

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



**ITEM: 1.2
(ID # 26132)**

MEETING DATE:

Tuesday, October 29, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE TRACT MAP NO. 36504 REVISION NO. 1 INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND) – (Environmental Assessment No. 42549) – Applicant: Trip Hord Associates –Representative: KWC Engineers – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: North of Stetson Avenue, east of Highway 79, and south of Caitlin Avenue – 162.05 acres – Homeland Zoning Area– Zoning: Planned Residential (R-4) - REQUEST: Tentative Tract Map No. 36504 Revision No. 1 is a revision to an approved Schedule “A” subdivision of approximately 162.05 gross acres into 527 single-family residential lots, an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado. The revision proposes to reorient streets and revise grading design to accommodate Highway 79 infrastructure improvements, and establish a Phasing Plan of two phases, with 230 lots and 297 lots, respectively. The revised map will create a total of 527 residential lots, 11 lettered lots, an 8.52-acre park lot, a regional debris basin lot, and a resource protection area lot; with an off-site water quality/detention basin located to the south – APN(s): 458-250-012, 458-250-013 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on September 18, 2024.

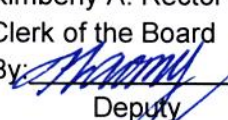
ACTION:Consent


John Hilabrand, Planning Director

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 29, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Tentative Tract Map No. 36504 was originally approved at Planning Commission on February 7, 2018. It proceeded to the Board of Supervisors along with Change of Zone No. 7833 where both applications were approved on May 22, 2018. It was originally approved as a subdivision of the 162.05 gross acre site into 527 single-family residential lots.

On January 18, 2023, the Riverside County Planning Commission approved the First Extension of Time request for Tentative Tract Map No. 36504 extending the expiration date to November 22, 2025.

On August 11, 2023, the applicant, Trip Hord Associates, applied for the First Revision to Tentative Tract Map No. 36504.

Tentative Tract Map Revisions

The changes to the Tentative Tract Map through this revision are street design, grading, phasing, and an added trunk sewer.

Through this revision, the streets throughout the tract have been re-aligned to allow for an adequate interim and ultimate edge condition for pre- and post-highway 79 construction along the western portion of the tract as well as to allow secondary access for Phase 1 and to connect the streets to Phase 2.

The grading changes on this revision reduce the slope difference between the residential pads and the future highway. No additional lots were added to the Tract Map as a result of these grading changes. These changes removed the need for a large slope and retaining wall along the eastern project boundary.

The phasing plan of two phases was included with this revision with 230 lots for the first phase and 297 lots for the 2nd phase. Phase 1 is located on the western side of the tract. Phase 2 is located on the eastern portion of the property. Both phases reconfigured the lots to work with the street redesign.

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The project also adds 11,000 feet of sewer pipeline as part of this revision consisting of a 10-inch line within Stetson Avenue, a 15-to-18-inch line in Winchester Road and Patterson Avenue. This modification allows the existing Green Acres lift station and the associated force main to be abandoned, flows would be conveyed by gravity with the proposed alignment. The proposed alignment and abandonment of the Green Acres lift station were proposed in an EMWD Master Plan. The Pipeline would be sized to accommodate sewer flows from the original project's proposed residence and other developments planned in the vicinity.

The Revised Tentative Tract was approved by the Planning Commission on September 18, 2024, by a vote of 3-0.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

Attachment A: Planning Commission Staff Report

Attachment B: Revision No. 1 to Tentative Tract Map No. 36504

Attachment C: GIS Exhibits

Attachment D: Mailing Labels Map

Attachment E: Conditions of Approval

Attachment F: DH Report of Actions



Jason Farin, Principal Management Analyst 10/23/2024



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

(ID # 25980)

MEETING DATE:

Wednesday, September 18, 2024

SUBJECT: TENTATIVE TRACT MAP NO. 36504 REVISION NO. 1 INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND) – (Environmental Assessment No. 42549) – Applicant: Trip Hord Associates –Representative: KWC Engineers – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: North of Stetson Avenue, east of Highway 79, and south of Caitlin Avenue – 162.05 acres – Homeland Zoning Area– Zoning: Planned Residential (R-4) - REQUEST: Tentative Tract Map No. 36504 Revision No. 1 is a revision to an approved Schedule “A” subdivision of approximately 162.05 gross acres into 527 single-family residential lots, an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado. The revision proposes to reorient streets and revise grading design to accommodate Highway 79 infrastructure improvements, and establish a Phasing Plan of two phases, with 230 lots and 297 lots, respectively. The revised map will create a total of 527 residential lots, 11 lettered lots, an 8.52-acre park lot, a regional debris basin lot, and a resource protection area lot; with an off-site water quality/detention basin located to the south – APN(s): 458-250-012, 458-250-013 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

PROPOSED PROJECT

Case Number(s):	TR36504R01
Environmental Type:	Mitigated Negative Declaration Addendum
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Homeland Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	458-250-012, 458-250-013
Continued