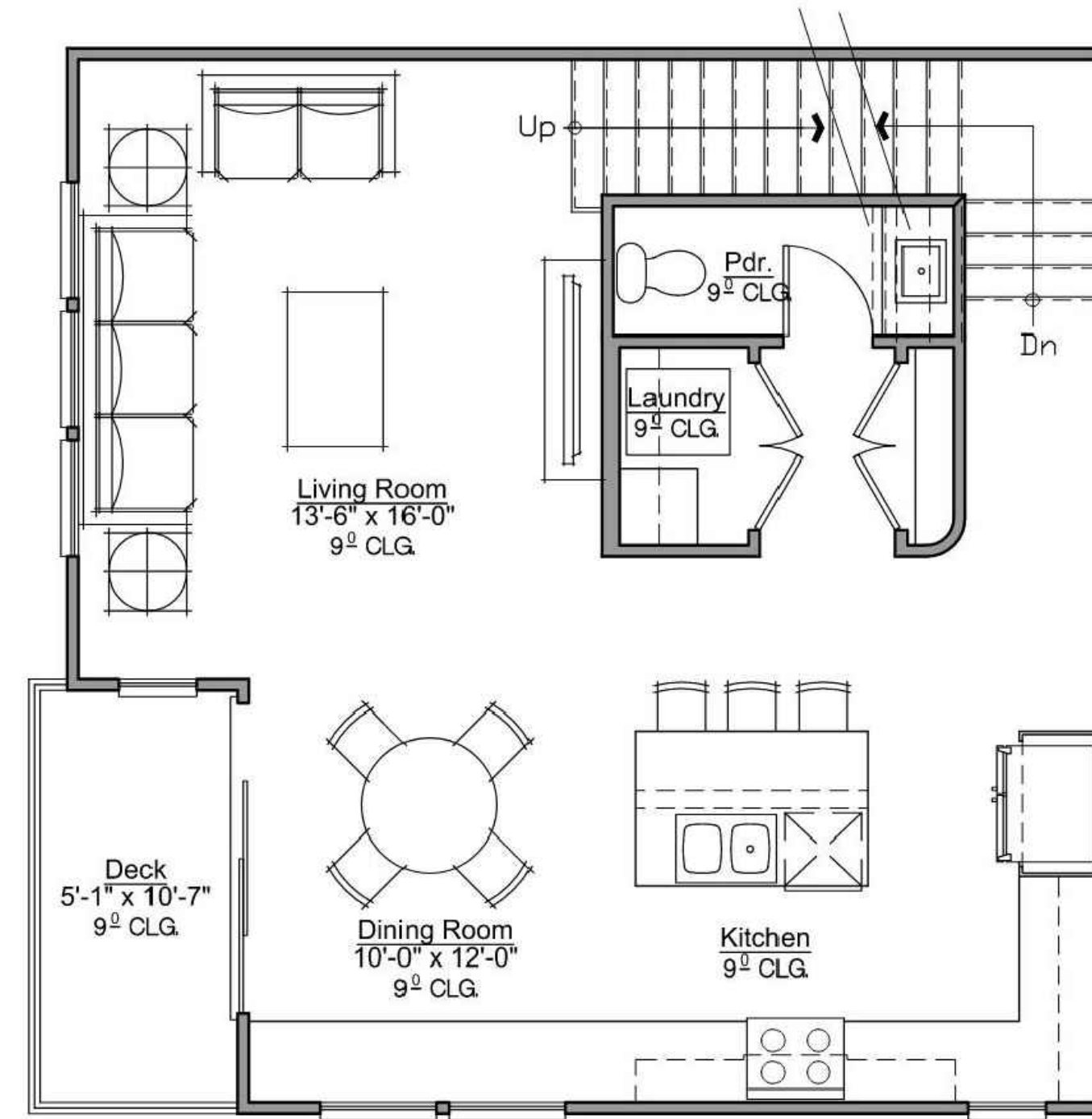
FLOOR PLANS  
UNIT PLAN 1

A5.2

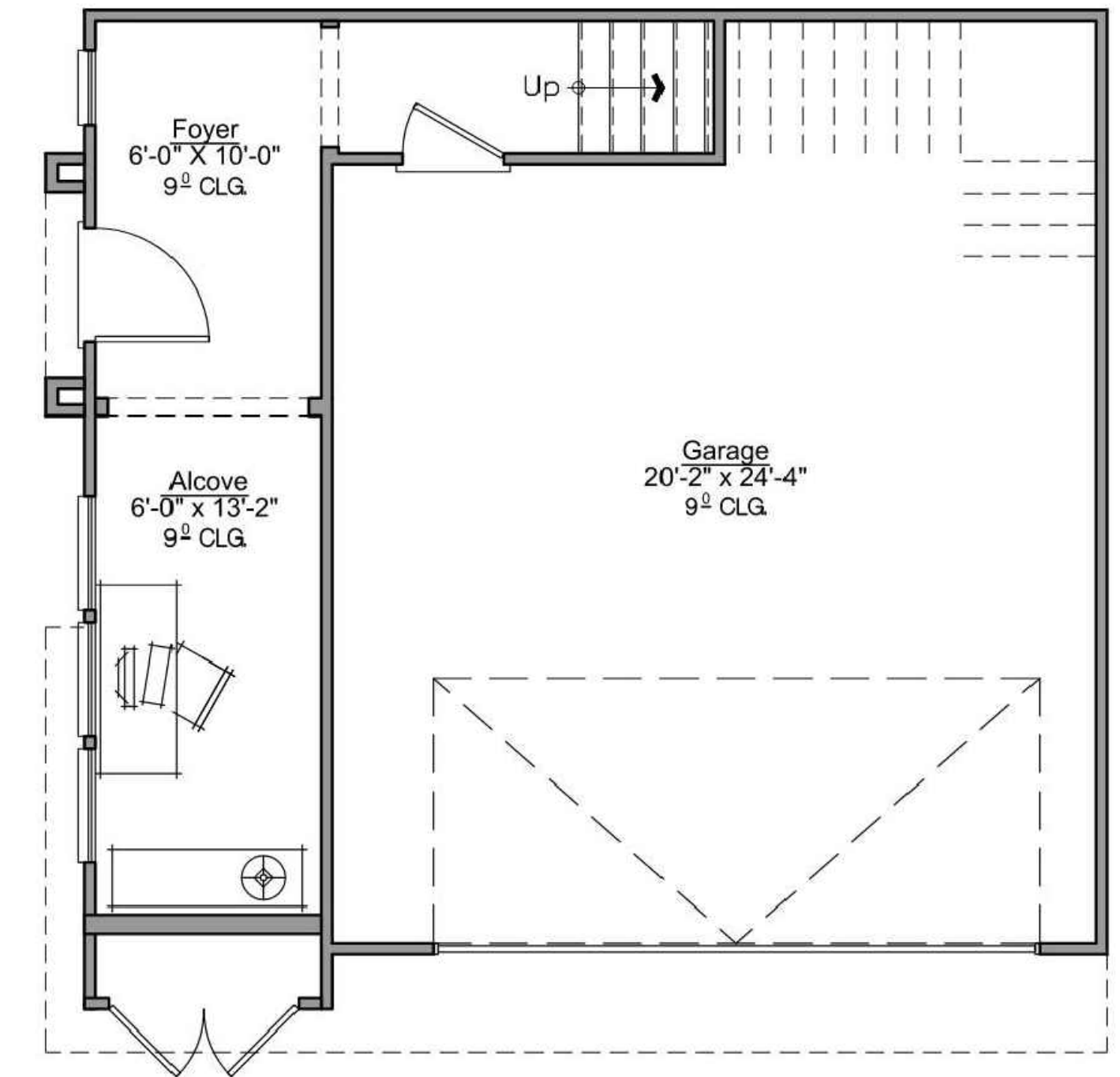




3rd floor 643nsf

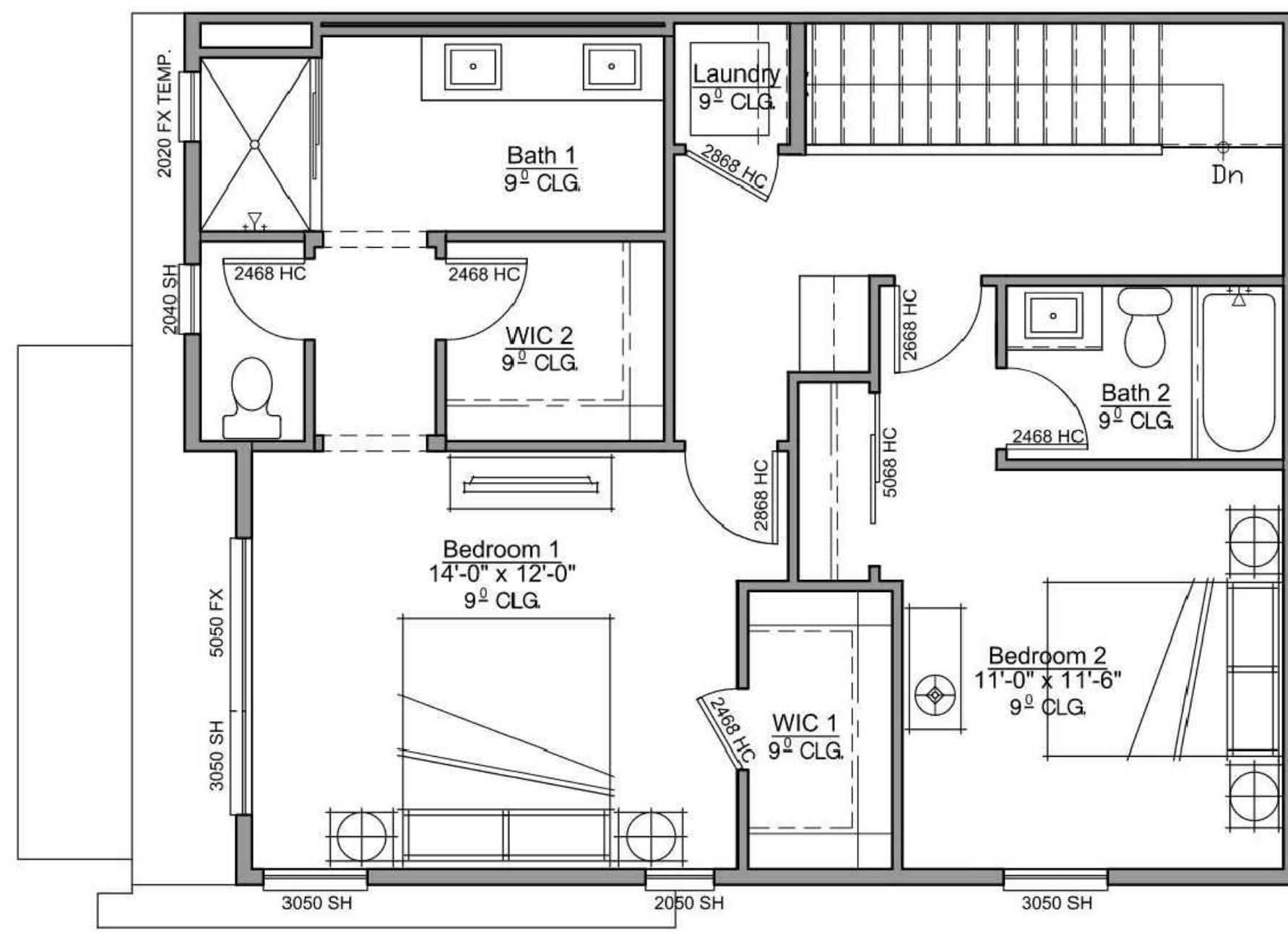


2nd floor 663nsf

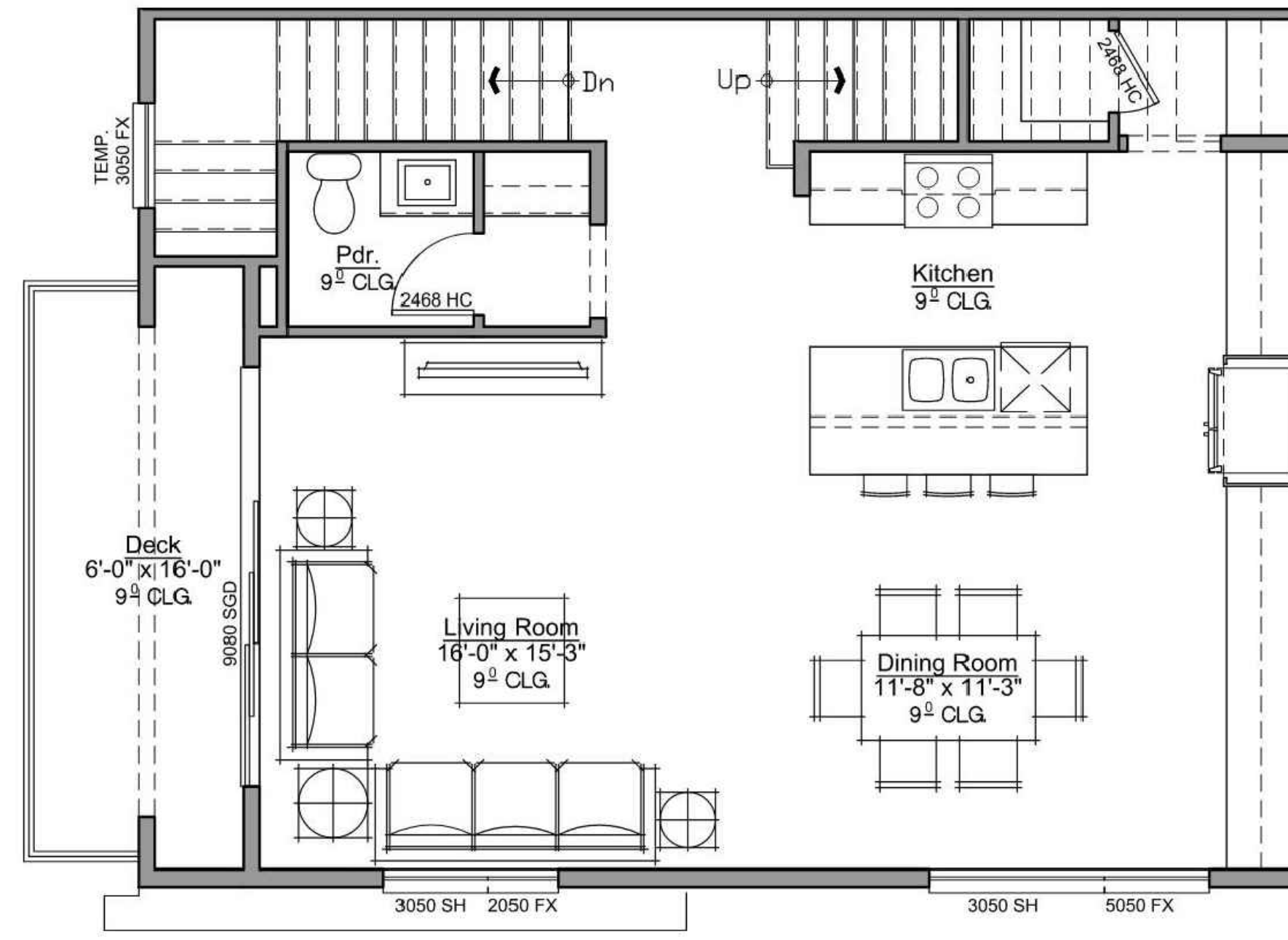


Plan 2 - 1528nsf  
2 Br/2.5Ba  
1st floor 222nsf

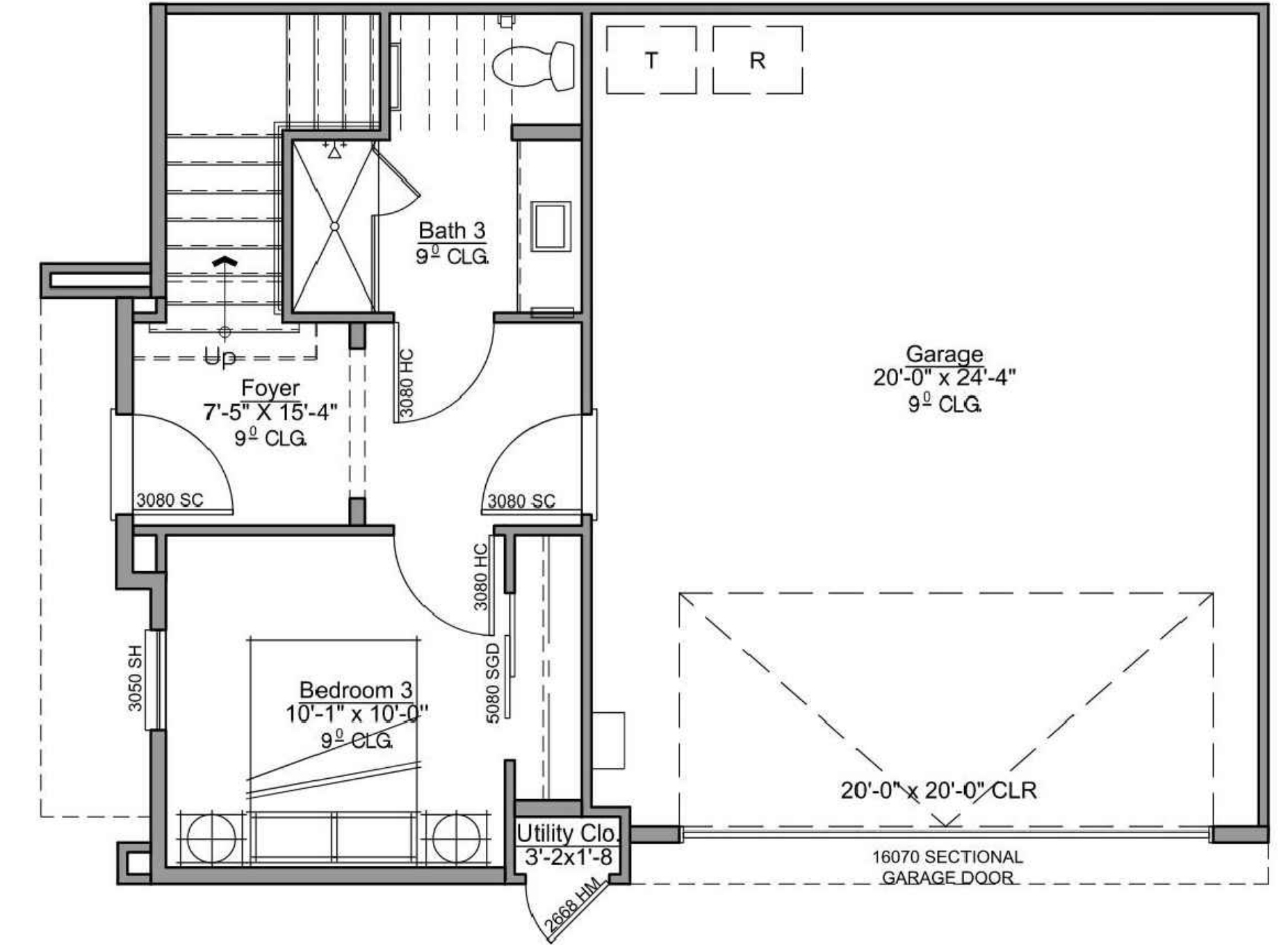




3rd floor 687nsf

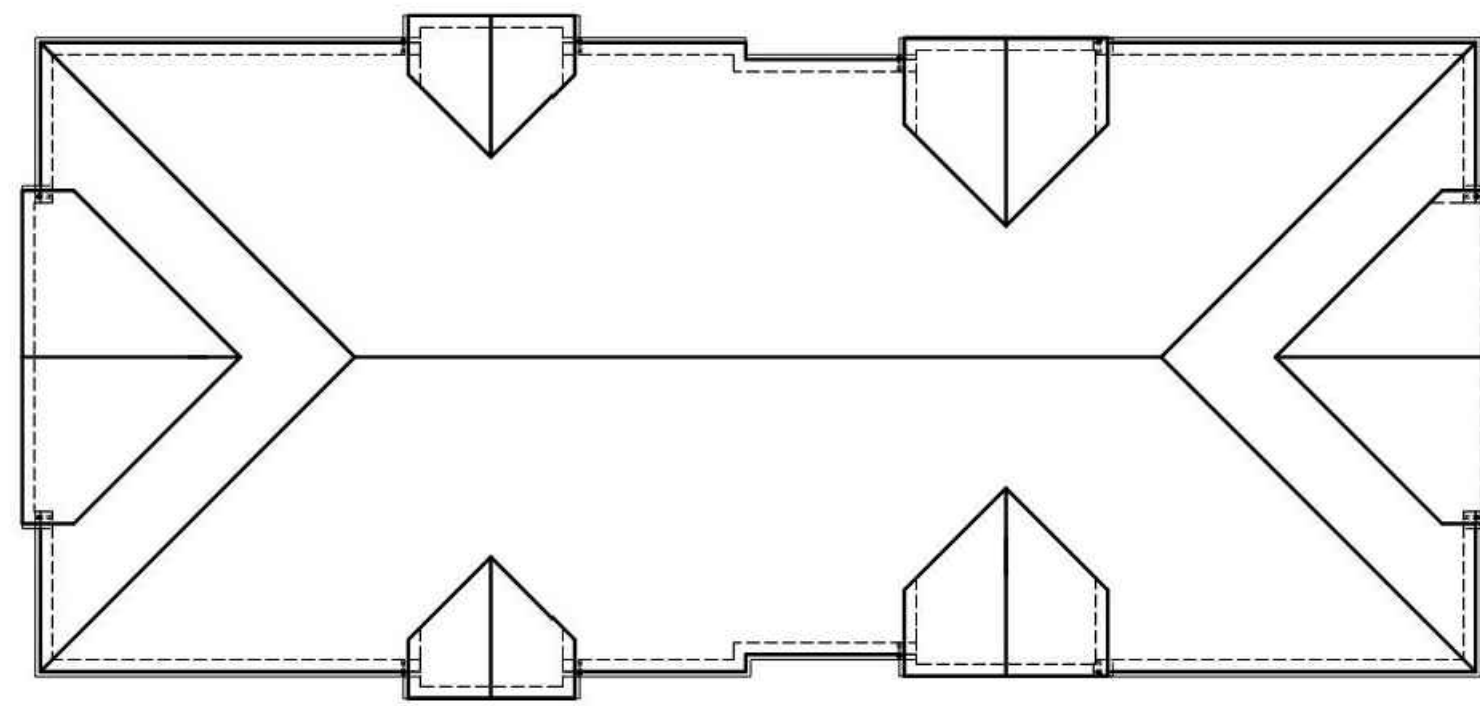


2nd floor 688nsf



Plan 3 - 1695 nsf  
3 Br/3.5 Ba  
1st floor 320 nsf  
(Accessible Plan)





**ROOF PLAN**  
 3:12 ROOF PITCH  
 1'-0" OVERHANG  
 1/16" SCALE

**MATERIAL LIST:**

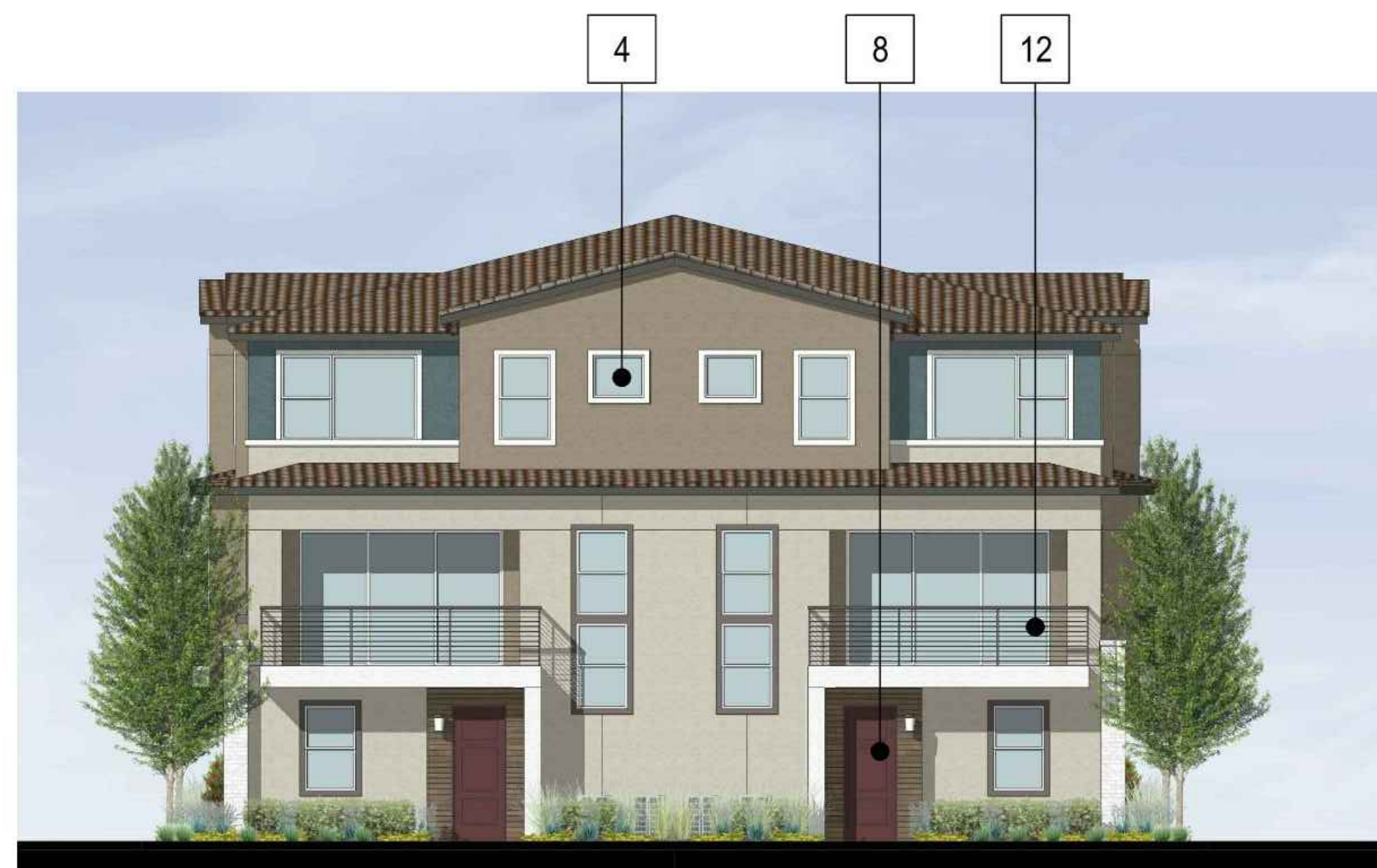
1. TILE ROOF
2. STUCCO FINISH
3. COMPOSITE SIDING
4. VINYL WINDOWS
5. COMPOSITE TRIM
6. FOAM TRIM
7. BRICK VENEER
8. ENTRY DOOR
9. LIGHT FIXTURE
10. SECTIONAL GARAGE DOOR
11. FOAM POT SHELF
12. METAL RAILING



REAR ELEVATION  
LOCATION MAY VARY. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

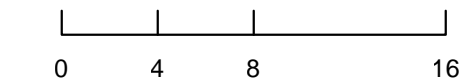


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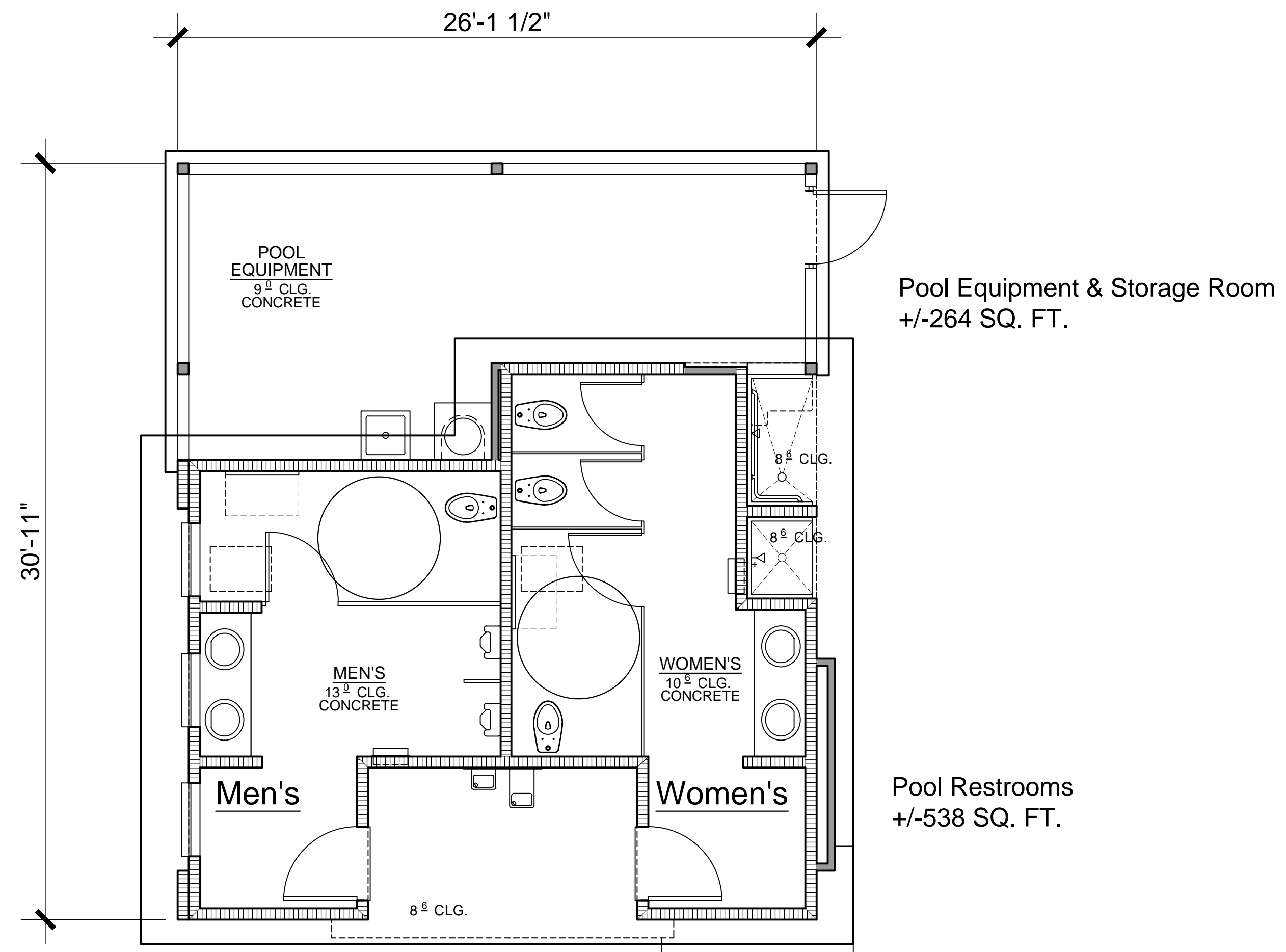
CONCEPTUAL DESIGN  
 AUGUST 8, 2022



EXTERIOR ELEVATIONS  
 8-PLEX (4-PLEX SIMILAR)

**A5.5**



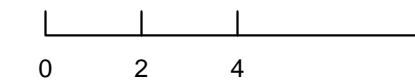


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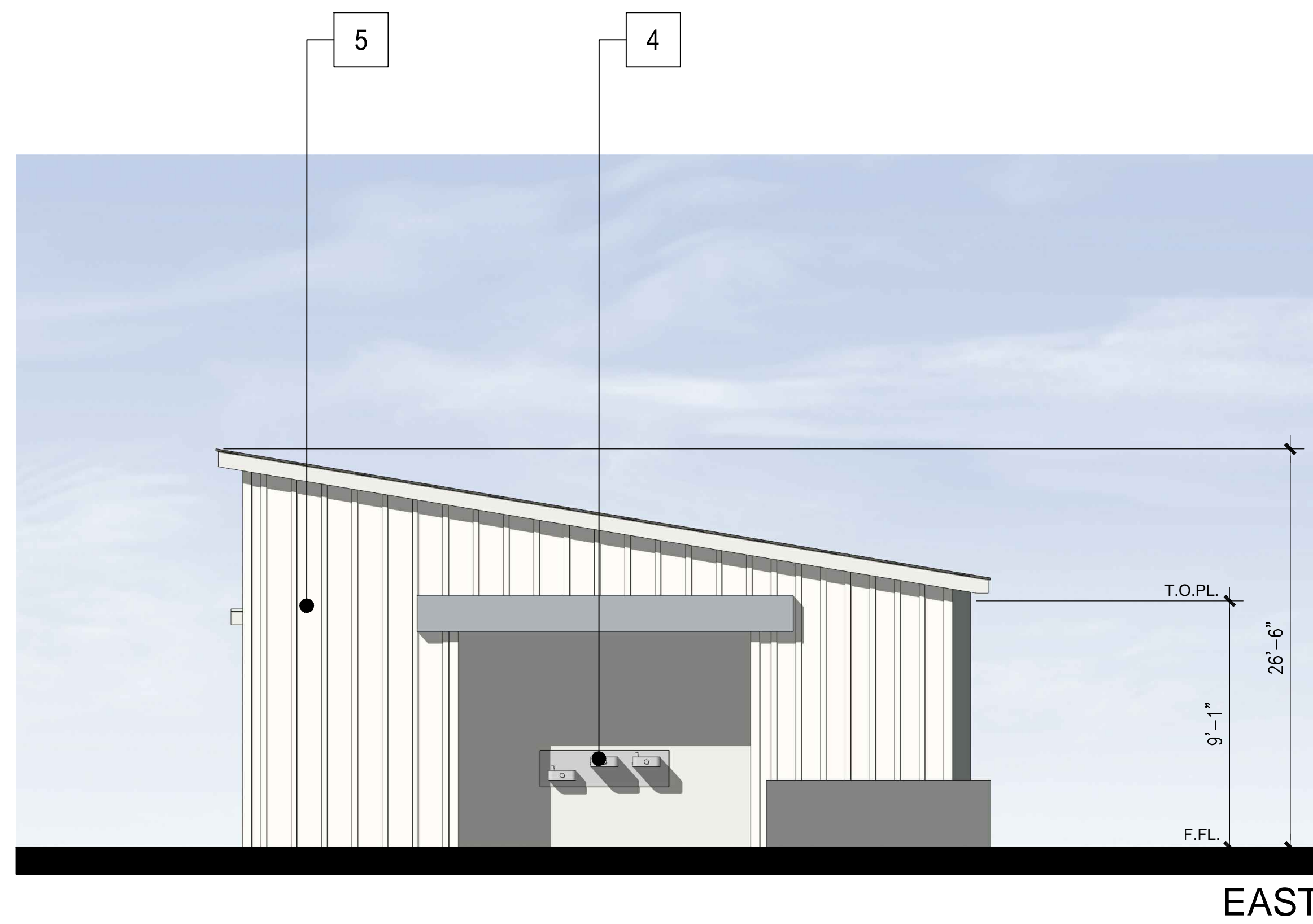
CONCEPTUAL DESIGN  
AUGUST 8, 2022



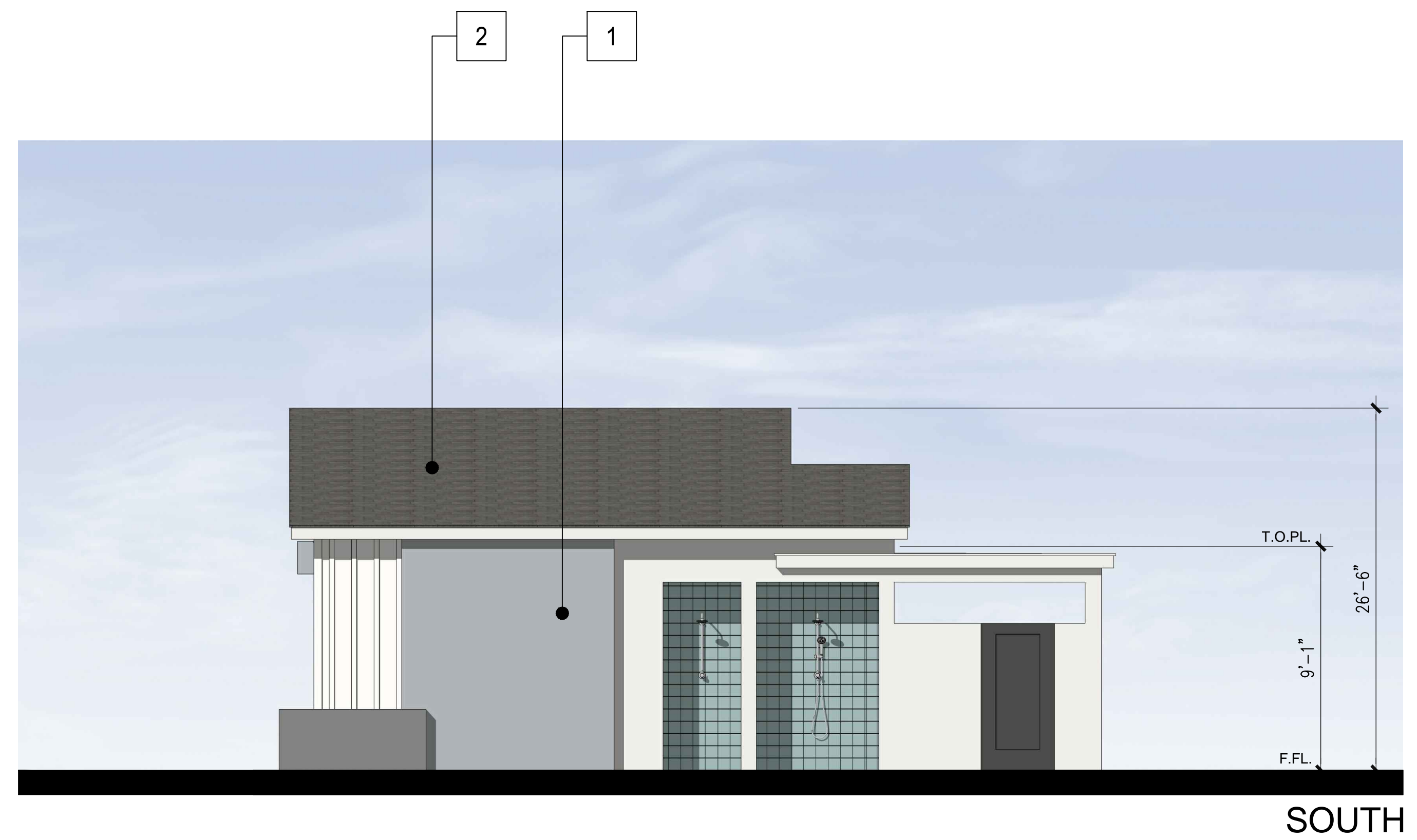
FLOOR PLAN  
POOL BUILDING

A6.0





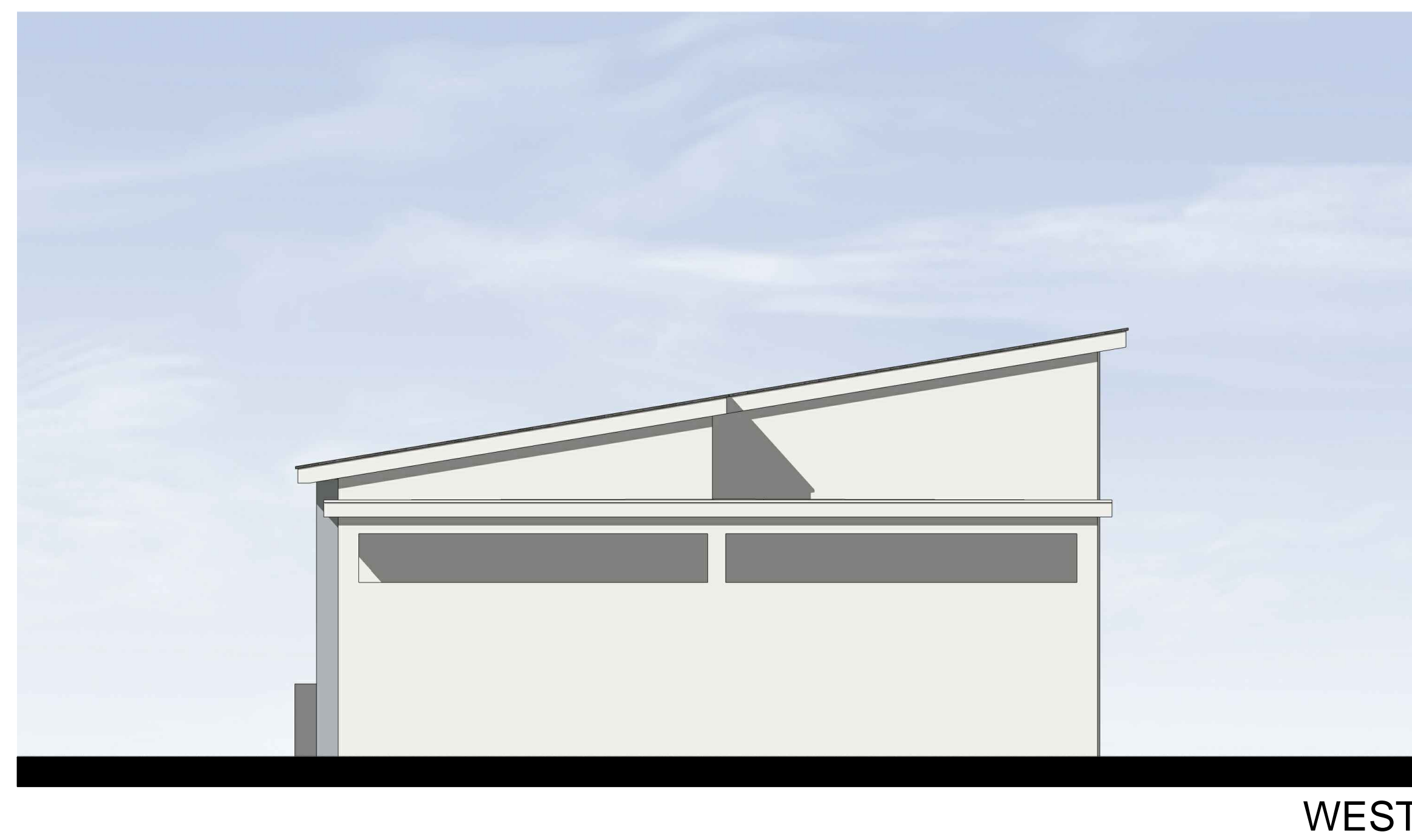
EAST



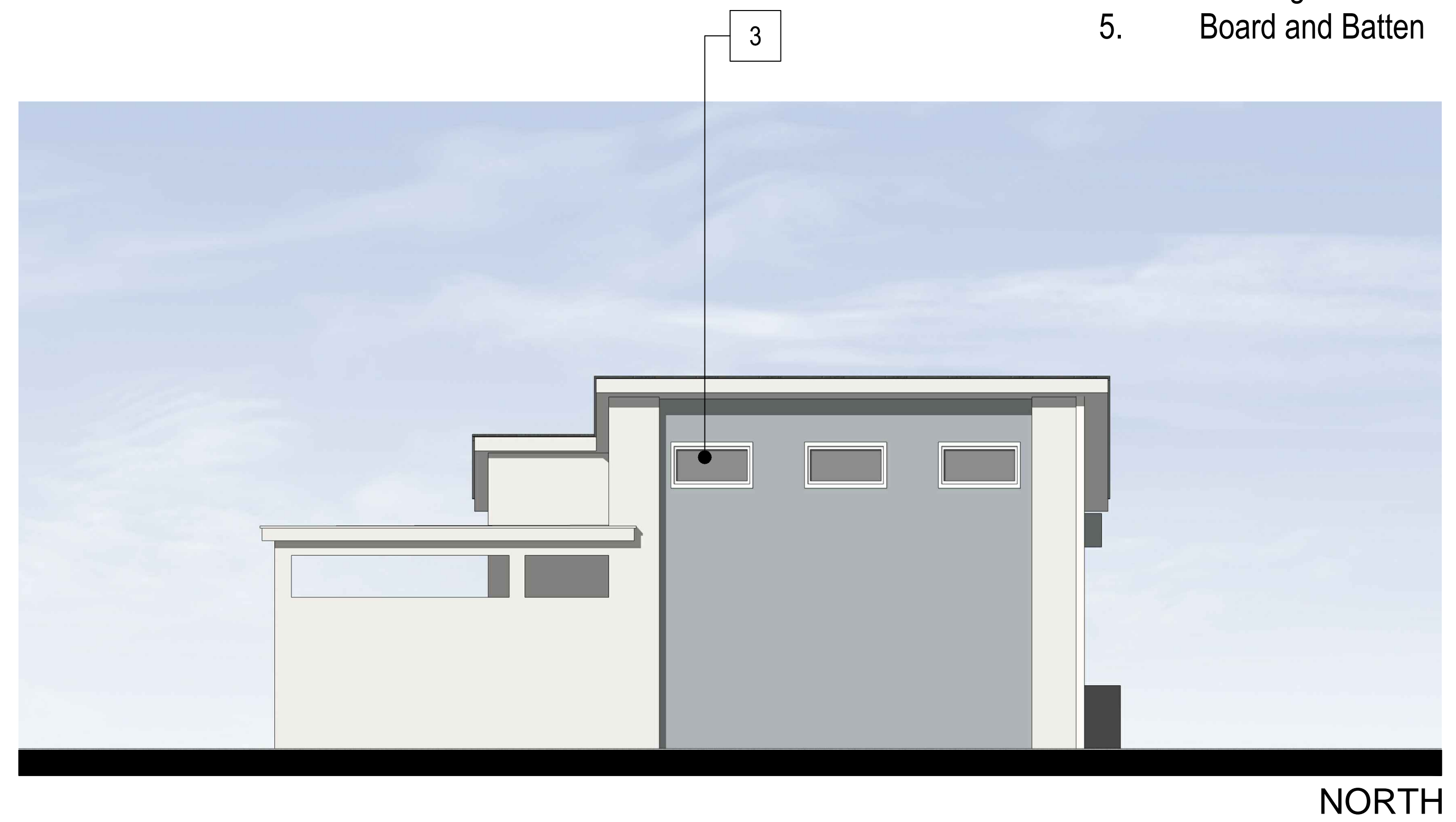
SOUTH

Material Legend

- 1. Stucco
- 2. Concrete Roof Tile
- 3. Vinyl Window
- 4. Drinking Fountain
- 5. Board and Batten



WEST



NORTH









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PERSPECTIVE VIEWS  
ENTRY VIGNETTE

A7.1





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CORONA, CALIFORNIA # 2017-0705

CONCEPTUAL DESIGN  
AUGUST 8, 2022

PERSPECTIVE VIEWS  
MOTORCOURT VIGNETTE

A7.2









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CORONA, CALIFORNIA # 2017-0705

CONCEPTUAL DESIGN  
AUGUST 8, 2022

PERSPECTIVE VIEWS  
ENTRY PERSPECTIVE

A7.4



# Landscape Plan



# EXISTING SURROUNDING CONDITION



From Magnolia Ave. To Northeast



From Harlow Ave. To Northeast



From Magnolia Ave. To Southwest



From Harlow Ave. To Southwest

# EXISTING SITE CONDITION



## EXISTING TREES:

LEGEND	BOTANICAL NAME	COMMON NAME	
	Washington robusta	Mexican Fan Palm	To remain and be protected in place
	Eucalyptus spp.	Eucalyptus Tree	To be removed
	Washington filifera	California Fan Palm	To be removed
	Ceitis spp.	Hackberry Tree	To be removed

## APPLICANT/OWNER

### ENERMAX GLOBAL, INC.

20409 YORBA LINDA BOULEVARD, #321  
YORBA LINDA, CALIFORNIA 92886

Contact: Howard Ouyang  
Email: ouyang.howard@gmail.com

## DESIGN INTENT

The design vision is to create a community with meaningful "outdoor room", active spaces and a sense of destination for the residents. Pedestrian friendly connectivity and compatible open spaces create synergy and activation. The landscape design with a variety of low maintenance plant species will meet state and local water efficient requirements. A variety of heights and styles of plant materials refreshes and reinforces the community entry, while complimenting the order and clean lines of the architectures.

## LANDSCAPE ARCHITECT

### C2 Collaborative LANDSCAPE ARCHITECTURE

416 N. El Camino Real  
San Clemente, CA 92672  
T: 949-366-6624  
Contact: Niki Wu  
Email: nwu@c2collaborative.com



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 substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.

## IRRIGATION

### Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Residential  
1330 MAGNOLIA, CORONA CA  
0.50 ETo allowance  
Riverside Magnolia Project

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.

<b>1 Maximum Annual Water Allowance (MAWA)</b>	
INPUT the total square footage of landscape = 27,645 S.F.	
INPUT the Hist. ETo for the area = 57.74	
<b>MAWA = 66,154 cu ft / yr</b>	

\* 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.  
NOTE: THERE ARE NO BIOBASINS PROPOSED FOR THIS PROJECT. THE AREA ALONG HARLOW AVE IS TO BE FENCED OFF FOR A WATER UTILITIES FACILITY.

### 2 Estimated Annual Water Use (EAWU)

<b>Hydrozone # 1</b>	Plant Factor = 0.2	Plant Type	Water Use
INPUT Square Foot Area of Hydrozone = 14,994		Shrubs / Groundcover	Low
Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
<b>EAWU = 16,885 cu ft / yr</b>			

<b>Hydrozone # 2</b>	Plant Factor = 0.5	Plant Type	Water Use
INPUT square footage of hydrozone = 10,500		Shrubs / Groundcover	Moderate
Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
<b>EAWU = 29,560 cu ft / yr</b>			

<b>Hydrozone # 3</b>	Plant Factor = 0.2	Plant Type	Water Use
INPUT square footage of hydrozone = 300		Trees / Match	Low
Hydrozone Irrigation Efficiency = 0.85	Bubblers		
<b>EAWU = 338 cu ft / yr</b>			

<b>Hydrozone # 4</b>	Plant Factor = 0.5	Plant Type	Water Use
INPUT square footage of hydrozone = 300		Trees / Match	Moderate
Hydrozone Irrigation Efficiency = 0.85	Bubblers		
<b>EAWU = 845 cu ft / yr</b>			

<b>Hydrozone # 5</b>	Plant Factor = 0.8	Plant Type	Water Use
INPUT square footage of hydrozone = 1,551		Turf - Recreational	High
Hydrozone Irrigation Efficiency = 0.75	Rotator / Precision Spray Nozzle		
<b>EAWU = 7,918 cu ft / yr</b>			

<b>Hydrozone # 6</b>	Plant Factor = 0	Plant Type	Water Use
INPUT square footage of hydrozone = 0		n/a	n/a
Hydrozone Irrigation Efficiency = 1	n/a		
<b>EAWU = 0 cu ft / yr</b>			

SubTotal EAWU =	55,546	cu ft / yr
Input Irrigation System Operation Factor =	0.85	
<b>Total EAWU = 65,348</b>		
<b>MAWA - EAWU = 806</b>		cu ft / yr
(this number must be positive)		

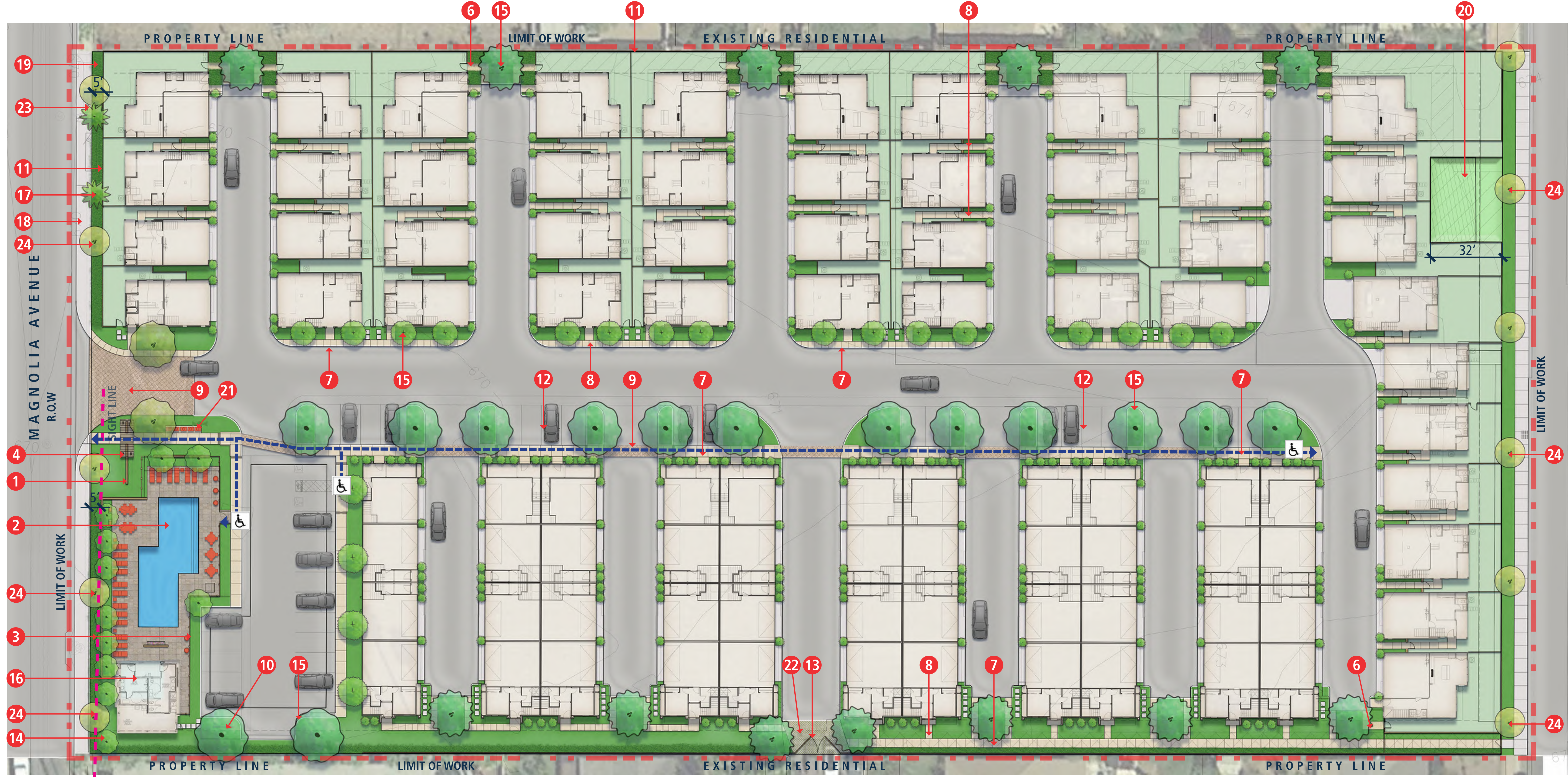
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 1%

- Note:
- Hydrozones will be properly designated and indicate proposed methods of irrigation.
  - No overhead irrigation allowed within 24" of non-permeable surfaces.
  - Subsurfaces or low-volume irrigation must be used for irregularly shaped areas, or areas less than 10 feet in width.
  - Preliminary MAWA/EAWU water calculation provided complies with ordinance 59.3 and state's recent changes to the model water efficient landscape ordinance (MWECO).

## EXISTING SITE PLAN

09.09.22



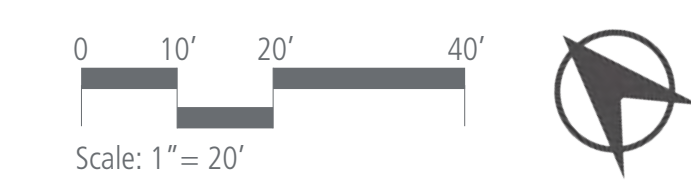


### LEGEND

- |                              |  |                   |  |  |  |
|------------------------------|--|-------------------|--|--|--|
| 1 Project Entry and Monument | 5 Side Yard Gate and Steppers                | 9 Enhanced Paving | 13 Emergency Access Gate                       | 17 Existing Palm Trees (to remain & be protected in place) | 22 Turf Block                                |
| 2 Community Pool             | 6 Side Yard Gate and Decomposed Granite Path | 10 Bike Rack      | 14 Screen Tree                                 | 18 Existing Public Sidewalk                                | 23 Bus Stop                                  |
| 3 Pool Enclosure Fence/Wall  | 7 Sidewalk                                   | 11 Property Wall  | 15 Street Shade Tree                           | 19 5' Landscape Easement (along Magnolia Ave. per Civil)   | 24 Street Trees @ 60' o.c. per Ordinance 460 |
| 4 Entry Arbor                | 8 Entry Walk                                 | 12 Parking Lot    | 16 Pool Restrooms, Showers, and Equipment Room | 20 HGCWD Easement (32'x38' per Civil)                      |  |
|                              |  |                   |  | 21 Mailbox Location  |  |
- ADA Path of Travel (refer to Civil for directional slope % and ramp details)

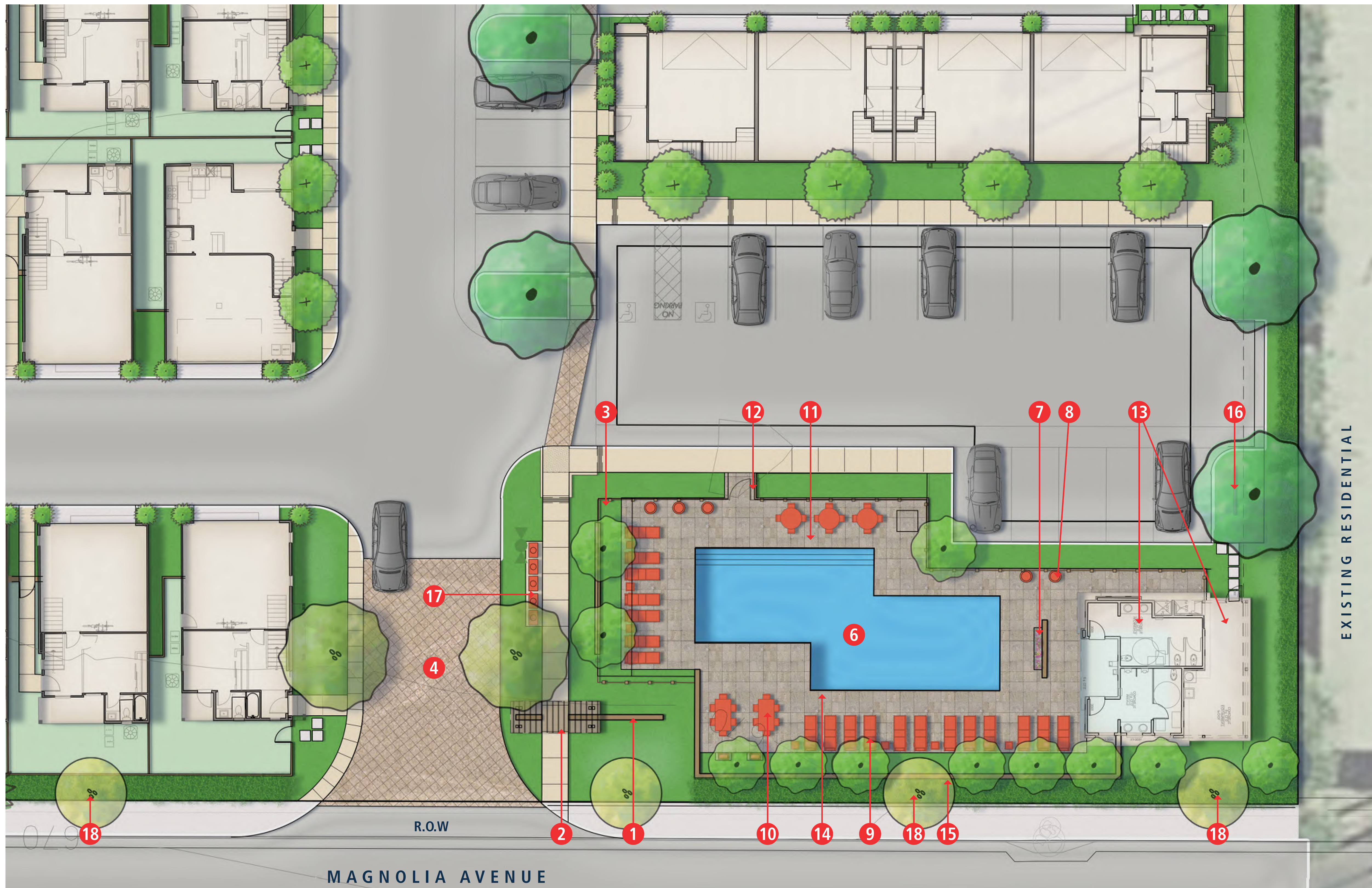
### CONCEPTUAL LANDSCAPE PLAN

### KEYMAP



09.09.22

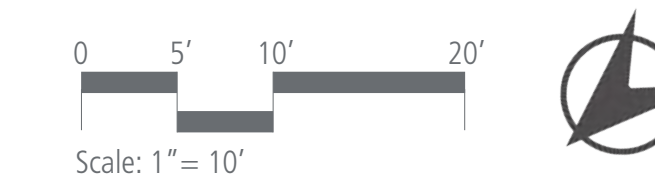




## LEGEND

- |                                 |                                    |                         |                             |  |
|---------------------------------|------------------------------------|-------------------------|-----------------------------|--|
| 1 Project Entry and Monument    | 5 Free Standing BBQ                | 9 Lounge Chairs         | 13 Restrooms/Pool Equipment | 17 Mailboxes                                 |
| 2 Pedestrian Entry Portal       | 6 Pool (approx. 1,195 sq.ft.)      | 10 Dining Area with BBQ | 14 Screen Tree              | 18 Street Trees @ 60' o.c. per Ordinance 460 |
| 3 Pool Enclosure Wall and Fence | 7 Accent Planting with Screen Wall | 11 Enhanced Pool Deck   | 15 Screen Wall              |  |
| 4 Vehicular Enhanced Paving     | 8 Accent Pot                       | 12 Pool Entry Gate      | 16 Bike Rack                |  |

## KEYMAP



09.09.22





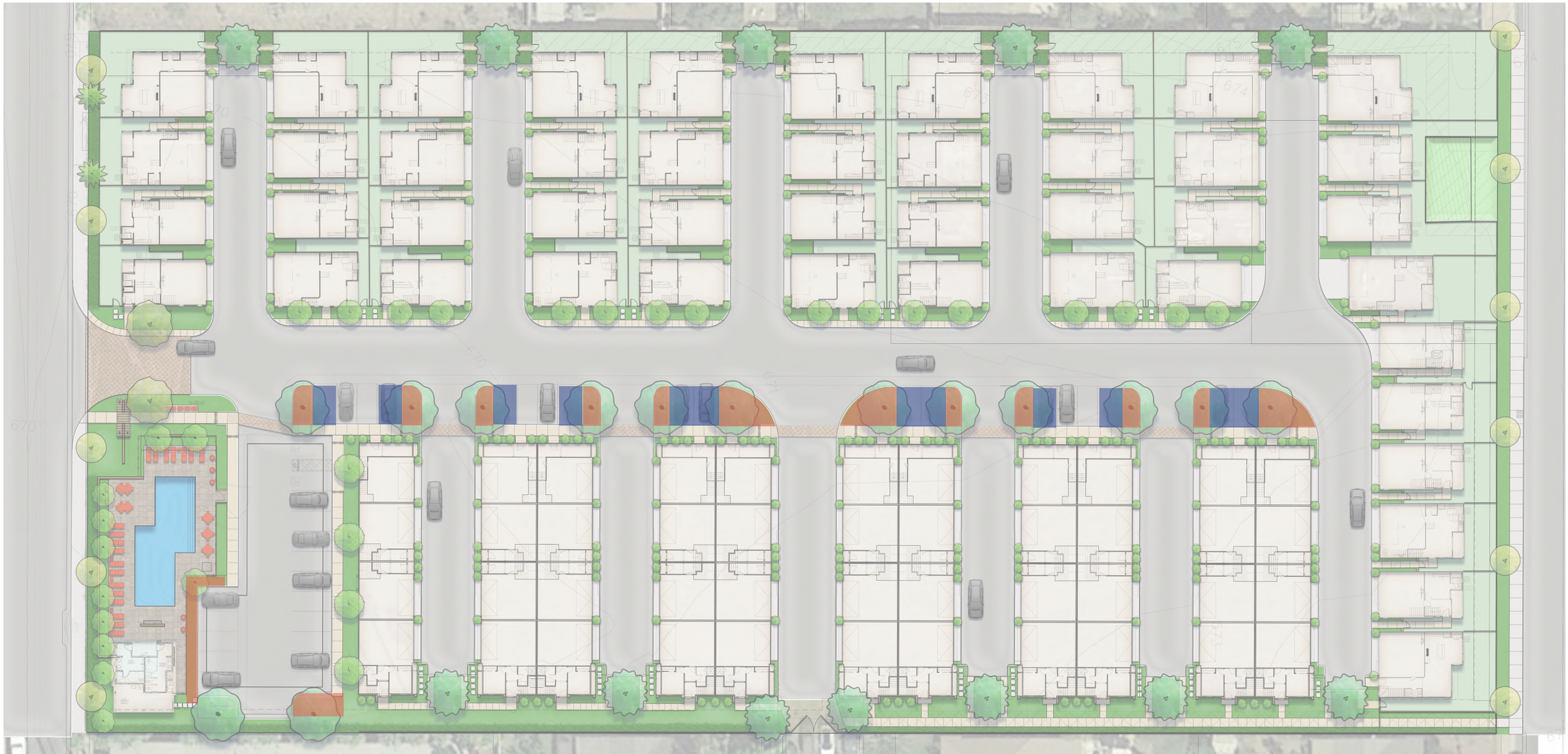
## LEGEND

- Homeowner Maintained
- HOA Maintained
- Riverside County Maintained Off-Site Right of Way Areas

### MAINTENANCE EXHIBIT

09.09.22





## LEGEND

- Parking Area Shaded by Trees
- Parking Landscaped Area

## PARKING LOT SHADING CALCULATION

Total Parking Space: 35 spaces  
 Total Parking Surface Area: 6362 sq.ft.  
 Total Shade Provided: 2365 sq.ft.  
**Shaded Parking Area percentage= 37%**

## PARKING LOT LANDSCAPED AREA CALCULATION

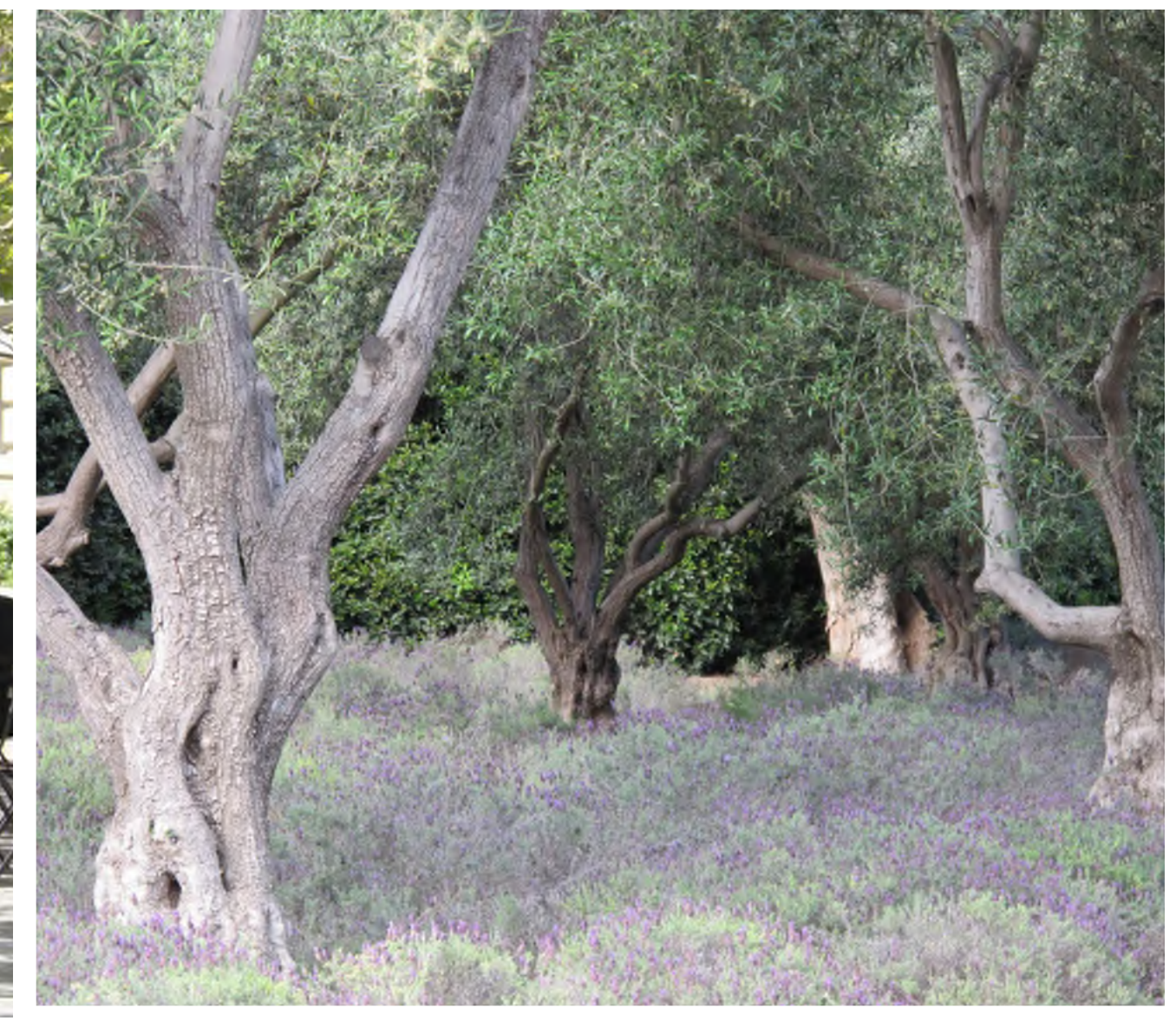
Parking Lot Landscaped Area: 2,519 sq.ft.  
 Total Parking Lot Area=6,228+2,519= 8,747 sq.ft.  
**Landscaped Parking Area percentage= 29%**  
 \* Tree size shown at 15 years maturity, per Riverside county Ordinance 348, Section 18.12

## GRAPHIC EXAMPLE NOTES:

1. THIS PLAN IS INTENDED AS A GRAPHIC EXAMPLE ONLY TO DEMONSTRATE ACCEPTABLE LEGIBILITY. IT IS THE RESPONSIBILITY OF THE DESIGNER TO DETERMINE LANDSCAPING, GRAPHICS AND NOTES APPROPRIATE TO EACH INDIVIDUAL PROJECT, AND TO VERIFY CURRENT APPLICABLE GUIDELINES, CODES, ETC.
2. LANDSCAPING SHALL COMPLY WITH APPLICABLE ORDINANCES, GUIDELINES AND STANDARDS, INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:
  - 2.1. ORDINANCE 348
  - 2.2. RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPE GUIDELINES
  - 2.3. RIVERSIDE COUNTRYWIDE DESIGN STANDARDS AND GUIDELINES
  - 2.3. ALL PLANT MATERIAL SHALL BE PER THE "RIVERSIDE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING"
3. LABELS AND SYMBOLS SHOWN ARE FOR DEMONSTRATION PURPOSES AND MAY OR MAY NOT APPLY TO INDIVIDUAL PROJECTS AND MAY BE MODIFIED AS NEEDED.
4. PER ORDINANCE 348, TREES MUST PROVIDE REQUIRED AMOUNT OF SHADING WITHIN 15 YEARS. TREE SYMBOLS SHOULD BE SIZED ACCORDINGLY.

## PARKING LOT SHADING AND LANDSCAPED AREA CALCULATION

















INSPIRATIONAL IMAGERY



## TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
<b>Street Trees</b>					
	Olea Europaea	Olive	48" Box	Multi	L
	Ulmus parvifolia	Chinese Elm	24" Box	Standard	L
	Quercus virginiana	Southern live oak	24" Box	Standard	L
<b>Flower Accent Trees</b>					
	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	36" Box	Standard	L
	Chitalpa tashkentensis	Chitalpa	24" Box	Standard	L
	Dracaena draco	Dragon Tree	24" Box	Standard	L
	Koelreuteria paniculata	Golden Rain Tree	24" Box	Standard	L
<b>Screen Accent Trees</b>					
	Laurus nobilis	Bay Laurel	24" Box	Standard	L
	Arbutus unedo	Strawberry Tree	24" Box	Standard	L
<b>Vertical Accent Trees</b>					
	Podocarpus macrophyllus	Yew Plum Pine	24" Box	Standard	L
	Podocarpus elongatus "icee blue"	Icee Blue Yellowwood	24" Box	Standard	M
	Podocarpus macrophyllus 'Maki'	Chinese Podocarpus	24" Box	Standard	M
	Prunus caroliniana	Carolina cherry laurel	24" Box	Standard	M

## SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	Agave Americana	Century Plant	5 gal	48" o.c.	L
	Agave attenuate 'ray of light'	Ray of Light Fox Tail Agave	5 gal	48" o.c.	L
	Aloe striata	Coral Aloe	5 gal	30" o.c.	L
	Hemerocallis 'evergreen burgundy'	Daylily	5 gal	30" o.c.	L
	Lavandula angustifolia	Lavender	5 gal	36" o.c.	L
	Ligustrum 'texanum'	Waxleaf Privet	5 gal	columnar per plan	L
	Olea 'little ollie'	Little Olive	5 gal	36" o.c.	L
	Raphiolepis i. 'clara'	Clara Indian Hawthorn	5 gal	30" o.c.	M
	Raphiolepis i. 'majestic beauty'	Majestic Beauty Indian Hawthorn	5 gal	36" o.c.	M
	Rosa spp.	Rose	5 gal	30" o.c.	L
	Westringia fruticosa	Coast Rosemary	5 gal	30" o.c.	L

## GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	Bougainvillea 'la jolla'	San Diego Red Bougainvillea	5 gal	30" o.c.	L
	Lantana montevidensis 'alba'	Trailing Lantana	5 gal	30" o.c.	L
	Myoporum parvifolium	Groundcover Myoporum	1 gal	36" o.c.	L
	Rosmarinus 'tuscan blue'	Tuscan Blue Rosemary	5 gal	36" o.c.	L
	Senecio mandraliscae	Blue Chalksticks	1 gal	18" o.c.	L

### Basin Planting (Slopes and Bottom)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	Hydrolea Mix:				
	Muhlenbergia rigens	Deer Grass	-	-	-
	Festuca microstachys	Small Fescue	-	-	-
	Deschampsia danthoniodes	Annual Hairgrass	-	-	-
	Hordeum brachyantherum	Meadow Barley	-	-	-
	Agrostis pallens	Seashore Bent Grass	-	-	-
	Elymus triticoides Rio	Creeping Wild Rye	-	-	-
	Achillea millefolium	Common Yarrow	-	-	-
	Lasthenia glabrata	Yellowray Goldfields	-	-	-
	Eschscholzia caespitosa	Foothill Poppy	-	-	-



Note:  
 1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.  
 2. Slope planting shall be compliant with minimum standards for building and safety erosion control standards (Ordinance 454, Section 3316.1). Groundcover plant material to be maximum 12" o.c. on slope over 3' vertical.  
 3. Mature width of shrubs will not require excess trimming, no damage roots, shallow roots, etc.  
 4. Plant species and locations are consistent with Country of Riverside, California Friendly plant list.  
 5. Plants grouped according to water use factor per WUCOLS zones, compliant with Ordinance 859.3.

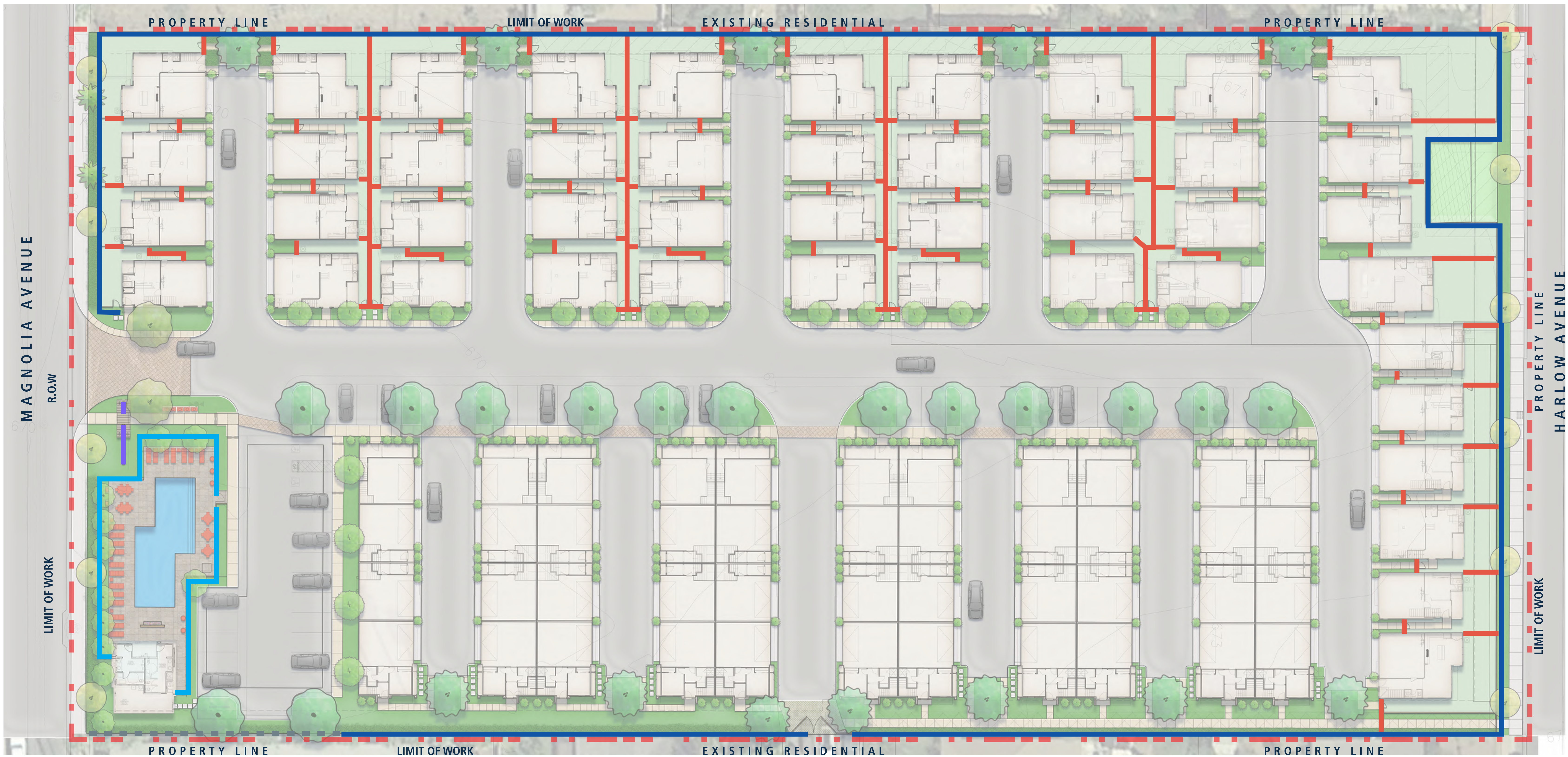
## MASTER PLANT LEGEND

09.09.22



# Fence and Wall Plan





## LEGEND

- Entry Sign Wall, 6' ht.
- Perimeter Wall, 6' ht.
- Pool Enclosure Wall and Fence, 5' ht.
- Privacy Fence and Gate, 6' ht.
- - - Existing Block Wall

### WALL AND FENCE PLAN

09.09.22



**Entry Sign Wall**

- 6' ht. CMU Block Wall with Stone Veneer Facing. Stone Veneer to match Shade Structure (per Architect)
- 2" thick wall cap
- Illuminated Entry Signage



**STONE VENEER FACING**



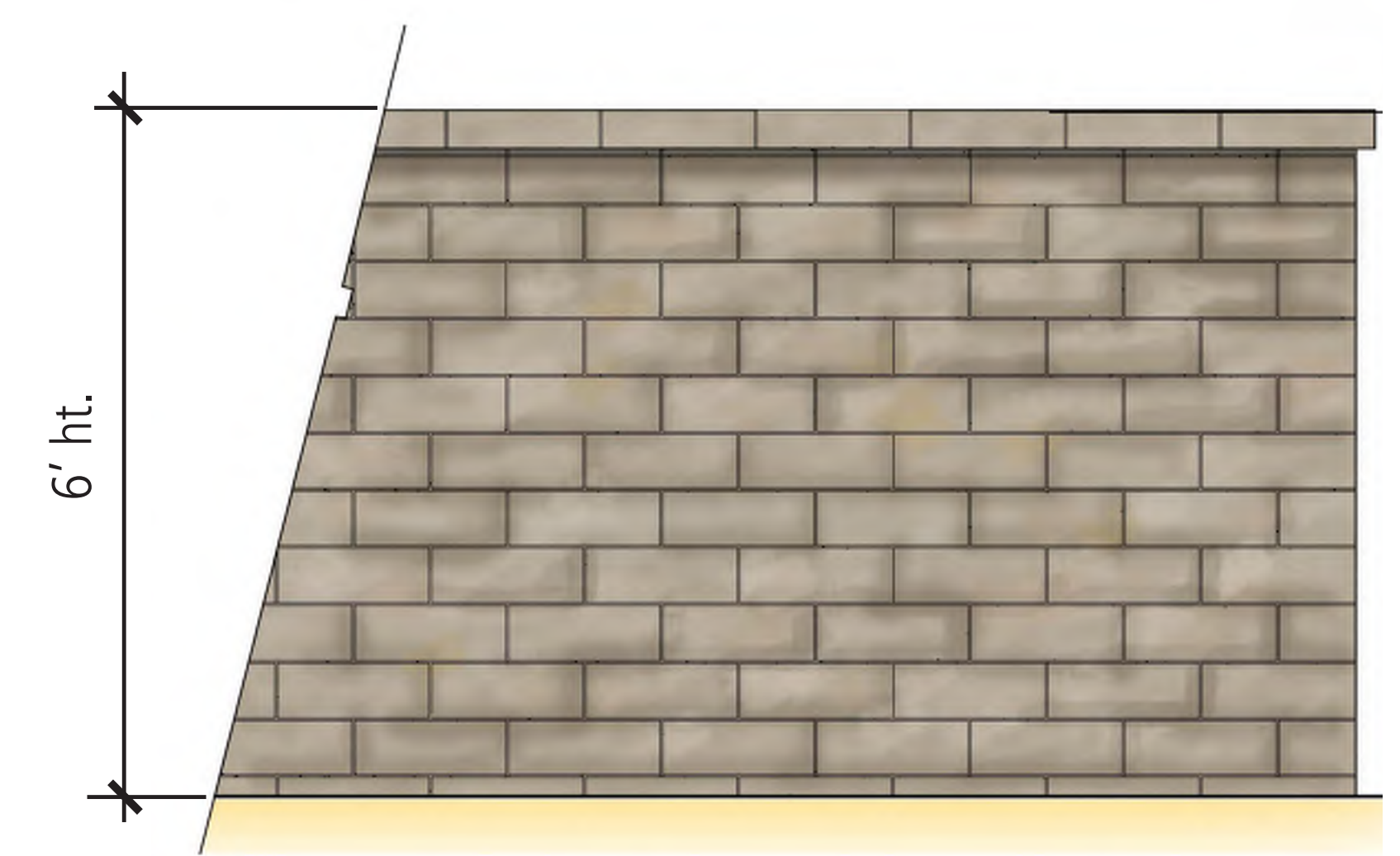
Stacked Stone to match Shade Structure (per Architect)



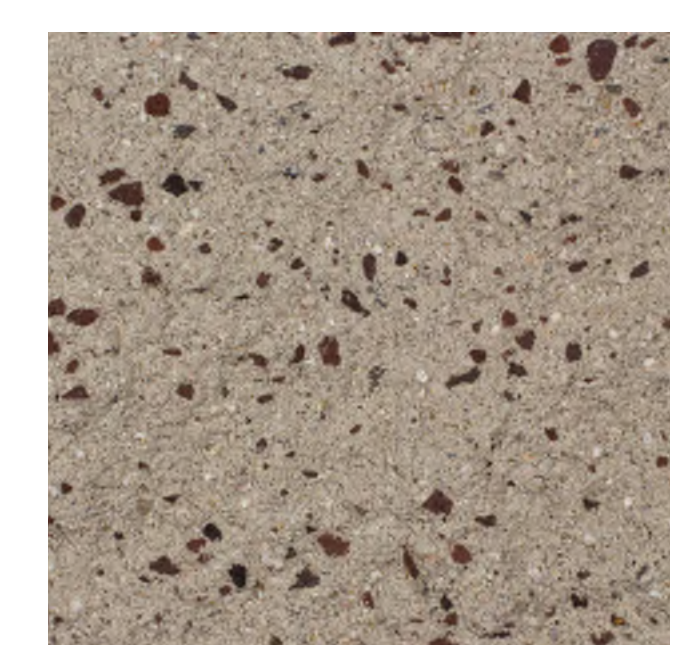
Stainless Steel Lettering on Top of Wall

**Perimeter Wall**

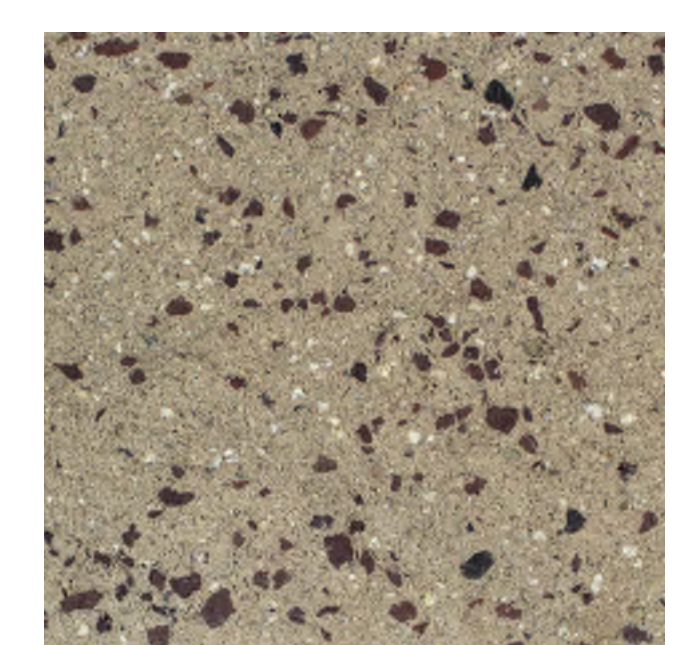
- 6' ht. Split Face Block Wall in Running Bond Pattern. Refer to Block Colors
- 2" thick Split Face Cap. Color to match wall



**SPLIT FACE BLOCK COLORS**



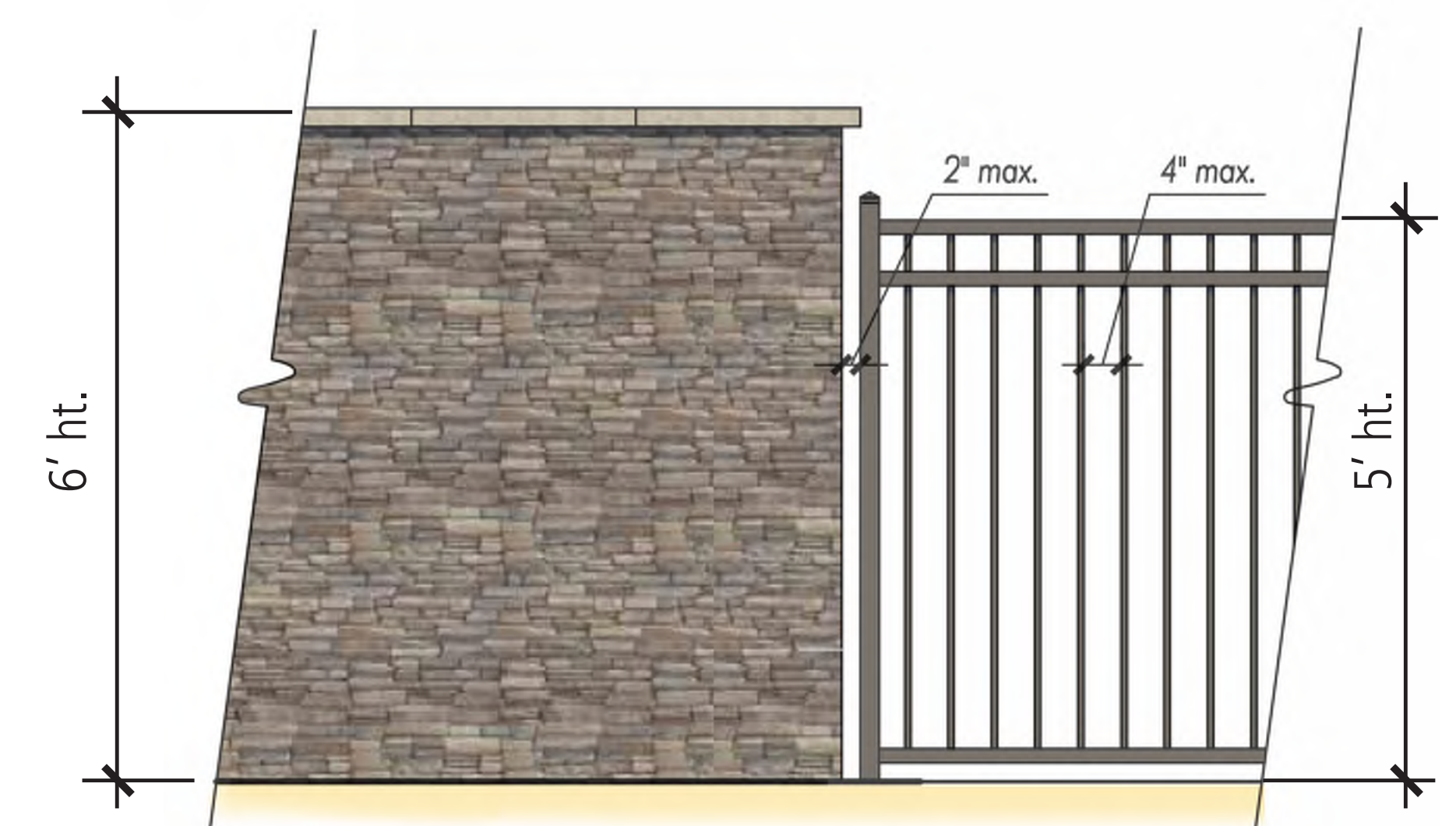
Natural Gray



Sourdough

**Pool Enclosure Wall and Fence**

- 5' ht. min. CMU Block Wall with Stone Veneer Facing. Stone Veneer to match Entry Sign Wall. Stone Veneer to wrap around all exposed sides



**STONE VENEER FACING**



Stacked Stone to match Shade Structure (per Architect)



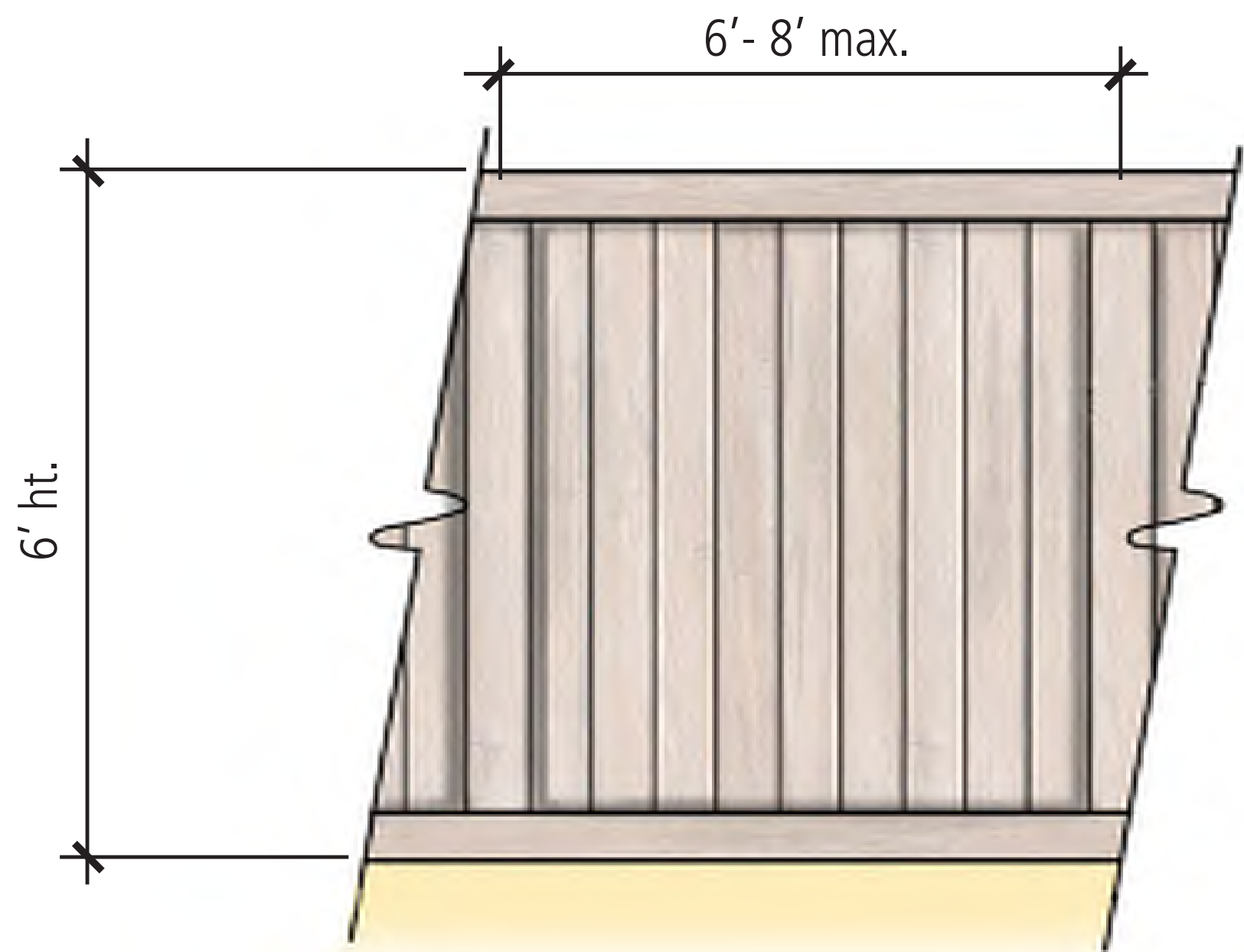
Tubular Steel Pool Fence. 5'ht. Minimum

**COLOR MATERIAL BOARD**



**Privacy Fence & Gate**

- Solid Natural Wood Fence, 6' ht. minimum
- 6'-8' wide panels max.
- Privacy fence at side yards



**FENCE PAINT COLORS**



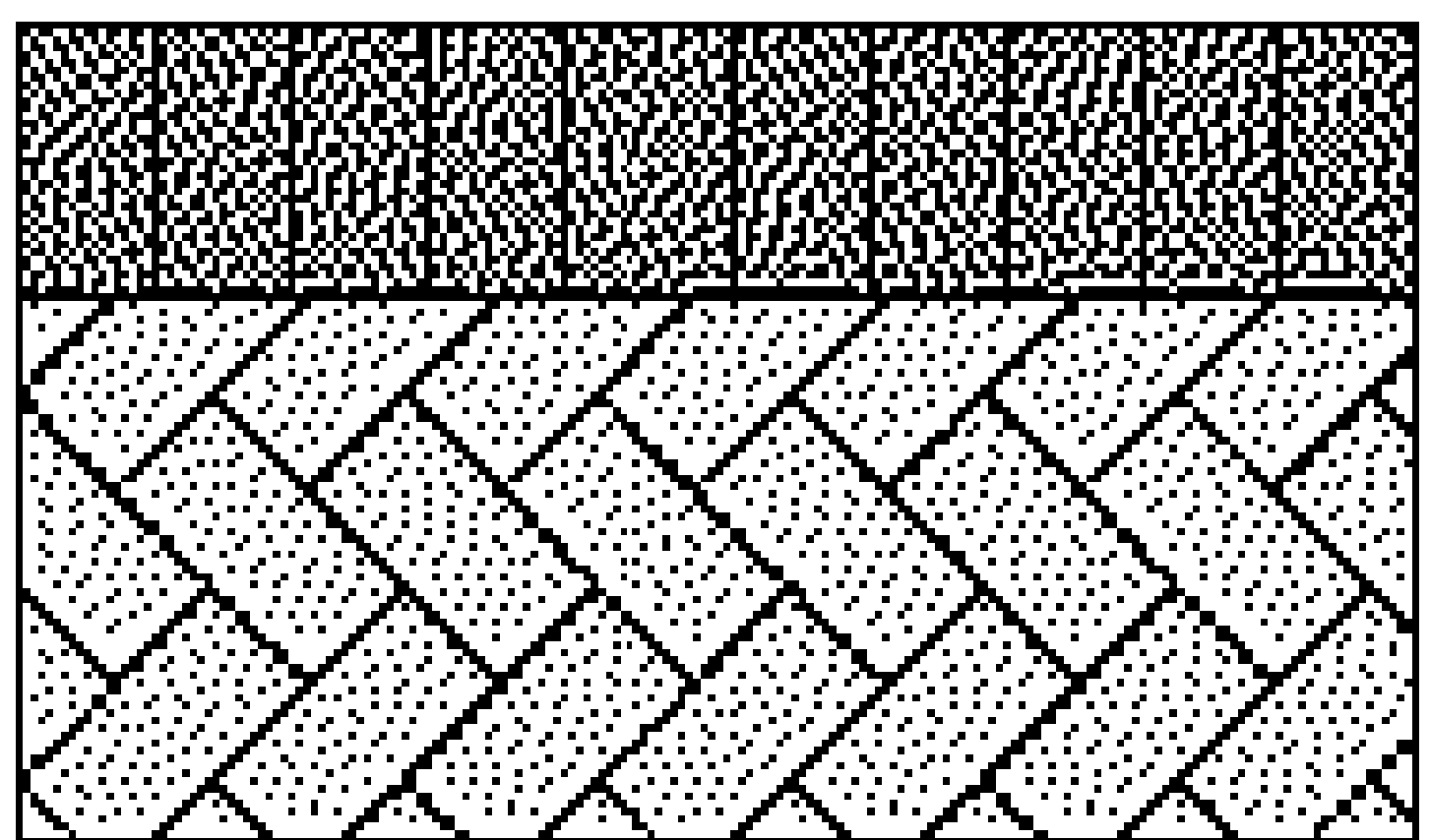
Navajo White



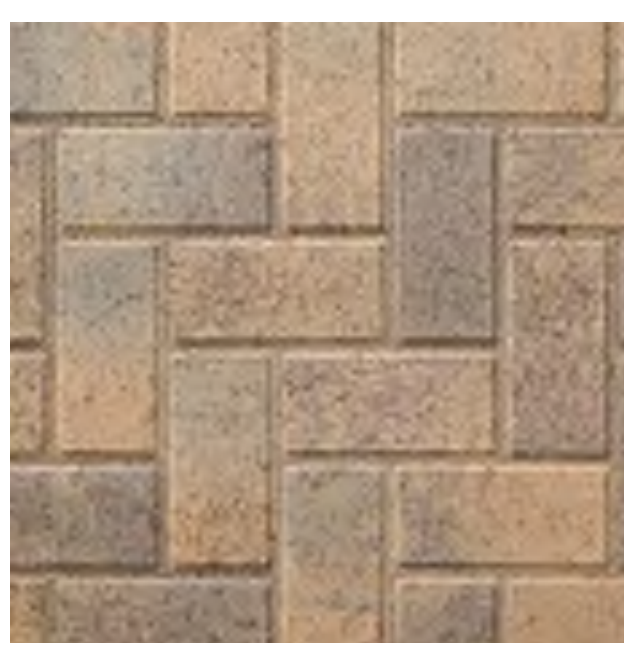
Hopsack

**Enhanced Paving**

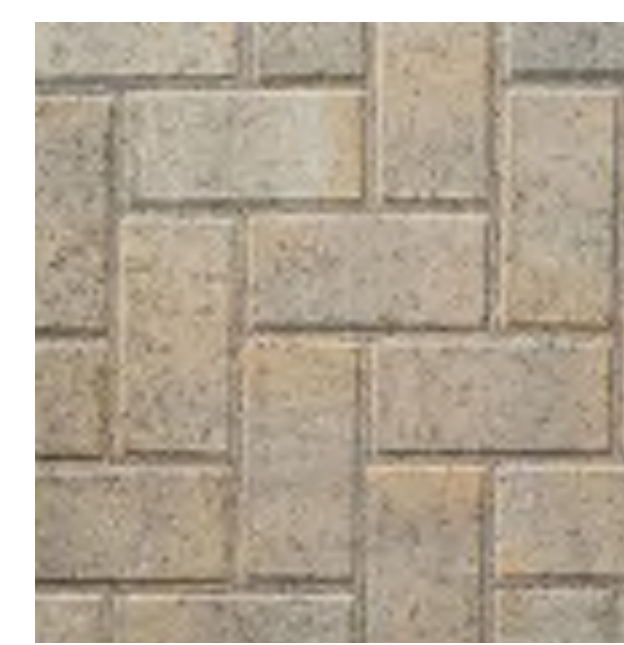
- Herringbone with soldier header
- At Vehicular Entry and Sidewalk Cross



**PAVER COLORS**



Toscana



Victorian

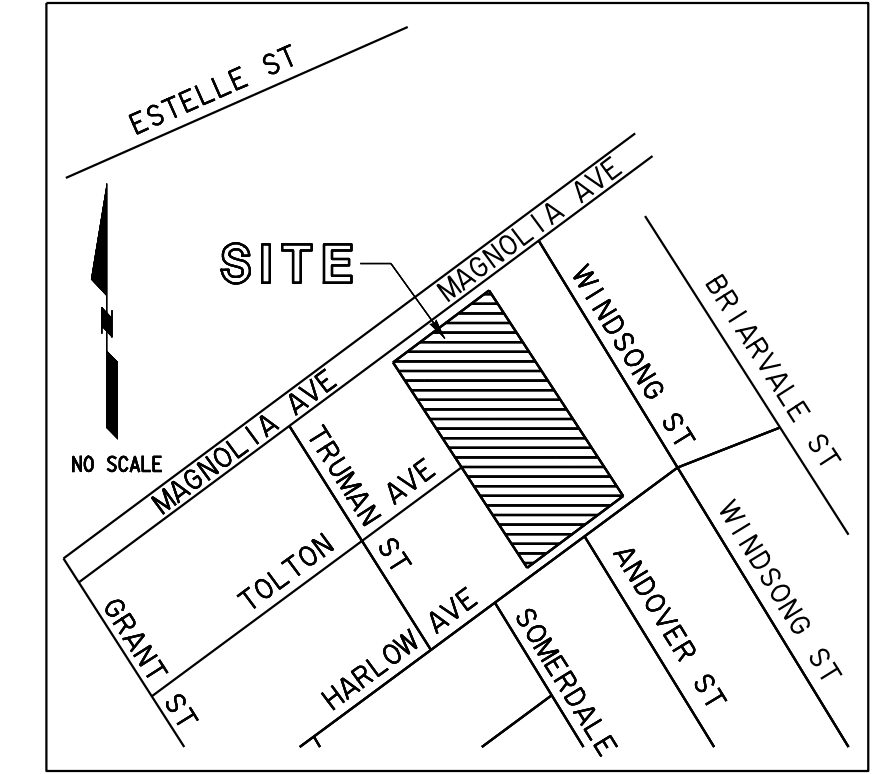
**COLOR MATERIAL BOARD**



# Preliminary Grading Plan



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PRELIMINARY GRADING PLAN EXHIBIT**  
**13330 MAGNOLIA AVENUE**  
 APN'S: 135-063-016, 135-063-019  
 MARCH 18, 2024  
**PPT190026**



**APPLICANT/OWNER**

ENERMAX GLOBAL INC.  
 20409 YORBA LINDA BLVD., SUITE 321  
 YORBA LINDA, CA 92886  
 ATTN: VIVIAN LIANG  
 NUMBER: 714-609-8357  
 EMAIL: VIVIANL@ENERMAXGLOBALDEV.COM

**ENGINEER**

RICK ENGINEERING COMPANY  
 1770 IOWA AVE.  
 RIVERSIDE, CA 92507  
 ATTN: RICHARD O'NEILL  
 NUMBER: 951-782-0707 EXT. 2782  
 EMAIL: RONELL@RICKENGINEERING.COM

**LEGAL DESCRIPTION**

BEING A SURVEY OF A PORTION OF LOT 3 IN BLOCK 57 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP FILED IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 28 T.3.S., R.6.W. RANCHO EL SOBRANTE DE SAN JACINTO

**BASIS OF BEARING**

THE NORTHEASTERLY LINE OF TRACT NO. 4532, MB 74/31-32, BEING N34°23'59"W, WAS HELD AS THE BASIS OF BEARING FOR THIS MAP.

**EARTHWORK**

CUT: 2,440 CU. YD.  
 FILL: 957 CU. YD.

**ACREAGE**

4.56 GROSS ACREAGE

**UTILITY CONTACTS**

CABLE: SPECTRUM, FRONTIER AND DIRECTV  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 FIRE: CITY OF CORONA FIRE DEPARTMENT  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: ATT, VERIZON  
 SEWER: HOME GARDENS SANITARY DISTRICT  
 WATER: HOME GARDENS COUNTY WATER DISTRICT

**LEGEND & ABBREVIATIONS**

<b>TRACT MAP BOUNDARY</b>	
CENTERLINE (CL)	-----
RIGHT-OF-WAY (R/W)	-----
PROPOSED CURB	-----
PROPERTY LINE (PL)	-----
EXISTING EASEMENT	-----
EX.	EXISTING
HGCWD	HOME GARDEN COUNTY WATER DISTRICT
PROP.	PROPOSED
ST.	STREET
TYP.	TYPICAL

**TOPOGRAPHIC SOURCE**

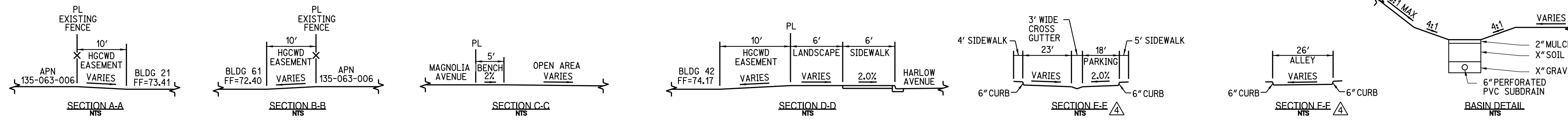
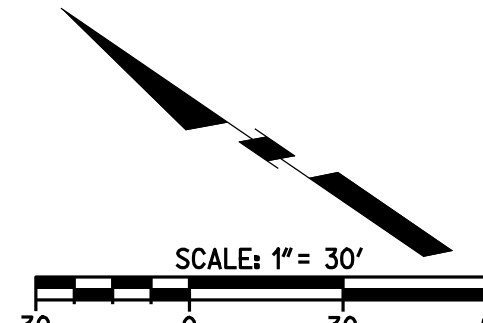
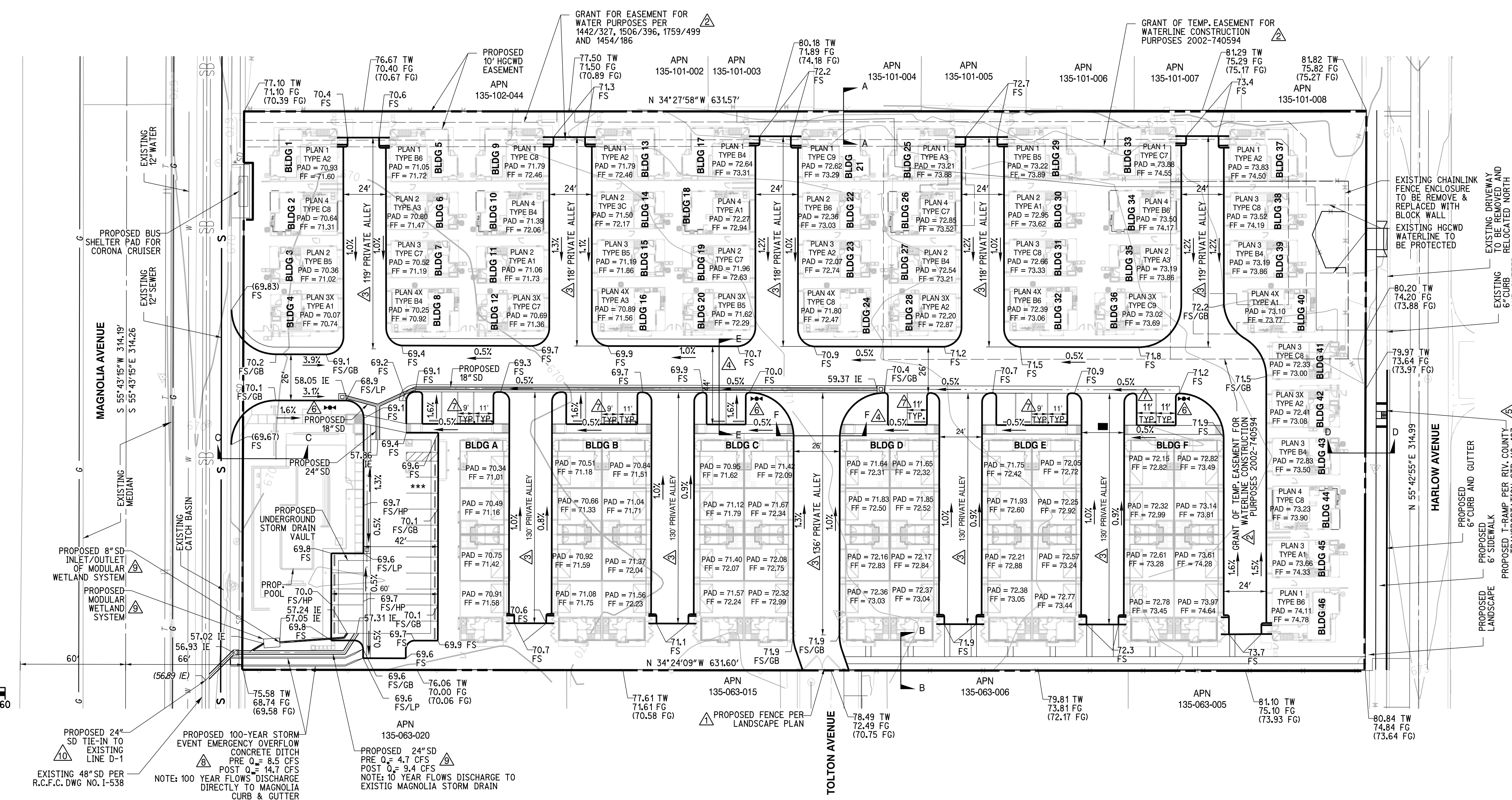
TOPOGRAPHIC SOURCE IS FROM SURVEY CONDUCTED SEPTEMBER 17, 2018 BY RICK ENGINEERING COMPANY

**NOTE**

PROJECT SITE HAS A HIGH LIQUEFACTION POTENTIAL, IS SUSCEPTIBLE TO SUBSIDENCE AND HAS A HIGH PALEONTOLOGICAL SENSITIVITY.

**PLAN SUMMARY**

TOTAL UNITS:	90
TOTAL GROSS AREA:	4.56 ACRES
TOTAL NET AREA:	2.44 ACRES
TOTAL PARKING AREA:	0.14 ACRES (3.07%)
TOTAL PAVED AREA:	1.22 ACRES (26.75%)
TOTAL LANDSCAPED AREA:	0.99 ACRES (21.71%)
TOTAL OPEN AREA:	2.35 ACRES (51.54%)



**PLANNING RESPONSES**

- ▲ SECONDARY EMERGENCY ACCESS ADDED ALONG TOLTON
- ▲ CALLED OUT EXISTING EASEMENTS
- ▲ CALLED OUT LENGTHS OF ALLEYWAYS TO DEMONSTRATE THEY ARE LESS THAN 150 FEET
- ▲ ADDED TYPICAL CROSS SECTIONS FOR ALLEY AND MAIN STREET
- ▲ ADDED ADA COMPLIANT T-RAMP
- ▲ FIRE HYDRANT LOCATIONS WERE ADDED
- ▲ ADDED PARKING DIMENSIONS AND UPDATED END SPACES TO 11' WIDE
- ▲ ADDED EMERGENCY OVERFLOW CHANNEL
- ▲ ADDED PIPES CONNECTING VAULT TO MODULAR WETLAND AND CATCH BASIN
- ▲ ADDED PIPE CONNECTING CATCH BASIN AND EXISTING STORM DRAIN LINE D-1

**\*\*\* NOTE**

ELECTRIC VEHICLE PARKING STALL, FINAL LOCATION TO BE DETERMINED BY FINAL SUBMITTAL

REV	BY	DATE	DESCRIPTION

**RICK ENGINEERING COMPANY**  
 1770 IOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 951-782-0707  
 FAX: 951-782-0723  
 rickengineering.com

**PRELIMINARY GRADING PLAN EXHIBIT**  
**13330 MAGNOLIA AVENUE**  
 SCALE: 1"=30'  
 DATE: 03/18/2024  
 PLOT DATE: 18-MAR-2024



Plan: PPT190026

Parcel: 135063016

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

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

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

060 - BS-Grade. 4                      IMPROVEMENT SECURITIES                      Not Satisfied

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

E Health

060 - E Health. 1                      DEH- Health Clearance                      Not Satisfied

Water and Sewer Plans

Flood

060 - Flood. 1                      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.

Planning

060 - Planning. 1                      Construction Noise                      Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and



Plan: PPT190026

Parcel: 135063016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      Construction Noise (cont.)                      Not Satisfied  
sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2                      Fee Status                      Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit based fees for CZ 1900030, TTM 38201 and PPT 190026 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.

060 - Planning. 3                      MM - BIOLOGICAL RESOURCES - MM BIO-1                      Not Satisfied

MM BIO-1: Preconstruction Breeding Bird Surveys

Project activities that would remove or disturb potential nest sites, such as open ground, trees, shrubs, grasses, or burrows, during the breeding season would be a potential significant impact if migratory non-game breeding birds are present. Project activities that would remove or disturb potential nest sites would be scheduled outside the breeding bird season to avoid potential direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites would also help to prevent birds from nesting within the project site during the breeding season and during construction activities.

If project activities cannot be avoided during February 15 through September 15, a qualified biologist would conduct a preconstruction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey would be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. Preconstruction surveys would be conducted no less than three days prior to vegetation, substrate, and structure removal and/or disturbance.

If no breeding birds or active nests are observed during the preconstruction survey or they are observed and would not be impacted, project activities may begin and no further mitigation would be required.

If a breeding bird territory or an active bird nest is located during the preconstruction survey and would potentially be impacted, the site would be mapped on engineering drawings and a no activity buffer zone would be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 300 feet in all directions or 500 feet in all directions for listed bird species and all raptors. The biologist would determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. Some bird species are more tolerant than others of noise and activities occurring near their nest. This no-activity buffer zone would not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young would no longer be impacted by project activities. Periodic monitoring by a biologist would be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone.

If listed bird species, such as the Least Bell's Vireo (LBV), are observed within the project site during the preconstruction survey, the biologist would immediately map the area and notify the



Plan: PPT190026

Parcel: 135063016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 MM - BIOLOGICAL RESOURCES - MM BIO-1 (cont.) Not Satisfied  
appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

Birds or their active nests would not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

060 - Planning. 4 MM - BIOLOGICAL RESOURCES - MM BIO-2 Not Satisfied  
MM BIO-2: Worker Environmental Awareness Program.

Prior to project construction activities, a qualified biologist would prepare and conduct a Worker Environmental Awareness Program (WEAP) that would describe the biological constraints on the project. All personnel who would work within the project site would attend the WEAP prior to performing any work; such requirement shall be included as a condition on grading permits. The WEAP would include, but not be limited to the following: results of preconstruction surveys; description of sensitive biological resources potentially present within the project site; legal protections afforded the sensitive biological resources; Best Management Practices (BMPs) for protecting sensitive biological resources (i.e., restrictions, avoidance, protection, and minimization measures); individual responsibilities associated with the project; and, a training on grading to reduce impacts to biological resources. A condition would be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training would include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the Multiple Species Habitat Conservation Plan (MSHCP), the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to the project site boundaries within which the project activities must be accomplished. The program would also include the reporting requirements if workers encounter a sensitive wildlife species (i.e., notifying the biological monitor or the construction foreman, who would then notify the biological monitor).

Training materials would be language-appropriate for all construction personnel. Upon completion of the WEAP, workers would sign a form stating that they attended the program, understand all protection measures, and would abide all the rules of the WEAP. A record of all trained personnel would be kept with the construction foreman at the project field construction office and would be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman would ensure that new personnel receive training before they start working. The biologist would provide written hard copies of the WEAP and photos of the sensitive biological resources to the construction foreman.

060 - Planning. 5 MM - BIOLOGICAL RESOURCES - MM BIO-3 Not Satisfied  
MM BIO-3: Biological Monitor

Per the MSHCP requirements stated in Volume 1, Appendix C of the MSHCP, a qualified project biologist would monitor construction activities for the duration of the project to ensure



Plan: PPT190026

Parcel: 135063016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 MM - BIOLOGICAL RESOURCES - MM BIO-3 (cont.) Not Satisfied

that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint (Riverside County, 2003).

A biological monitor would monitor activities that result in tree or vegetation removal to minimize the likelihood of inadvertent impacts to nesting birds and special-status wildlife species, with special attention given to any protected species observed during the preconstruction breeding bird surveys. Monitoring would also be conducted periodically during construction activities to ensure no new nests are built during any vegetation removal or building demolition activities between February 1 and August 31. The biological monitor would ensure that all BMPs, avoidance, protection and mitigation measures described in the relevant project permits and reports are in place and are adhered to.

The biological monitor would have the authority to temporarily halt all construction activities and all non-emergency actions if sensitive species and/or nesting birds are identified and would be directly affected. The monitor would notify the appropriate resource agency and consult if needed. If necessary, the biological monitor would relocate the individual outside of the work area where it would not be harmed. Work can continue at the location if the applicant and the consulted resource agency determine that the activity would not result in adverse effects to the species.

The biological monitor would notify the appropriate agencies if a dead or injured protected species is located within the project site. Written notification would be made within 15 days of the date and time of the finding or incident (if known) and must include; location of the carcass, a photograph, cause of death (if known), and other pertinent information.

060 - Planning. 6 MM - BIOLOGICAL RESOURCES - MM BIO-4 Not Satisfied

MM BIO-4: Construction Best Management Practices

During project construction, project work crews would be directed to use BMPs where applicable. These measures would be identified prior to construction and incorporated into the construction operations.

Implementation of this mitigation measure would help to avoid, eliminate or reduce impacts to sensitive or common biological resources, such as special-status terrestrial wildlife species, to less than significant levels. Standard BMPs as outlined in the MSHCP (MSHCP, Volume 1, Appendix C) and that apply to construction of this project, and that are not incorporated to other mitigation measures proposed for this project are as follows:

A Stormwater Pollution Prevention Plan (SWPPP) and erosion control plan would be developed and implemented in accordance with State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) requirements.

Equipment storage, fueling, and staging areas would be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas would be located in such a manner as to prevent any runoff from entering sensitive habitat. Construction workers would implement BMPs, e.g., concrete curing and concrete finishing, hazardous waste management, and cleaning, fueling, and maintenance of vehicles and equipment to prevent contamination of surface waters with cement or other hazardous materials. Project related spills of hazardous materials would be reported to appropriate



Plan: PPT190026

Parcel: 135063016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 MM - BIOLOGICAL RESOURCES - MM BIO-4 (cont.) Not Satisfied  
entities including but not limited to applicable jurisdictional County, U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and RWQCB, would be cleaned up immediately and contaminated soils would be removed to approved disposal areas.

The Permittee would have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

060 - Planning. 7 MM - BIOLOGICAL RESOURCES - MM BIO-5 Not Satisfied

MM BIO-5: Project Limits and Designated Areas

To avoid impacts to sensitive biological resources, the project proponent would implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal.

Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas would be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. Construction limits would be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees would be instructed that their activities are restricted to the construction areas. All markers would be maintained until the completion of activities in that area. Construction employees would strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) would be the minimal area necessary to complete the project and would be specified in the construction plans.

To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas would be restricted to designated areas. To the extent possible, designated areas would comprise, existing disturbed areas (parking lots, paved or graveled access roads, graded areas, etc.).

Project-related work limits would be defined and work crews would be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site specific surveys. The footprint of disturbance would be minimized to the maximum extent feasible. Access to sites would be via pre-existing access routes to the greatest extent possible. If sensitive biological resources are detected in the area to be impacted, then appropriate measures would be implemented to avoid impacts (e.g., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources would be directly impacted by project activities, the biologist would mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist would then contact the appropriate resource agencies to develop additional avoidance, minimization and/or mitigation measures prior to commencing project activities.

The project proponent would ensure that construction activities would include measures to prevent accidental falls into excavated areas. The construction crew would inspect excavated areas daily to detect the presence of trapped wildlife. All deep or steep-walled excavated areas



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60. Prior To Grading Permit Issuance

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060 - Planning. 7                      MM - BIOLOGICAL RESOURCES - MM BIO-5 (cont.)      Not Satisfied  
would be covered with tarp and either be furnished with escape ramps or be surrounded with exclusionary fencing in order to prevent wildlife from entering them. Wildlife found in excavation areas should be trapped and relocated out of harm's way to a suitable habitat outside of the project area, if possible.

060 - Planning. 8                      MM - BIOLOGICAL RESOURCES - MM BIO-6                      Not Satisfied

The BSA contains habitats which can support many common wildlife species. The project proponent would implement the following general avoidance and protection measures to protect vegetation and wildlife, to the extent practicable:

Cleared or trimmed vegetation and woody debris would be disposed of in a legal manner at an approved disposal site. Cleared or trimmed vegetation would be disposed of as soon as possible to prevent regrowth and the spread of weeds.

The removal of native vegetation would be avoided and minimized to the maximum extent practicable. Temporary impact areas would be returned to pre-existing contours and revegetated with appropriate native species.

To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized. All unnecessary lights would be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats.

If any wildlife is encountered during the course of project activities, said wildlife would be allowed to freely leave the area unharmed.

To avoid impacts to wildlife and attracting predators of protected species, the project proponent would comply with all litter and pollution laws and would institute a litter control program throughout project construction. All contractors, subcontractors, and employees would also obey these laws. These covered trash receptacles would be placed at each designated work site and the contents would be properly disposed at least once a week. Trash removal would reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums.

Contractors, subcontractors, employees, and site visitors would be prohibited from feeding wildlife and collecting plants and wildlife.

060 - Planning. 9                      MM - CULTURAL RESOURCES - MM CUL-1                      Not Satisfied

MM CUL-1      Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the



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060 - Planning. 9 MM - CULTURAL RESOURCES - MM CUL-1 (cont.) Not Satisfied

County Archaeologist to ensure compliance with this condition of approval. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist 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, 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. Tribal Cultural Resources are also considered cultural resources.

\*\* If not already employed by the project developer, a County approved archaeologist and a Native American Monitor from the consulting tribe(s) 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.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

060 - Planning. 10 MM - CULTURAL RESOURCES - MM CUL-2 Not Satisfied

MM CUL-2 If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11

MM - PALEONTOLOGICAL RESOURCES - MM PALEO-Not Satisfied

MM PALEO 1

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist 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.



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Planning

060 - Planning. 11 MM - PALEONTOLOGICAL RESOURCES - MM PALEO-Not Satisfied

p. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System:

(<https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf>).

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

\*Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 12 MM - TRIBAL CULTURAL RESOURCES – MM TRC-1 Not Satisfied

MM TCR 1: Native American Monitor Required:

Prior to the issuance of grading permits, the project applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

060 - Planning. 13 Required Applications Not Satisfied

No grading permits shall be issued until CZ1900030 and TTM 38201 have been approved and adopted by the Board of Supervisors and have been made effective.

Planning-CUL

060 - Planning-CUL. 1 Project Archaeologist / Monitor required Not Satisfied

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



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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1            Project Archaeologist / Monitor required (cont.)            Not Satisfied

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

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

vided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

Planning-EPD

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

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

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



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## 60. Prior To Grading Permit Issuance

### Planning-EPD

060 - Planning-EPD. 1            0060-EPD-Nesting Bird Survey (MBTA) (cont.)            Not Satisfied  
EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

### Planning-PAL

060 - Planning-PAL. 1            PRIMP            Not Satisfied

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

#### PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. 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.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. 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.
  12. All pertinent exhibits, maps and references.



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60. Prior To Grading Permit Issuance

Planning-PAL

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

13. Procedures for reporting of findings.

14. 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.

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inches) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP 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 storage and treatment devices used in the project shall be consistent with the requirements of the Santa Ana WQMP and Santa Ana MS4 permit.

70. Prior To Grading Final Inspection



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70. Prior To Grading Final Inspection

E Health

070 - E Health. 1                      DEH- Health Clearance                      Not Satisfied

Existing Water Wells

070 - E Health. 2                      DEH- Health Clearance                      Not Satisfied

Water and Sewer

Planning-CUL

070 - Planning-CUL. 1                      Artifact Disposition                      Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

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

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

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

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall



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70. Prior To Grading Final Inspection

Planning-CUL

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

be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

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

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

80. Prior To Building Permit Issuance

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 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 to stabilize the site 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.



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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      DEH Health Clearance                      Not Satisfied

Water Well Destruction permit

080 - E Health. 2                      DEH-Pool Plans                      Not Satisfied

Prior to building permit issuance, a set of three complete plans for the community swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code. Submit to the local Environmental Health office. Visit [www.rivcoeh.org](http://www.rivcoeh.org) for locations.

080 - E Health. 3                      DEH-Sewer Will Serve                      Not Satisfied

Proof of established sewer is required from the sewer agency serving the project prior to clearance of this COA. Submit supporting documents to DEH along with application and applicable fees.

080 - E Health. 4                      DEH-Water Will Serve                      Not Satisfied

Proof of established water is required from the appropriate water agency prior to building permit issuance. Verification to clear condition along with fee.

Fire

080 - Fire. 1                      Prior to BP Issuance - Access                      Not Satisfied

-Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

-The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

This includes areas constructed with Turf Block. An engineers report or product test sheet may will be required prior to Building Permit Issuance/Acceptance.

-Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2                      Prior to BP Issuance - Water                      Not Satisfied

Minimum fire flow for the construction of all buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 1500 gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

-Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

-Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of



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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to BP Issuance - Water (cont.) Not Satisfied  
such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 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.

Planning

080 - Planning. 1 CAP Screening Table Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study /MND. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/MND, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 2 CC&R Reciprocal Access/Parking/Landscape Maintenance Not Satisfied

The applicant shall notify the Planning Department that the following documents will be submitted to the Office of the County Counsel for approval along with the current fee:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'landscape area, more particularly described on Exhibit 'A' attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 CC&R Reciprocal Access/Parking/Landscape Maintenance Not Satisfied  
lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

NOTE: This may have already been satisfied by the the condition incorporated in the COA for Tentative Tract Map No. 38210 prior to recordation of the Map.

080 - Planning. 3 CEQA Filing Not Satisfied

Prior to building permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

080 - Planning. 4 CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A. All architectural treatments and banding on tower elements shall be applied to all elevations of the buildings.

080 - Planning. 5 Construction Noise Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 6 EV Charging Stations Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require fifty (50) or more parking spaces will be required to designate three (3) parking



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 EV Charging Stations (cont.) Not Satisfied

spaces for electrical vehicles and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. Based on the parking spaces required (202) the applicant would be required to provide Six (6) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations.

080 - Planning. 7 Fee Status Not Satisfied

Prior to issuance of building permits for PPT 190026, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 8 Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 9 Renewable Energy Generation R2-CE1 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 20 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 if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

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.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

[ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.]

080 - Planning. 10 Required Applications Not Satisfied

No building permits shall be issued until CZ1900030 and TTM 38201 that are associated with PPT 190026 have been approved and adopted by the Board of Supervisors and have been made effective.

080 - Planning. 11 Roof Equipment Shielding Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12                      School Mitigation    Not Satisfied

Impacts to the (Corona- Norco School District) shall be mitigated in accordance with California State law.

080 - Planning. 13                      Wall/Fencing Plan Required    Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A.

Survey

080 - Survey. 1                              080 SURVEY - Right-of-Way Dedication    Not Satisfied

Sufficient public street right-of-way along Magnolia Avenue shall be conveyed for public use and bus shelter per Corona Cruiser Bus standards and requirement, to provide a 71 FT half-width by 30 FT long right-of-way, approximately 23 ft from the north property line.

080 - Survey. 2                              RCTD - SURVEY MONUMENT    Not Satisfied

1. Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

2. Any easement owned by a public utility, public entity or subsidiary, shall be delineated on the Grading/Site plans in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

080 - Transportation. 1                      RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT    Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied  
(3) Two (2) sets of street lighting plans approved by Transportation Department.  
(4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 2 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied  
Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the street associated with the project (along project boundaries) and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 x 36 inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD - LIGHTING PLAN Not Satisfied  
A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 4 RCTD - UTILITY PLAN Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 5 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied  
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 6 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied  
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied  
Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that



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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied  
will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 DEH- Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 DEH Health Clearance Not Satisfied

Water Well Destruction

090 - E Health. 3 DEH-Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.



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90. Prior to Building Final Inspection

E Health

090 - E Health. 4                      DEH-Hazmat Clearance                      Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 5                      DEH-Hazmat Review                      Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1                      Accessible Parking                      Not Satisfied

A minimum of Seven (7) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study /MND. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study /MND, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3                      Curbs Along Planters                      Not Satisfied

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

090 - Planning. 4                      Parking Paving Material                      Not Satisfied

A minimum of 215 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of



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90. Prior to Building Final Inspection

Planning

090 - Planning. 4	Parking Paving Material (cont.) approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.	Not Satisfied
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090 - Planning. 5	Renewable Energy Generation R2-CE1 Installed 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 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.	Not Satisfied
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090 - Planning. 6	Requirement for EJ Contributions / Community In compliance with requirements of the Healthy Communities (Environmental Justice) Element of the General Plan, the Applicant agrees to provide the following contributions and community improvements, and to install and/or provide monetary payment in accordance with the following requirements: Prior to issuance of certificate of occupancy the applicant shall coordinate the installation a bus stop/shelter on Magnolia Avenue within the vicinity of the Project site. The design and location has not been determined at this time. The applicant shall work with the Second District and the Riverside Transit Agency to determine the design and location. A new sidewalk (approximately 459 feet in length) is required to be installed from the southeast corner of the project site (rear property line on Harlow Avenue) and shall extend to the southwest corner of Harlow Avenue and Windsong Street.	Not Satisfied
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090 - Planning. 7	Roof Equipment Shielding Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.	Not Satisfied
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090 - Planning. 8	Utilities Underground All utilities, except electrical lines rated 33 kV or greater, shall be installed underground if the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.	Not Satisfied
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Transportation

090 - Transportation. 1	RCTD - COMPLETE ANNEXATION INTO L&LMD OR O Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.	Not Satisfied
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A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2	RCTD - EXISTING CURB & GUTTER	Not Satisfied
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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - EXISTING CURB & GUTTER (cont.) Not Satisfied

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

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

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. 6 foot sidewalk shall be constructed adjacent to adjacent to the curb line within the parkway.
3. Existing driveway along Magnolia Avenue shall be closed.
4. No gate shall be installed at the Magnolia Avenue entry.
5. Bus Shelter and signage improvements on 12 ft wide by 30 ft long parkway per Corona Cruiser Bus standard & requirement.

or as approved by the Director of Transportation

090 - Transportation. 3 RCTD - LANDSCAPING INSTALLATION COMPLETION Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within streets associated with project boundaries.

090 - Transportation. 4 RCTD - PART-WIDTH IMPROVEMENT Not Satisfied

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

Harlow Avenue along project boundary is designated as a LOCAL ROAD and shall be improved with 30 foot part- width AC pavement (18 feet project side and 12 feet on the other side of the centerline), 6-inch concrete curb and gutter, and concrete sidewalk (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 45 foot part-width, minimum, dedicated right-of-way (30 feet north side and 15 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

- a. A 5 foot concrete sidewalks shall be improved within the 12 foot parkway.
- b. Existing driveway along Harland Avenue shall be closed.



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - PART-WIDTH IMPROVEMENT (cont.) Not Satisfied

c. Gate at the project emergency access (at Tolton Avenue) shall be installed as directed by Fire Department and Director of Transportation.

d. Existing bollard along the proposed gate at Tolton Avenue shall be removed.

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

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

090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

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

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

090 - Transportation. 7 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

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

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

Waste Resources

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

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





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

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



04/16/24, 4:28 pm

TTM38201

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TTM38201. 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 (TTM 38201) 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. TTM 38201 is a Schedule A Condominium Map that includes the subdivision of one 4.56-acre lot into 2 lots; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size.

#### **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 March 18, 2024.  
Exhibit L (Conceptual Landscape Plan), dated September 9, 2022.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

#### **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 TTM 38201 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 TTM 38201, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

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

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration 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,



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 7                    AND - Mitigation Measures (cont.)**

conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

### Planning

#### **Planning. 1    90 Days to Protest**

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

#### **Planning. 2    Agency Clearance - Waste Management**

The residential project will require 3-cart waste collection service consisting of trash, recycling, and organics service to comply with new SB 1383 regulation. The collection trucks will be able to operate as long as, all carts within this Community, will be placed out on the main streets and the alleyways will not be utilized for the servicing of solid waste.

#### **Planning. 3    Agency Clearance - Home Gardens County Water District**

The Proposed Project is located in the Home Gardens County Water District Service Area. The District would be the public water supplier, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

- (a) the Applicant shall obtain any and all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities prior to the District providing water services;
- (b) the Applicant agrees to comply with the requirements of the District's Rules And Regulations Governing Water Service And Water Users, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:
  - (i) providing and/or paying the District for connection facilities, as well as \_ certain additional facilities that will be necessary to accommodate the Applicant's proposed water usage, while maintaining resiliency within District's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations at the District's discretion;
  - (ii) payment of all applicable costs and fees to the District, including a service connection charge that includes a Facilities Buy-in Charge;
  - (iii) agreeing that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the District's Rules and Regulations;
  - (iv) water use for construction of the Proposed Project will be provided by a temporary meter on a service lateral or fire hydrant, with an approved backflow and up-to-date certification. While the temporary meter is in service, commodity, service, and damage charges will be billed to the Applicant on a monthly basis. If the monthly billing remains unpaid for more than 60 days beyond the due date, the temporary meter will be removed from service. The costs involved in removing or reinstalling the meter will be added to accrued charges and charged against the Applicant's deposit; and
  - (v) the District shall have the authority to impose liens against the Proposed Project in order to recover the nonpayment of fees and charges for outstanding services.
- (c) Depending on the size, occupancy, or water requirements of the Proposed Project, the Applicant shall



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### Agency Clearance - Home Gardens County Water District (cont.)

perform additional studies prior to approving service, as requested by the District, including but not limited to: 1) a Water Supply Assessment ("WSA per the California Water Code §10910 et seq., and/or 2) distribution system hydraulic analysis (modeling). Applicant shall bear all costs related to the studies.

(d) Should the location of the Proposed Project possess water rights, such rights shall be granted to District in exchange for the rights to receive water service as described herein. Applicant shall bear all costs of transferring such water rights to the District.

(e) The Applicant shall at all times indemnify, defend, and hold harmless the District its officers, employees and agents against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of the Applicant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Applicant is legally liable ("indemnitors, or arising from Applicant's or indemnitors' reckless or willful misconduct, or arising from Applicant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of the agreement between the District and Applicant, except claims or liabilities occurring as a result of District's sole negligence or willful acts or omissions.

(f) The Applicant shall acknowledge the District maintains certain easements on or around the location of the Proposed Project. The District reserves all rights related to those easements. Applicant shall prepare proposed plans related to the District's easements. Such plans are subject to review and acceptance by the District and must be revised by the Applicant without charge to the District until found satisfactory and accepted by District.

Prior to District issuing any Conditions of Approval to the governing planning agency, Applicant shall pay a planning deposit for the costs incurred by District's staff in benefiting the Proposed Project. The planning deposit is currently \$1,000. Depending on the complexity of the Proposed Project, any surplus in the account will be returned to the Applicant or rolled over to the next phase, such as plan check deposit upon the Applicant's approval. Should the account be exhausted prior to the next phase, the Applicant will supplement the deposit with another \$1,000. The Applicant shall prepare and submit to the District preliminary layout of proposed potable water and/or recycled water facilities and proposed points of connection at its own costs. The preliminary layout is subject to review and acceptance by the District and must be revised by the Applicant without charge to the District until found satisfactory and accepted by District.

#### Planning. 4

#### Agency Clearance - Home Gardens Sanitary District

The Proposed Project is located in the Home Gardens Sanitary District's Service Area.

A. The applicant must have obtained all necessary permits and approvals for the construction and occupancy of the Proposed Project from appropriate regulatory authorities.

B. The applicant must agree to comply with all rules and regulations governing sewer service and sewer users as outlined in HGSD's Operations Code as the same may be revised from time to time ("Operations Code"), including but not limited to:



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 4 Agency Clearance - Home Gardens Sanitary District (cont.)**

- (1) The payment of all applicable costs and fees. The proposed project would be required to pay the then current equity buy-in fee (sewer connection fee) for each of the proposed residential units. The current equity buy-in fee is \$2,730 per unit.
- (2) Payment of a \$750.00 deposit consistent with Section 3.01.040 of HGSD's Operation Code. This deposit has already been paid and for use by HGSD for preparation of this will-serve letter and processing and responding to applicant inquiries associated with the Proposed Project. Any funds placed on deposit with HGSD not utilized by HGSD directly for the Proposed Project will be refunded to the applicant if the Proposed Project does not proceed or at completion.
- (3) Coordination with HGSD on the preparation of any plans, studies, or analyses required for the connection of the project to existing District sewer facilities. This may include design and plan check of plans, hydraulic analyses to confirm downstream hydraulic capacity is sufficient to allow for the additive new sewer flows, and inspection fees when the project goes to construction. Additional deposits will be required above and beyond the \$750 initial deposit.
- (4) Payment of ongoing monthly HGSD sewer service billings once the Project is connected and receiving sewer service from HGSD.

HGSD's sewer facilities are intended for normal domestic use only and sufficient in quality and quantity for this purpose. HGSD reserves the right to refuse sewer service should the sewer discharged from the Proposed Project not comply with HGSD's Operations Code and Pretreatment and Enforcement Ordinances.

#### **Planning. 5 Compliance with PPT190026**

The project shall comply with PPT190026 Conditions of Approval.

#### **Planning. 6 CONCEPTUAL PHASE GRADING**

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

#### **Planning. 7 Expiration Date**



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 7 Expiration Date (cont.)**

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. 8 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. 9 LOT ACCESS/UNIT PLANS**

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

#### **Planning. 10 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-CUL

#### **Planning-CUL. 1 Human Remains**

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

#### **Planning-CUL. 2 Unanticipated Resources**

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

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

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

#### GEO230025 ACCEPTED

County Geologic Report GEO No. 230025 submitted for project TTM38201 and PPT190026 was prepared by Aragon Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Investigation Report, Proposed Magnolia Avenue Townhouse Project, APN 135-063-016 and 135-063-019, Home Gardens, Riverside County, California," dated June 30, 2021.

GEO No. 230025 concluded:

1. Reviews of official maps delineating State of California Earthquake Fault Zones and Riverside County Fault Hazard Management Zones for active faults indicated the project is not situated within a regulatory zone of required investigation for fault rupture hazard.
2. AGI aerial photographic interpretations did not suggest visible lineaments or manifestations of fault topography related to active fault traces. The scientific evidence points to near-zero chances for fault rupture threats within the project.
3. The liquefaction evaluation results indicate that liquefaction triggering is not expected. The sedimentary layers are geologically old and have high relative densities. Saturated granular sediments at depth meet simplified screening criteria for nonsusceptibility based on corrected SPT N1(60)cs values uniformly in excess of 30. For risk screening purposes we considered a maximum-elevation future high-water level of 27 feet below the surface. Special structural design or ground modification will not be required for the project.
4. Calculated total surface settlements from the liquefaction model analysis are of low magnitude (approximately 0.5 inch). We think this value is very conservative inasmuch as most settlement is calculated to occur in a fairly cohesive fine-grained silt unit. Actual susceptibility is probably close to zero. Differential settlements would not be predicted to exceed 50% of the total settlement.
5. The liquefaction susceptibility analysis indicates almost no chance of saturated strength loss in deeper strata, even at very high shaking intensities. This fact, combined with almost-flat site gradients and lack of any free-face conditions near the project should completely prevent flow slide or free-face lateral spread hazards, in our opinion.
6. Municipal water storage tanks are absent from the immediate area. For high and very high hazard dams, State of California GIS maps were reviewed for the main-stem Santa Ana River and parts of Corona potentially affected by dam breach [Seven Oaks; Devil Canyon Afterbay; Lake Mathews]. The subject site could be affected by a breach of any component of the Lake Mathews impoundment (main dam, saddle dams), although potential flooding depths are not quantified on State maps (Calif. Department of Water Resources, 2021). There are no known County regulatory constraints for ordinary residential construction in an inundation zone, however.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO230025 ACCEPTED (cont.)

7. AGI categorically rules out tsunami and seiche hazards.
  8. The site has minimal relief and is also located at least 1,500 feet from rocky mountain slopes. Earthquake-induced hazard potential from slope instability or tumbling rocks is believed to be nil.
  9. Although we believe that most as-built pads will exhibit soil expansion index values falling into the "low" range of 20 to 50, a blended soil sample incorporating some hardpan clay produced an expansion index of 72. Accordingly, chances for "medium" expansion potential exist.
- GEO No. 230025 recommended:
1. Demolition and removal-relocation of abandoned, hidden, or buried improvements within the limits of new construction. The owner and earthwork contractor are forewarned that concealed features related to the HGCWD wells #4 and #5 could be encountered. On-site leach line wastewater systems (if any) should be removed to undisturbed materials. Lined or unlined seepage pits may be filled with compacted soil or flowable fill (e.g., 1½-sack sand-cement slurry). Existing live utilities near the streets will need to be located and protected in place.
  2. Clearing, grubbing, and disposal of weeds, trees, major roots 1" or larger, and any dumped trash should be initiated prior to grading. If necessary, in the opinion of the Geotechnical Engineer, the grading contractor must be prepared to supply personnel to pick roots or debris from engineered fill during mass grading.
  3. HGCWD wells #4 and #5 should be properly filled, sealed, and capped by a C57- licensed drilling contractor in accordance with Riverside County and State DWR well destruction regulations (Section 23, Bulletin 74-90). AGI recommends that casing and production pipes be exposed and cut off at least 2 feet below the lowest-planned site utility or 5 feet, whichever is deeper. The excavation should be backfilled with engineered compacted fill. Copies of the well closure reports must be submitted to AGI.
  4. Removal and recompaction of existing fill and unsuitable native alluvium should proceed to preliminary target depths of 3 to 3½ feet below existing grade. Full-depth removals should also encompass any paved non-structural area receiving more than one foot of compacted fill, or where manufactured fill slopes are proposed.
  5. We recommend overexcavation of transition and shallow cut areas as needed to create a minimum of 18 inches of engineered fill or 50% of the maximum as-built fill depth (whichever is greater) below building foundations, should removal operations not already supply an adequate support layer. The 18-inch depth does not include processed bottoms. Overexcavation limits for structural engineered fill should extend a minimum of 5 feet outside of the building envelopes (or pool deck perimeter).
  6. Acceptable soil "bottoms" in structural fill pads shall have a measured relative compaction of 85 percent or higher and should generally lack major visible macroscopic pores or voids.
  7. Provided that AGI's recommendations for engineered fill depths below footings are incorporated into final design and construction, foundation settlements should be of very low magnitude. Much of the anticipated foundation settlement is expected to occur during construction. Maximum settlement is not expected to exceed a ½ inch and should occur below the heaviest loaded columns. Differential settlement is not expected to exceed approximately ¼ to ½ of an inch between similar elements in a 30-foot span.
- GEO No. 230025 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 230025 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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

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

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

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

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11.

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

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.



Plan: TTM38201

Parcel: 135063016

50. Prior To Map Recordation

Planning

050 - Planning. 1                      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 executed an agreement with the regional park and recreation district or provider.

050 - Planning. 2                      CC&R RESIDENTIAL COMMON AREA/USE                      Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

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

The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 3                      CC&R RESIDENTIAL CSA/COUNTY COMMON AREA                      Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a)



Plan: TTM38201

Parcel: 135063016

50. Prior To Map Recordation

Planning

050 - Planning. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA (Not Satisfied notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents;
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference;
4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

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

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

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



Plan: TTM38201

Parcel: 135063016

50. Prior To Map Recordation

Planning

050 - Planning. 3 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA (Not Satisfied pursuant to the Declaration.

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

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

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMON AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the



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50. Prior To Map Recordation

Planning

050 - Planning. 4 CC&R RESIDENTIAL HOA COMMONA AREA (cont.) Not Satisfied

Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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

050 - Planning. 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 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] [Desert Recreation][\_\_\_\_\_] District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 8 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until CZ1900030 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Survey



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Survey

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

Lot access shall be restricted on Magnolia Avenue and so noted on the final map, with the exception of 34 FT WIDE OPENING located 115 FT from the south property line.

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

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

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.

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

Lot access shall be restricted on Magnolia Avenue and so noted on the final map, except for shared 34 FT wide access for Parcels 1 and 2.

The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 3                      RCTD-MAP - Right-of-Way Dedication                      Not Satisfied

Sufficient public street right-of-way along Magnolia Avenue shall be conveyed for public use and bus shelter per Corona Cruiser Bus standards and requirement, to provide a 71 FT half-width by 30 FT long right-of-way, approximately 23 ft from the north property line.

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

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

Transportation

050 - Transportation. 1                      RCTD-MAP - Annexation into L&LMD or Other District                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.



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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 RCTD-MAP - Annexation into L&LMD or Other District (c)Not Satisfied  
(4) Street sweeping.

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

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

050 - Transportation. 2 RCTD-MAP - 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:

The project shall coordinate with and obtain approval from the City of Corona, Corona Cruiser. Attn: 400 South Vicentia Avenue, Corona CA 92882-2187.

Coordinate with PPT190026.

050 - Transportation. 3 RCTD-MAP - Establish WQMP Maintenance Entity Not Satisfied

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

050 - Transportation. 4 RCTD-MAP - Existing Curb & Gutter Not Satisfied

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

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

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. 6 foot sidewalk shall be constructed adjacent to adjacent to the curb line within the parkway.
3. Existing driveway along Magnolia Avenue shall be closed.
4. No gate shall be installed at the Magnolia Avenue entry.
5. Bus Shelter and signage improvements on 12 ft wide by 30 ft long parkway per Corona



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50. Prior To Map Recordation

Transportation

050 - Transportation. 4            RCTD-MAP - Existing Curb & Gutter (cont.)            Not Satisfied  
Cruiser Bus standard & requirement.

or as approved by the Director of Transportation

050 - Transportation. 5            RCTD-MAP - Landscaping Design Plans            Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the street associated with the project (along project boundaries) and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 x 36 inches). Landscaping plans shall with the street improvement plans.

050 - Transportation. 6            RCTD-MAP - Lighting Plan            Not Satisfied

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

050 - Transportation. 7            RCTD-MAP - Road Improvement (Plan)            Not Satisfied

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

1. Harlow Avenue along project boundary is designated as a LOCAL ROAD and shall be improved with 30 foot part- width AC pavement (18 feet project side and 12 feet on the other side of the centerline), 6-inch concrete curb and gutter, and concrete sidewalk (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 45 foot part-width, minimum, dedicated right-of-way (30 feet north side and 15 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

a. A 5 foot concrete sidewalks shall be improved within the 12 foot parkway.

b. Existing driveway along Harland Avenue shall be closed.

c. Gate at the project emergency access (at Tolton Avenue) shall be installed as directed by Fire Department and Director of Transportation.

d. Existing bollard along the proposed gate at Tolton Avenue shall be removed.

050 - Transportation. 8            RCTD-MAP - Utility Plan            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating



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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD-MAP - Utility Plan (cont.) Not Satisfied  
the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 9 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans. The storage and treatment devices used in the project shall be consistent with the requirements of the Santa Ana WQMP and Santa Ana MS4 permit.

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Agency Clearance – County Waste Management Not Satisfied

The residential project will require 3-cart waste collection service consisting of trash, recycling, and organics service to comply with new SB 1383 regulation. The collection trucks will be able to operate as long as, all carts within this Community, will be placed out on the main streets and the alleyways will not be utilized for the servicing of solid waste.

Agency Clearance – Home Gardens County Water District

The Proposed Project is located in the Home Gardens County Water District Service Area. The District would be the public water supplier, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

(a) the Applicant shall obtain any and all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities prior to the District providing water services;

(b) the Applicant agrees to comply with the requirements of the District's Rules And Regulations Governing Water Service And Water Users, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

(i) providing and/or paying the District for connection facilities, as well as \_ certain additional facilities that will be necessary to accommodate the Applicant's proposed water usage, while maintaining resiliency within District's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations at the District's discretion;

(ii) payment of all applicable costs and fees to the District, including a service connection charge that includes a Facilities Buy-in Charge;

(iii) agreeing that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the District's Rules and Regulations;

(iv) water use for construction of the Proposed Project will be provided by a temporary meter on a service lateral or fire hydrant, with an approved backflow and up-to-date certification.

While the temporary meter is in service, commodity, service, and damage charges will be billed to the Applicant on a monthly basis. If the monthly billing remains unpaid for more than 60 days beyond the due date, the temporary meter will be removed from service. The costs involved in removing or reinstalling the meter will be added to accrued charges and charged against the Applicant's deposit; and



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Agency Clearance – County Waste Management (cont.) Not Satisfied

(v) the District shall have the authority to impose liens against the Proposed Project in order to recover the nonpayment of fees and charges for outstanding services.

(c) Depending on the size, occupancy, or water requirements of the Proposed Project, the Applicant shall perform additional studies prior to approving service, as requested by the District, including but not limited to: 1) a Water Supply Assessment ("WSA per the California Water Code §10910 et seq., and/or 2) distribution system hydraulic analysis (modeling). Applicant shall bear all costs related to the studies.

(d) Should the location of the Proposed Project possess water rights, such rights shall be granted to District in exchange for the rights to receive water service as described herein. Applicant shall bear all costs of transferring such water rights to the District.

(e) The Applicant shall at all times indemnify, defend, and hold harmless the District its officers, employees and agents against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of the Applicant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Applicant is legally liable ("indemnitors, or arising from Applicant's or indemnitors' reckless or willful misconduct, or arising from Applicant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of the agreement between the District and Applicant, except claims or liabilities occurring as a result of District's sole negligence or willful acts or omissions.

(f) The Applicant shall acknowledge the District maintains certain easements on or around the location of the Proposed Project. The District reserves all rights related to those easements. Applicant shall prepare proposed plans related to the District's easements. Such plans are subject to review and acceptance by the District and must be revised by the Applicant without charge to the District until found satisfactory and accepted by District.

Prior to District issuing any Conditions of Approval to the governing planning agency, Applicant shall pay a planning deposit for the costs incurred by District's staff in benefiting the Proposed Project. The planning deposit is currently \$1,000. Depending on the complexity of the Proposed Project, any surplus in the account will be returned to the Applicant or rolled over to the next phase, such as plan check deposit upon the Applicant's approval. Should the account be exhausted prior to the next phase, the Applicant will supplement the deposit with another \$1,000. The Applicant shall prepare and submit to the District preliminary layout of proposed potable water and/or recycled water facilities and proposed points of connection at its own costs. The preliminary layout is subject to review and acceptance by the District and must be revised by the Applicant without charge to the District until found satisfactory and accepted by District.

060 - Planning. 2 Agency Clearance – County Waste Management Not Satisfied

The residential project will require 3-cart waste collection service consisting of trash, recycling, and organics service to comply with new SB 1383 regulation. The collection trucks will be able to operate as long as, all carts within this Community, will be placed out on the main streets and the alleyways will not be utilized for the servicing of solid waste.

060 - Planning. 3 Agency Clearance – Home Gardens County Sanitary DisNot Satisfied

The Proposed Project is located in the Home Gardens Sanitary District's Service Area.



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60. Prior To Grading Permit Issuance

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060 - Planning. 3 Agency Clearance – Home Gardens County Sanitary DisNot Satisfied

A. The applicant must have obtained all necessary permits and approvals for the construction and occupancy of the Proposed Project from appropriate regulatory authorities.

B. The applicant must agree to comply with all rules and regulations governing sewer service and sewer users as outlined in HGSD's Operations Code as the same may be revised from time to time ("Operations Code"), including but not limited to:

(1) The payment of all applicable costs and fees. The proposed project would be required to pay the then current equity buy-in fee (sewer connection fee) for each of the proposed residential units. The current equity buy-in fee is \$2,730 per unit.

(2) Payment of a \$750.00 deposit consistent with Section 3.01.040 of HGSD's Operation Code. This deposit has already been paid and for use by HGSD for preparation of this will-serve letter and processing and responding to applicant inquiries associated with the Proposed Project. Any funds placed on deposit with HGSD not utilized by HGSD directly for the Proposed Project will be refunded to the applicant if the Proposed Project does not proceed or at completion.

(3) Coordination with HGSD on the preparation of any plans, studies, or analyses required for the connection of the project to existing District sewer facilities. This may include design and plan check of plans, hydraulic analyses to confirm downstream hydraulic capacity is sufficient to allow for the additive new sewer flows, and inspection fees when the project goes to construction. Additional deposits will be required above and beyond the \$750 initial deposit.

(4) Payment of ongoing monthly HGSD sewer service billings once the Project is connected and receiving sewer service from HGSD.

HGSD's sewer facilities are intended for normal domestic use only and sufficient in quality and quantity for this purpose. HGSD reserves the right to refuse sewer service should the sewer discharged from the Proposed Project not comply with HGSD's Operations Code and Pretreatment and Enforcement Ordinances.

The Proposed Project is located in the Home Gardens Sanitary District's Service Area.

A. The applicant must have obtained all necessary permits and approvals for the construction and occupancy of the Proposed Project from appropriate regulatory authorities.

B. The applicant must agree to comply with all rules and regulations governing sewer service and sewer users as outlined in HGSD's Operations Code as the same may be revised from time to time ("Operations Code"), including but not limited to:

(1) The payment of all applicable costs and fees. The proposed project would be required to pay the then current equity buy-in fee (sewer connection fee) for each of the proposed residential units. The current equity buy-in fee is \$2,730 per unit.

(2) Payment of a \$750.00 deposit consistent with Section 3.01.040 of HGSD's Operation Code. This deposit has already been paid and for use by HGSD for preparation of this will-serve letter and processing and responding to applicant inquiries associated with the Proposed Project. Any funds placed on deposit with HGSD not utilized by HGSD directly for the Proposed Project will be refunded to the applicant if the Proposed Project does not proceed or at completion.

(3) Coordination with HGSD on the preparation of any plans, studies, or analyses required for the connection of the project to existing District sewer facilities. This may include design and plan check of plans, hydraulic analyses to confirm downstream hydraulic capacity is sufficient to allow for the additive new sewer flows, and inspection fees when the project goes to construction. Additional deposits will be required above and beyond the \$750 initial deposit.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 Agency Clearance – Home Gardens County Sanitary DisNot Satisfied quantity for this purpose. HGSD reserves the right to refuse sewer service should the sewer discharged from the Proposed Project not comply with HGSD's Operations Code and Pretreatment and Enforcement Ordinances.

060 - Planning. 4 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 5 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. 6 MM - BIOLOGICAL RESOURCES - MM BIO-1 Not Satisfied

MM BIO-1: Preconstruction Breeding Bird Surveys

Project activities that would remove or disturb potential nest sites, such as open ground, trees, shrubs, grasses, or burrows, during the breeding season would be a potential significant impact if migratory non-game breeding birds are present. Project activities that would remove or disturb potential nest sites would be scheduled outside the breeding bird season to avoid potential direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites would also help to prevent birds from nesting within the project site during the breeding season and during construction activities.

If project activities cannot be avoided during February 15 through September 15, a qualified biologist would conduct a preconstruction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey would be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. Preconstruction surveys would be conducted no less than three days prior to vegetation, substrate, and structure removal and/or disturbance.

If no breeding birds or active nests are observed during the preconstruction survey or they are observed and would not be impacted, project activities may begin and no further mitigation would be required.

If a breeding bird territory or an active bird nest is located during the preconstruction survey and would potentially be impacted, the site would be mapped on engineering drawings and a no activity buffer zone would be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 300 feet in all directions or 500 feet in all directions for listed bird species and all raptors. The biologist would determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. Some bird species are more tolerant than others of noise and activities occurring near their nest. This no-activity buffer zone would not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young would no longer be impacted by project activities. Periodic monitoring by a biologist would be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone.



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Planning

060 - Planning. 6 MM - BIOLOGICAL RESOURCES - MM BIO-1 (cont.) Not Satisfied

If listed bird species, such as the Least Bell's Vireo (LBV), are observed within the project site during the preconstruction survey, the biologist would immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

Birds or their active nests would not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

060 - Planning. 7 MM - BIOLOGICAL RESOURCES - MM BIO-2 Not Satisfied

MM BIO-2: Worker Environmental Awareness Program.

Prior to project construction activities, a qualified biologist would prepare and conduct a Worker Environmental Awareness Program (WEAP) that would describe the biological constraints on the project. All personnel who would work within the project site would attend the WEAP prior to performing any work; such requirement shall be included as a condition on grading permits. The WEAP would include, but not be limited to the following: results of preconstruction surveys; description of sensitive biological resources potentially present within the project site; legal protections afforded the sensitive biological resources; Best Management Practices (BMPs) for protecting sensitive biological resources (i.e., restrictions, avoidance, protection, and minimization measures); individual responsibilities associated with the project; and, a training on grading to reduce impacts to biological resources. A condition would be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training would include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the Multiple Species Habitat Conservation Plan (MSHCP), the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to the project site boundaries within which the project activities must be accomplished. The program would also include the reporting requirements if workers encounter a sensitive wildlife species (i.e., notifying the biological monitor or the construction foreman, who would then notify the biological monitor).

Training materials would be language-appropriate for all construction personnel. Upon completion of the WEAP, workers would sign a form stating that they attended the program, understand all protection measures, and would abide all the rules of the WEAP. A record of all trained personnel would be kept with the construction foreman at the project field construction office and would be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman would ensure that new personnel receive training before they start working. The biologist would provide written hard copies of the WEAP and photos of the sensitive biological resources to the construction foreman.

060 - Planning. 8 MM - BIOLOGICAL RESOURCES - MM BIO-3 Not Satisfied

MM BIO-3: Biological Monitor

Per the MSHCP requirements stated in Volume 1, Appendix C of the MSHCP, a qualified



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060 - Planning. 8 MM - BIOLOGICAL RESOURCES - MM BIO-3 (cont.) Not Satisfied  
project biologist would monitor construction activities for the duration of the project to ensure

that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint (Riverside County, 2003).

A biological monitor would monitor activities that result in tree or vegetation removal to minimize the likelihood of inadvertent impacts to nesting birds and special-status wildlife species, with special attention given to any protected species observed during the preconstruction breeding bird surveys. Monitoring would also be conducted periodically during construction activities to ensure no new nests are built during any vegetation removal or building demolition activities between February 1 and August 31. The biological monitor would ensure that all BMPs, avoidance, protection and mitigation measures described in the relevant project permits and reports are in place and are adhered to.

The biological monitor would have the authority to temporarily halt all construction activities and all non-emergency actions if sensitive species and/or nesting birds are identified and would be directly affected. The monitor would notify the appropriate resource agency and consult if needed. If necessary, the biological monitor would relocate the individual outside of the work area where it would not be harmed. Work can continue at the location if the applicant and the consulted resource agency determine that the activity would not result in adverse effects to the species.

The biological monitor would notify the appropriate agencies if a dead or injured protected species is located within the project site. Written notification would be made within 15 days of the date and time of the finding or incident (if known) and must include; location of the carcass, a photograph, cause of death (if known), and other pertinent information.

060 - Planning. 9 MM - BIOLOGICAL RESOURCES - MM BIO-4 Not Satisfied

MM BIO-4: Construction Best Management Practices

During project construction, project work crews would be directed to use BMPs where applicable. These measures would be identified prior to construction and incorporated into the construction operations.

Implementation of this mitigation measure would help to avoid, eliminate or reduce impacts to sensitive or common biological resources, such as special-status terrestrial wildlife species, to less than significant levels. Standard BMPs as outlined in the MSHCP (MSHCP, Volume 1, Appendix C) and that apply to construction of this project, and that are not incorporated to other mitigation measures proposed for this project are as follows:

A Stormwater Pollution Prevention Plan (SWPPP) and erosion control plan would be developed and implemented in accordance with State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) requirements.

Equipment storage, fueling, and staging areas would be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas would be located in such a manner as to prevent any runoff from entering sensitive habitat. Construction workers would implement BMPs, e.g., concrete curing and concrete finishing, hazardous waste management, and cleaning, fueling, and maintenance of vehicles and equipment to prevent contamination of surface waters with cement or other hazardous materials. Project related spills of hazardous materials would be reported to appropriate entities including but not limited to applicable jurisdictional County, U.S. Fish and Wildlife



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## 60. Prior To Grading Permit Issuance

### Planning

060 - Planning. 9 MM - BIOLOGICAL RESOURCES - MM BIO-4 (cont.) Not Satisfied  
Service (USFWS), California Department of Fish and Wildlife (CDFW), and RWQCB, would be cleaned up immediately and contaminated soils would be removed to approved disposal areas.

The Permittee would have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

060 - Planning. 10 MM - BIOLOGICAL RESOURCES - MM BIO-5 Not Satisfied

#### MM BIO-5: Project Limits and Designated Areas

To avoid impacts to sensitive biological resources, the project proponent would implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal.

Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas would be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. Construction limits would be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees would be instructed that their activities are restricted to the construction areas. All markers would be maintained until the completion of activities in that area. Construction employees would strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) would be the minimal area necessary to complete the project and would be specified in the construction plans.

To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas would be restricted to designated areas. To the extent possible, designated areas would comprise, existing disturbed areas (parking lots, paved or graveled access roads, graded areas, etc.).

Project-related work limits would be defined and work crews would be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site specific surveys. The footprint of disturbance would be minimized to the maximum extent feasible.

Access to sites would be via pre-existing access routes to the greatest extent possible. If sensitive biological resources are detected in the area to be impacted, then appropriate measures would be implemented to avoid impacts (e.g., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources would be directly impacted by project activities, the biologist would mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist would then contact the appropriate resource agencies to develop additional avoidance, minimization and/or mitigation measures prior to commencing project activities.

The project proponent would ensure that construction activities would include measures to prevent accidental falls into excavated areas. The construction crew would inspect excavated areas daily to detect the presence of trapped wildlife. All deep or steep-walled excavated areas would be covered with tarp and either be furnished with escape ramps or be surrounded with exclusionary fencing in order to prevent wildlife from entering them. Wildlife found in excavation areas should be trapped and relocated out of harm's way to a suitable habitat outside of the



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 MM - BIOLOGICAL RESOURCES - MM BIO-5 (cont.) Not Satisfied  
project area, if possible.

060 - Planning. 11 MM - BIOLOGICAL RESOURCES - MM BIO-6 Not Satisfied

The BSA contains habitats which can support many common wildlife species. The project proponent would implement the following general avoidance and protection measures to protect vegetation and wildlife, to the extent practicable:

Cleared or trimmed vegetation and woody debris would be disposed of in a legal manner at an approved disposal site. Cleared or trimmed vegetation would be disposed of as soon as possible to prevent regrowth and the spread of weeds.

The removal of native vegetation would be avoided and minimized to the maximum extent practicable. Temporary impact areas would be returned to pre-existing contours and revegetated with appropriate native species.

To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized. All unnecessary lights would be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats.

If any wildlife is encountered during the course of project activities, said wildlife would be allowed to freely leave the area unharmed.

To avoid impacts to wildlife and attracting predators of protected species, the project proponent would comply with all litter and pollution laws and would institute a litter control program throughout project construction. All contractors, subcontractors, and employees would also obey these laws. These covered trash receptacles would be placed at each designated work site and the contents would be properly disposed at least once a week. Trash removal would reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums.

Contractors, subcontractors, employees, and site visitors would be prohibited from feeding wildlife and collecting plants and wildlife.

060 - Planning. 12 MM - CULTURAL RESOURCES - MM CUL-1 Not Satisfied

MM CUL-1 Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist 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, 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



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 MM - CULTURAL RESOURCES - MM CUL-1 (cont.) Not Satisfied  
the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

060 - Planning. 13 MM - CULTURAL RESOURCES - MM CUL-2 Not Satisfied

MM CUL-2 If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

060 - Planning. 14 MM - PALEONTOLOGICAL RESOURCES - MM PALEO- Not Satisfied

MM PALEO-1

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist 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



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 MM - PALEONTOLOGICAL RESOURCES - MM PALEO-Not Satisfied

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 qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System: (<https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf>). Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

\*Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 15 MM - TRIBAL CULTURAL RESOURCES – MM TRC-1 Not Satisfied

MM TCR 1: Native American Monitor Required:

Prior to the issuance of grading permits, the project applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 MM - TRIBAL CULTURAL RESOURCES – MM TRC-1 (Not Satisfied)  
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 16 REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until CZ1900030 and TTM38201 (associated with PPT 192006) have been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 17 SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Transportation

060 - Transportation. 1 RCTD-MAP - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD-MAP - Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 3 RCTD-MAP - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inches) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

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



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied  
times. All details necessary to build BMPs per the WQMP shall be included on the grading  
plans. The storage and treatment devices used in the project shall be consistent with the  
requirements of the Santa Ana WQMP and Santa Ana MS4 permit.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on Exhibit A of PPT 190026.

080 - Planning. 2 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. 3 QUIMBY FEES Not Satisfied

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

080 - Planning. 4 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. 5 ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 6 SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 7 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 8 WALLS/FENCING PLAN 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



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      WALLS/FENCING PLAN (cont.)                      Not Satisfied

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 A. 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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

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

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

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

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

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

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

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

Transportation

080 - Transportation. 1                      ESTABLISH WQMP MAINT ENTITY                      Not Satisfied



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            ESTABLISH WQMP MAINT ENTITY (cont.)            Not Satisfied

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

080 - Transportation. 2            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.

90. Prior to Building Final Inspection

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:

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            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. 4            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            RCTD-MAP - 80% Completion            Not Satisfied

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

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



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            RCTD-MAP - 80% Completion (cont.)            Not Satisfied

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

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

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

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

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

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

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

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

- (1) Landscaping
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.



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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 2 RCTD-MAP - Annexation into a Maintenance District (corNot Satisfied  
(3) Two (2) sets of street lighting plans approved by Transportation Department.  
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

- 090 - Transportation. 3 RCTD-MAP - Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

- 090 - Transportation. 4 RCTD-MAP - Regional Transportation Fees Not Satisfied

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

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

- 090 - Transportation. 5 RCTD-MAP - Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

Harlow Avenue along project boundary is designated as a LOCAL ROAD and shall be improved with 30 foot part- width AC pavement (18 feet project side and 12 feet on the other side of the centerline), 6-inch concrete curb and gutter, and concrete sidewalk (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 45 foot part-width, minimum, dedicated right-of-way (30 feet north side and 15 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

- a. A 5 foot concrete sidewalks shall be improved within the 12 foot parkway.
- b. Existing driveway along Harland Avenue shall be closed.
- c. Gate at the project emergency access (at Tolton Avenue) shall be installed as directed by Fire Department and Director of Transportation.
- d. Existing bollard along the proposed gate at Tolton Avenue shall be removed.

- 090 - Transportation. 6 RCTD-MAP - Streetlight Installation Not Satisfied

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6            RCTD-MAP - Streetlight Installation (cont.)            Not Satisfied  
Department shall be completed.

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

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

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

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

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

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



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

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



04/16/24, 3:35 pm

**PPT190026**

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT190026. 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 (PPT 190026) 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**

Change of Zone No. 1900030 (CZ1900030) is a proposal to change the site's Zoning Classification from Residential Incentive (R-6) to General Residential (R-3).

Tentative Tract Map No. 38201 (TTM38201) is a Schedule "A" Condominium Map that includes the subdivision of one 4.56 gross acre lot into 2 lots; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size.

Plot Plan No. 190026 (PPT190026) is a proposal to construct forty-six (46) single-family homes and forty-four (44) attached townhomes for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, an outdoor lounging area, and bathroom/storage facilities and adjacent showers located within an 800-square foot pool building.

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

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)
  - Desert Edge (Adopted 12/23/2008)
  - Lakeview Nuevo (Adopted 8/1/2006)
  - Mecca (Adopted 7/21/2009)
  - Temecula Valley Wine Country (Adopted 3/11/2014)
  - Temescal Valley (Adopted 3/20/2007)
  - Thermal (Adopted 7/21/2009)
  - Vista Santa Rosa (Adopted 9/28/2004)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 4                    AND - Exhibits (cont.)**

**Advisory Notification. 4                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED PPT 190026 and EXHIBIT(S)

Tentative Map No. 38201

Exhibit A (Site Plan) dated 3-18-2024.

Exhibit B (Elevations) dated 8-8-2022.

Exhibit C (Floor Plans) dated 8-8-2022.

Exhibit L (Conceptual Landscaping and Irrigation Plans) dated 9-9-2022.

Exhibit W (Wall and Fencing Plan) dated 9-9-2022.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
    - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
    - Ord. No. 625 (Right to Farm) {Geographically based}
    - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### **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 PPT 190026 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 PPT 190026, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

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

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

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

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

### BS-Grade

#### **BS-Grade. 1                                    Gen - Custom**

##### BUILDING AND SAFETY COMMENTS

##### ACCESSIBLE PATH OF TRAVEL:

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

#### BS-Grade. 1

#### Gen - Custom (cont.)

building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

#### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

### E Health

#### E Health. 1

#### DEH- DEH Comments

PPT190026 for the planned residential development of 90 condominiums to include 46 proposed detached and 44 attached one-family dwellings.

Comments: The proposed project shall obtain potable domestic water service from the local purveyor (Hom Gardens Country) Water and Sanitary Sewer service. The applicant shall submit an original copy of water and sewer "first commitment" letter (s), approved water and sewer plans, "will-serve" letter(s) or other documentation that establishes service. Submit to DEH for review and recordkeeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

#### E Health. 2

#### DEH-ECP

The Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) generally concurs with the findings of the Phase I Environmental Site Assessment, 13330 Magnolia Avenue



## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 2

#### DEH-ECP (cont.)

in Corona, California 92879, by Remediation Sciences dated July 23, 2021 that the site has been screened and assessed for prior pesticide usage and for petroleum hydrocarbons usage associated with the inactive municipal wells at the site. The follow shall be addressed:

- Sampling should be conducted on the existing soil stockpiles that may have originated from illegal dumping. Sampling should follow general guidance in accordance with DTSC's Guidance Advisory on Clean Imported Fill Material (October 2001).

Note: Up to 3 municipal wells have been associated with the project site. The wells will be required to be properly destroyed under permit by our land use program.

### Fire

#### Fire. 1

#### Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

### Flood

#### Flood. 1

#### Flood Haz. Report

10/21/21

Plot Plan (PP) 190026 is a proposal to construct forty-six (46) single family residential units and forty-four (44) attached townhouses for a total of 90 dwelling units in the Home Gardens area. The project site is located east of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street. PP 190026 is being processed concurrently with Tentative Tract Map 38201, General Plan Amendment No. 190010 and Change of Zone 1900030.

The majority of the area surrounding the project site has been developed and has constructed flood control facilities which protect the site from flooding, including the District's Arlington Channel – Grant Street Storm Drain which is aligned along Harlow Avenue south of the project. The District's Home Gardens MDP Line D-1 (Line D-1, Proj. No. 1-0-00023, Dwg. No. 1-0538) is located north of the project within the Magnolia Avenue ROW, which provides PP 190026 with an adequate outlet. The project site is considered free from ordinary storm flood hazard; however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The project proposes 6" curb and gutter along the northern half of Harlow Ave. to convey the offsite street runoffs. The onsite runoffs are conveyed to an underground water quality basin proposed at northwest





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 2 Causes for Revocation (cont.)**

permit shall be subject to the revocation procedures.

#### **Planning. 3 Ceased Operations**

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

#### **Planning. 4 Compliance with TTM38201**

The project shall comply with the TTM38201 Conditions of Approval.

#### **Planning. 5 Construction Noise**

All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors

#### **Planning. 6 Expiration Date Use Case**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

#### **Planning. 7 Fugitive Dust**

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 11

#### Planning - Electric Vehicle Parking (cont.)

Pursuant to Ordinance No. 348 Section 18.12, "Electric Vehicle Parking and Charging Stations", All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. Six (6) electrical vehicle parking spaces are required. Additionally, the electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station.

#### Planning. 12

#### Planning- EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

#### Planning. 13

#### Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

#### Planning. 14

#### Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by 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. 15

#### SCAQMD Rule 1113

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

#### Planning. 16

#### SCAQMD Rule 402

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

#### Planning. 17

#### Signage





## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### PDA 8169 accepted (cont.)

of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendants to be consulted regarding treatment and repatriation of the remains.

These documents are herein incorporated as a part of the record for project.

#### Planning-CUL. 3

#### Unanticipated Resources

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

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

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

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

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

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

### Planning-GEO

#### Planning-GEO. 1

#### GEO230025 ACCEPTED

County Geologic Report GEO No. 230025 submitted for project TTM38201 and PPT190026 was prepared by Aragon Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Investigation Report, Proposed Magnolia Avenue Townhouse Project, APN 135-063-016 and 135-063-019, Home Gardens, Riverside County, California," dated June 30, 2021.

GEO No. 230025 concluded:

1. Reviews of official maps delineating State of California Earthquake Fault Zones and Riverside County Fault Hazard Management Zones for active faults indicated the project is not situated within a regulatory zone of required investigation for fault rupture hazard.
2. AGI aerial photographic interpretations did not suggest visible lineaments or manifestations of fault topography related to active fault traces. The scientific evidence points to near-zero chances for fault rupture threats within the project.
3. The liquefaction evaluation results indicate that liquefaction triggering is not expected. The sedimentary layers are geologically old and have high relative densities. Saturated granular sediments at depth meet simplified screening criteria for nonsusceptibility based on corrected SPT N1(60)cs values uniformly in excess of 30. For risk screening purposes we considered a maximum-elevation future high-water level of 27 feet below the surface. Special structural design or ground modification will not be

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO230025 ACCEPTED (cont.)

required for the project.

4. Calculated total surface settlements from the liquefaction model analysis are of low magnitude (approximately 0.5 inch). We think this value is very conservative inasmuch as most settlement is calculated to occur in a fairly cohesive fine-grained silt unit. Actual susceptibility is probably close to zero. Differential settlements would not be predicted to exceed 50% of the total settlement.
5. The liquefaction susceptibility analysis indicates almost no chance of saturated strength loss in deeper strata, even at very high shaking intensities. This fact, combined with almost-flat site gradients and lack of any free-face conditions near the project should completely prevent flow slide or free-face lateral spread hazards, in our opinion.
6. Municipal water storage tanks are absent from the immediate area. For high and very high hazard dams, State of California GIS maps were reviewed for the main-stem Santa Ana River and parts of Corona potentially affected by dam breach [Seven Oaks; Devil Canyon Afterbay; Lake Mathews]. The subject site could be affected by a breach of any component of the Lake Mathews impoundment (main dam, saddle dams), although potential flooding depths are not quantified on State maps (Calif. Department of Water Resources, 2021). There are no known County regulatory constraints for ordinary residential construction in an inundation zone, however.
7. AGI categorically rules out tsunami and seiche hazards.
8. The site has minimal relief and is also located at least 1,500 feet from rocky mountain slopes. Earthquake-induced hazard potential from slope instability or tumbling rocks is believed to be nil.
9. Although we believe that most as-built pads will exhibit soil expansion index values falling into the "low" range of 20 to 50, a blended soil sample incorporating some hardpan clay produced an expansion index of 72. Accordingly, chances for "medium" expansion potential exist.

GEO No. 230025 recommended:

1. Demolition and removal-relocation of abandoned, hidden, or buried improvements within the limits of new construction. The owner and earthwork contractor are forewarned that concealed features related to the HGCWD wells #4 and #5 could be encountered. On-site leach line wastewater systems (if any) should be removed to undisturbed materials. Lined or unlined seepage pits may be filled with compacted soil or flowable fill (e.g., 1½-sack sand-cement slurry). Existing live utilities near the streets will need to be located and protected in place.
2. Clearing, grubbing, and disposal of weeds, trees, major roots 1" or larger, and any dumped trash should be initiated prior to grading. If necessary, in the opinion of the Geotechnical Engineer, the grading contractor must be prepared to supply personnel to pick roots or debris from engineered fill during mass grading.
3. HGCWD wells #4 and #5 should be properly filled, sealed, and capped by a C57- licensed drilling contractor in accordance with Riverside County and State DWR well destruction regulations (Section 23, Bulletin 74-90). AGI recommends that casing and production pipes be exposed and cut off at least 2 feet below the lowest-planned site utility or 5 feet, whichever is deeper. The excavation should be backfilled with engineered compacted fill. Copies of the well closure reports must be submitted to AGI.
4. Removal and recompaction of existing fill and unsuitable native alluvium should proceed to preliminary target depths of 3 to 3½ feet below existing grade. Full-depth removals should also encompass any paved non-structural area receiving more than one foot of compacted fill, or where manufactured fill slopes are proposed.
5. We recommend overexcavation of transition and shallow cut areas as needed to create a minimum of 18 inches of engineered fill or 50% of the maximum as-built fill depth (whichever is greater) below building foundations, should removal operations not already supply an adequate support layer. The 18-inch depth



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO230025 ACCEPTED (cont.)

does not include processed bottoms. Overexcavation limits for structural engineered fill should extend a minimum of 5 feet outside of the building envelopes (or pool deck perimeter).

6. Acceptable soil "bottoms" in structural fill pads shall have a measured relative compaction of 85 percent or higher and should generally lack major visible macroscopic pores or voids.

7. Provided that AGI's recommendations for engineered fill depths below footings are incorporated into final design and construction, foundation settlements should be of very low magnitude. Much of the anticipated foundation settlement is expected to occur during construction. Maximum settlement is not expected to exceed a ½ inch and should occur below the heaviest loaded columns. Differential settlement is not expected to exceed approximately ¼ to ½ of an inch between similar elements in a 30-foot span. GEO No. 230025 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 230025 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

#### Transportation. 1

#### RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations 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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      RCTD - GENERAL CONDITIONS (cont.)

7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. The project shall comply with the most current ADA requirements. Ramps shall be constructed at "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
9. 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.
10. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

### Waste Resources

#### Waste Resources. 1                      Waste - General

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

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

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

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

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

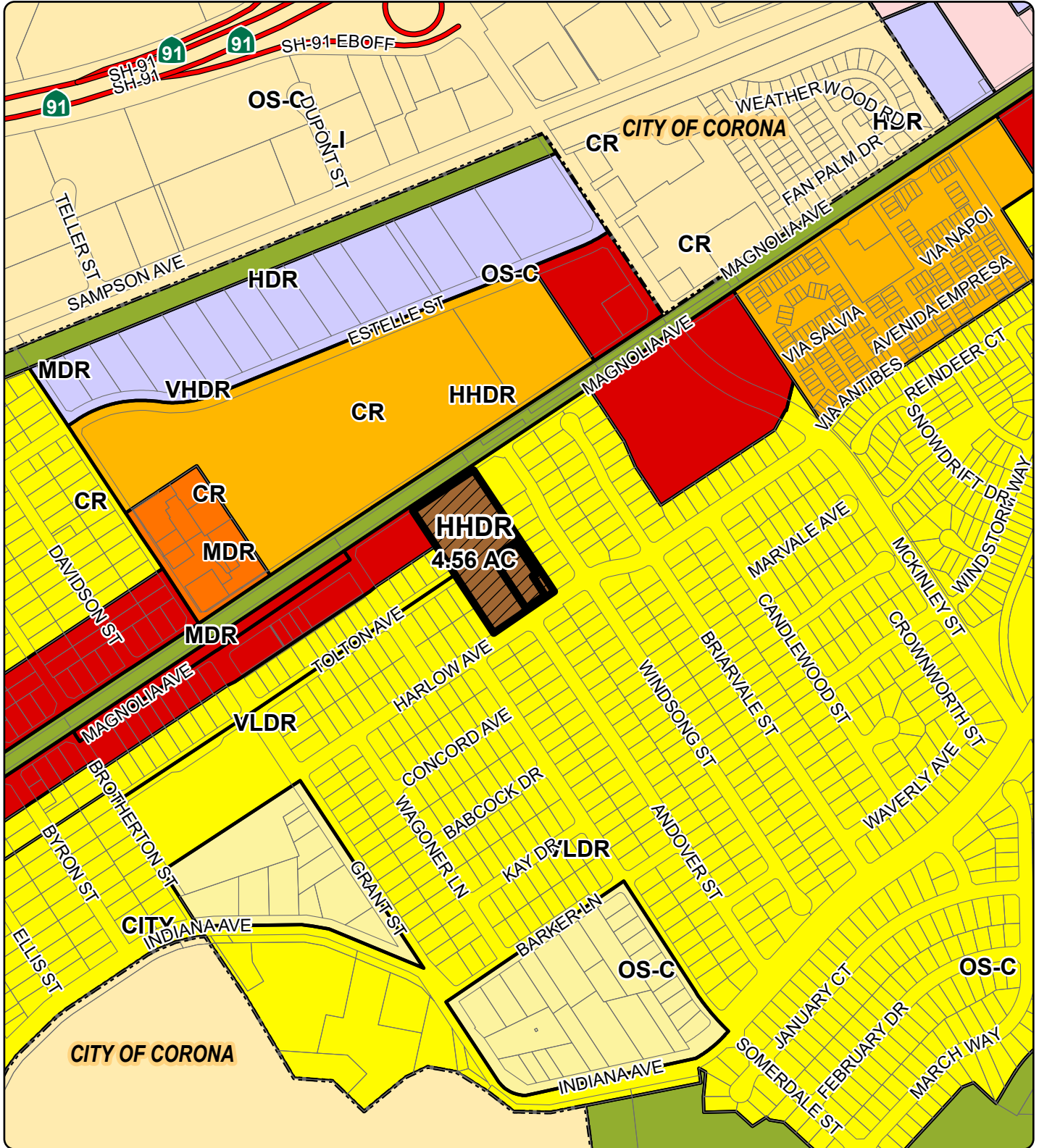
AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ1900030, TTM38201, PPT190026**  
**EXISTING GENERAL PLAN**

Supervisor: Spiegel  
 District 2

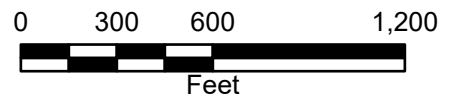
Date Drawn: 1/5/2024  
 Exhibit 5



Zoning District: East Corona

Author: Karen Jordan

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

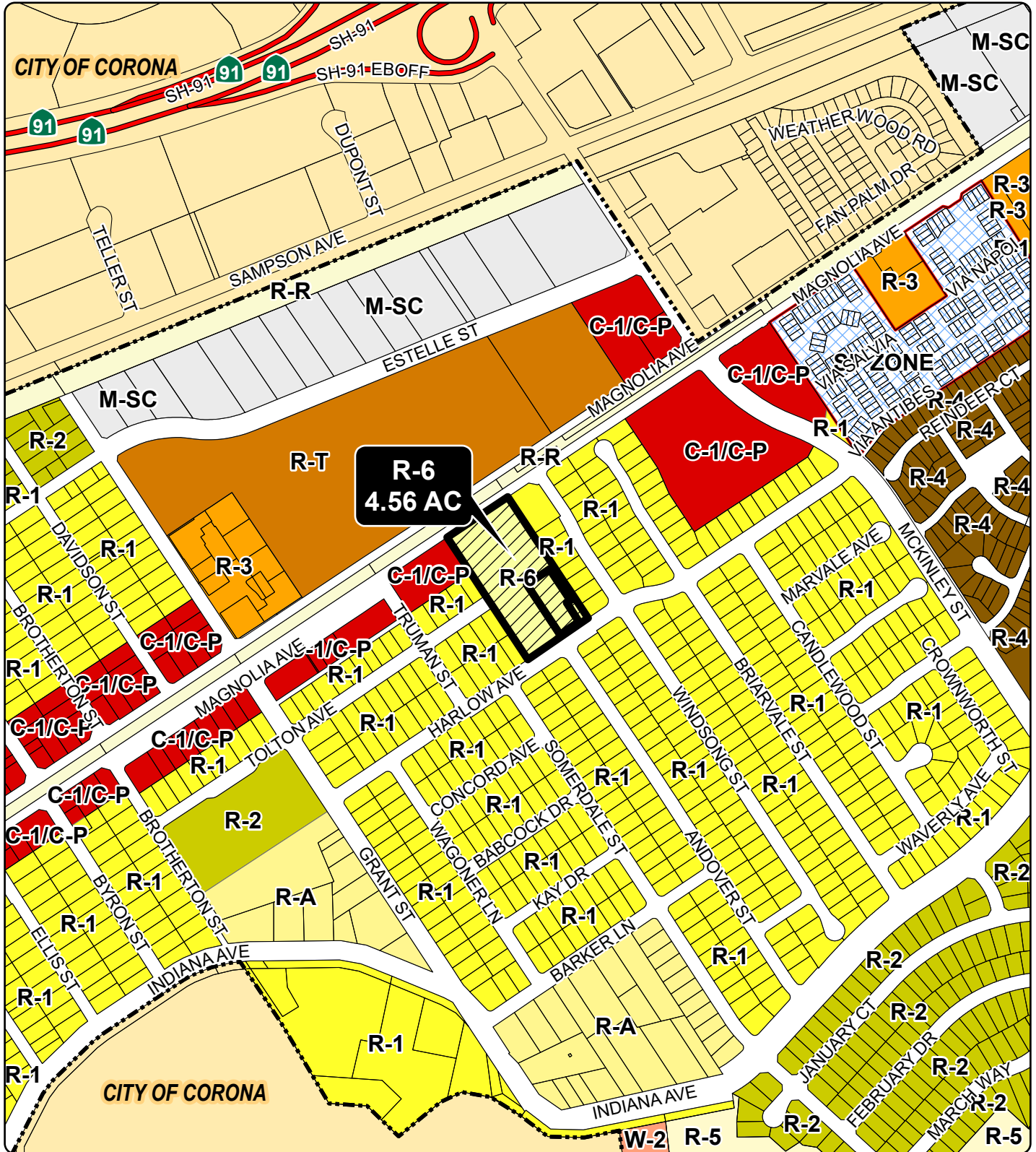
## CZ1900030, TTM38201, PPT190026

Supervisor: Spiegel  
District 2

Date Drawn: 1/5/2024

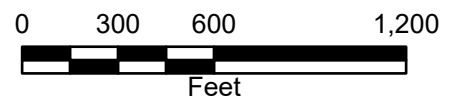
Exhibit 2

### EXISTING ZONING



Zoning District: East Corona

Author: Karen Jordan



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

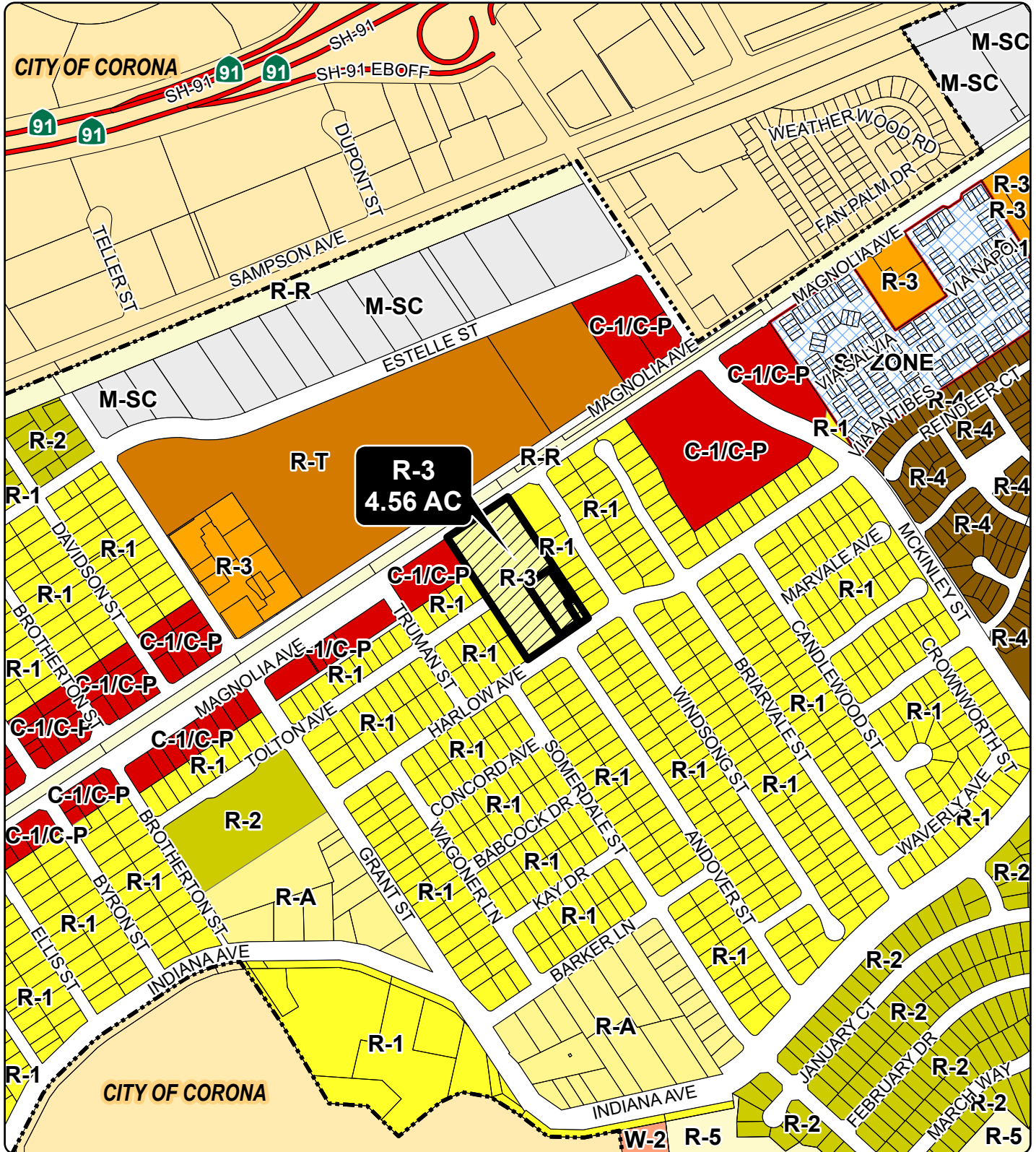
## CZ1900030, TTM38201, PPT190026

Supervisor: Spiegel  
District 2

Date Drawn: 1/5/2024

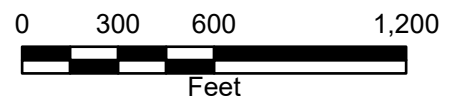
### PROPOSED ZONING

Exhibit 2



Zoning District: East Corona

Author: Karen Jordan



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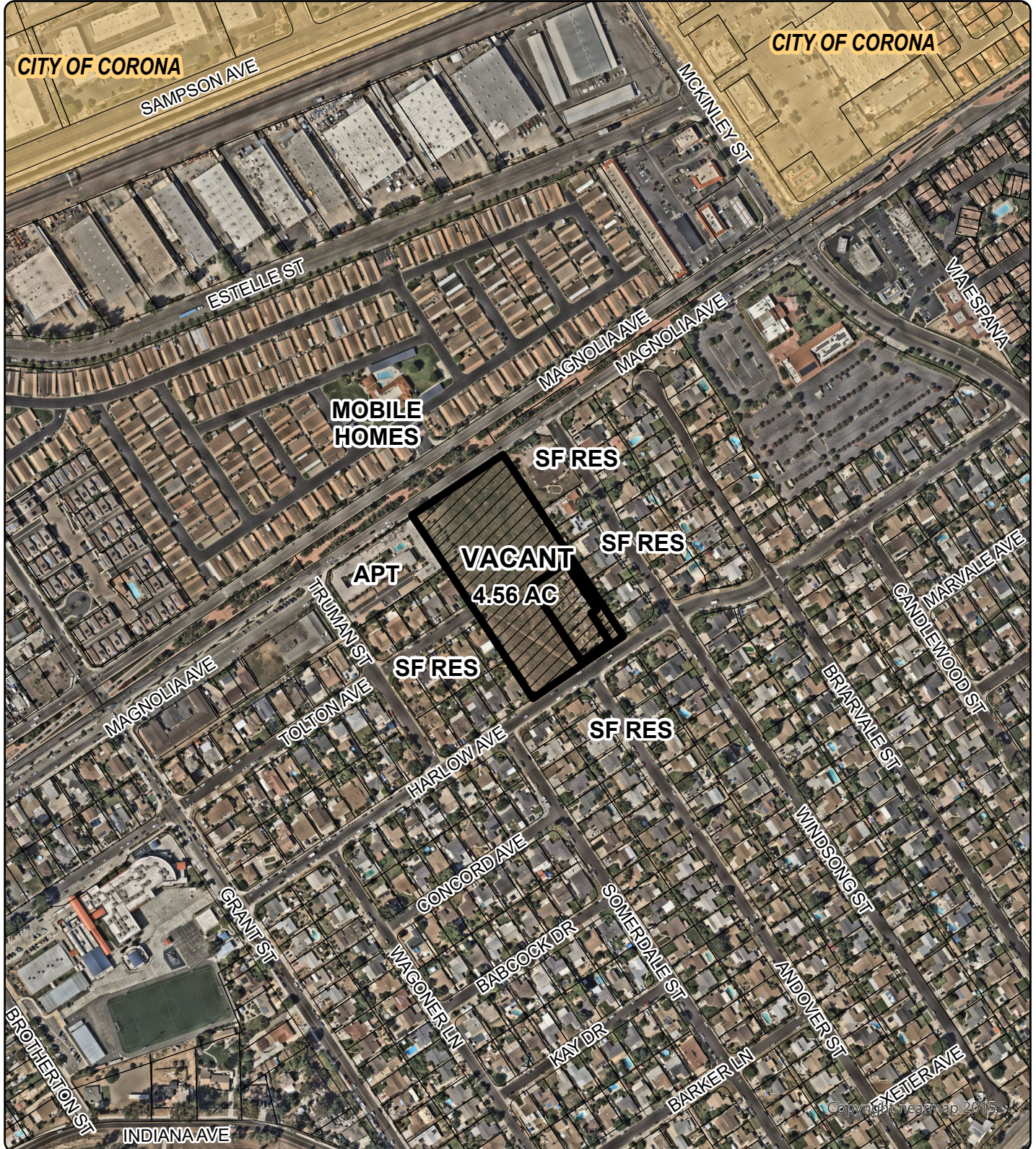
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900030, TTM38201, PPT190026

LAND USE

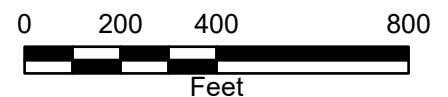
Supervisor: Spiegel  
District 2

Date Drawn: 1/5/2024  
Exhibit 1



Zoning District: East Corona

Author: Karen Jordan



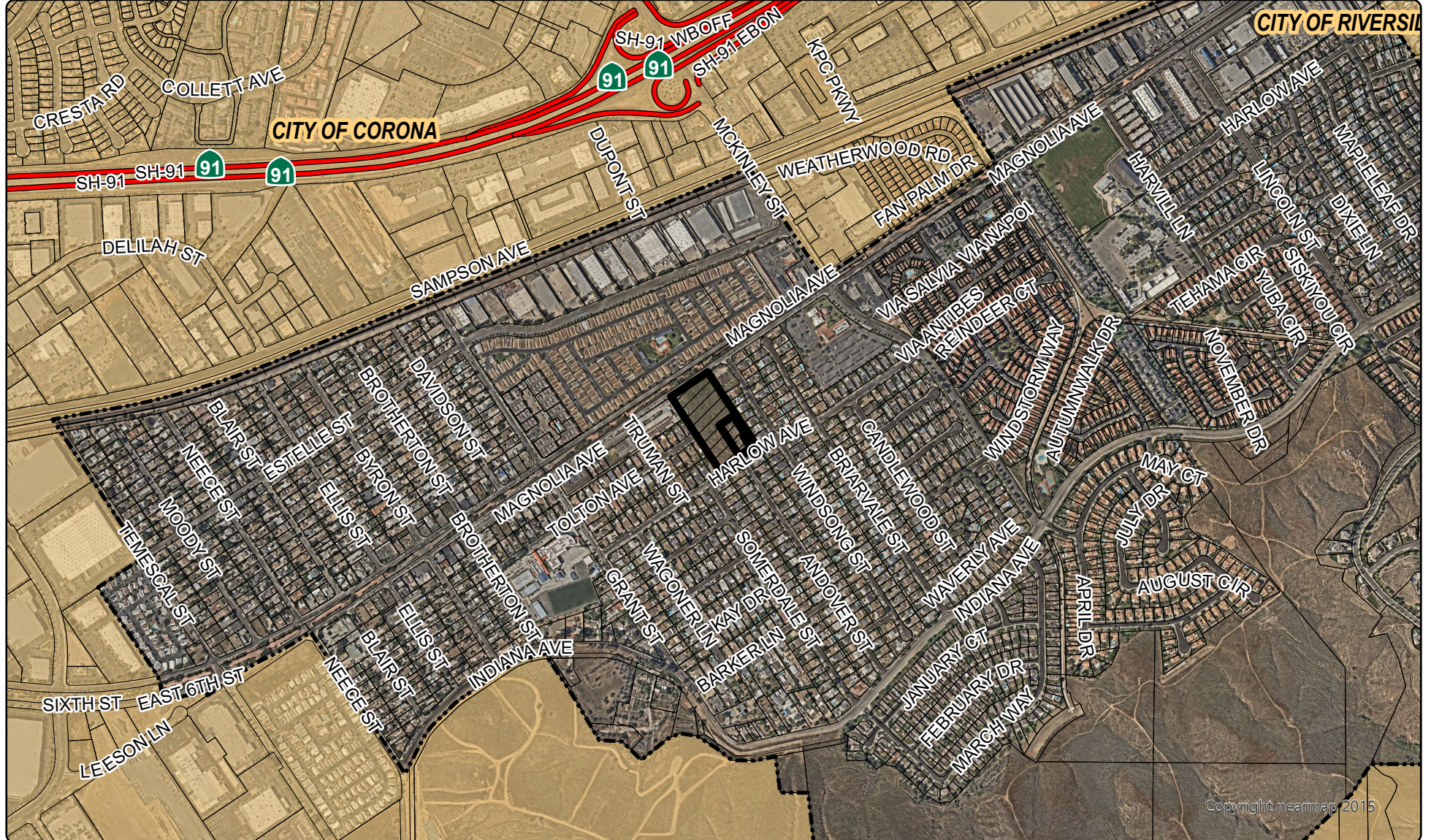
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RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ1900030, TTM38201, PPT190026  
VICINITY/POLICY AREAS

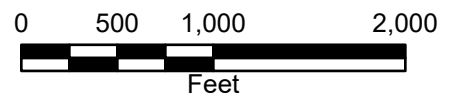
Supervisor: Spiegel  
District 2

Date Drawn: 1/5/2024  
Vicinity Map



Zoning District: East Corona

Author: Karen Jordan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

ATT: Kim Zuppiger

PO Box 1409

Riverside CA 92502-1409

Regarding Change of Zone No. 1900030 Tentative Tract Map No 38201 and plot plan No. 190026

Intent to adopt a mitigated negative declaration CEQ190099

Date of Hearing June 26, 2024

I am against this proposal due to traffic congestion, noise, etc.

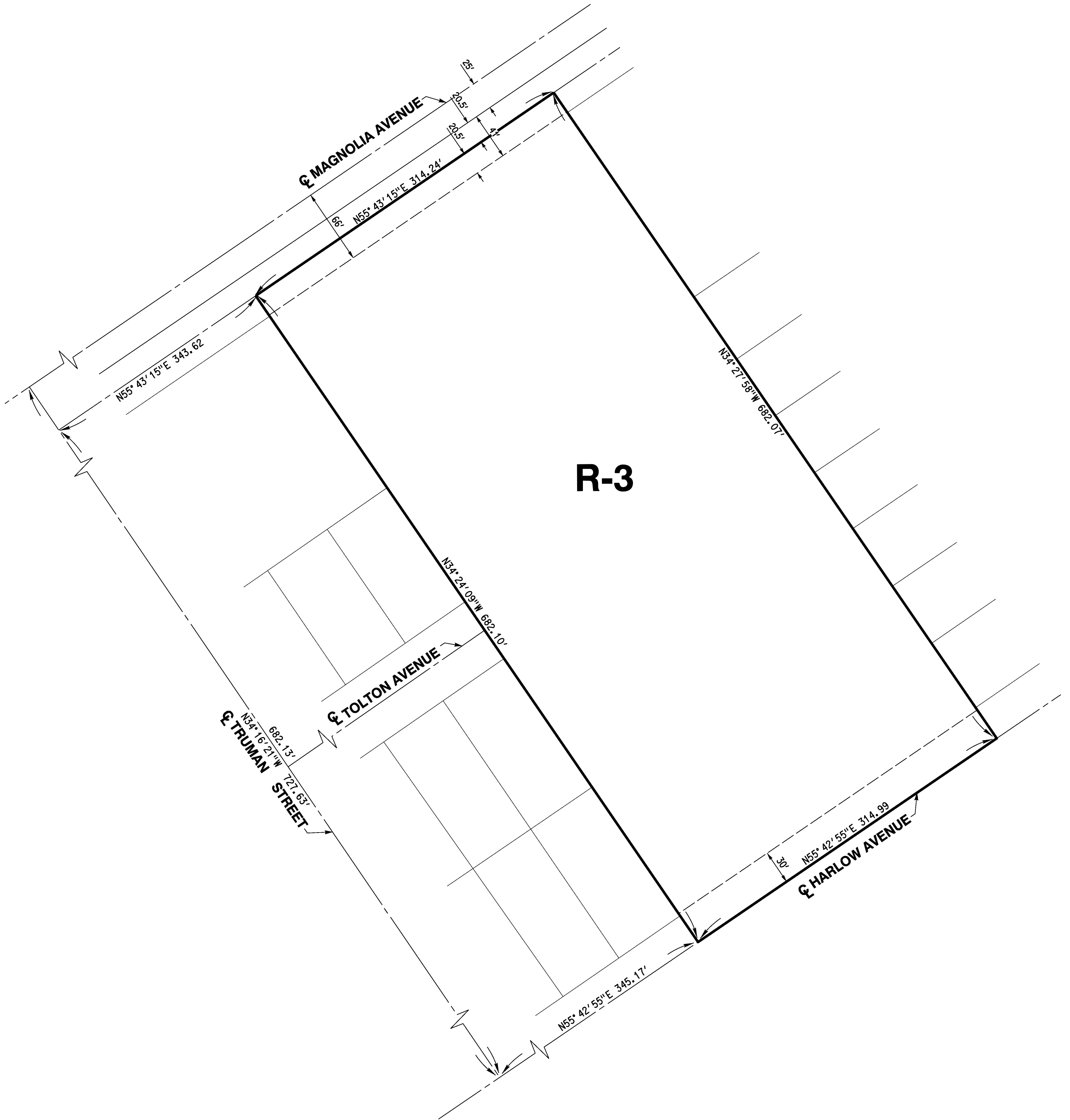
I wish to comment on this project. Too many homes with too many cars and too much noise and congestion. The neighborhood here already cannot support the number of cars in the area.

First of all, I propose less housing if this goes through. Max housing should be 30 dwellings. 15 single family detached condominiums and 15 attached townhomes.

Also, Numerous traffic signal lights must be added for traffic congestion. I please demand 1 traffic light signal be added at Harlow and McKinley due to high traffic. Also, one on Magnolia at the projected entrance / exit of that proposed housing complex.

Thank you, Karen Samson Runion, Homeowner at 33706 Briarvale St, Corona CA 92879.

SEC. 28, T. 3 S., R. 6 W. S.B.M.



**R3** GENERAL RESIDENTIAL

MAP NO. 49.106  
CHANGE OF OFFICIAL ZONING PLAN  
EAST CORONA  
DISTRICT

CHANGE OF ZONE CASE NO. 1900030  
ADOPTED BY ORDINANCE NO. 348.5022  
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APNs: 135-063-016 & 135-063-019

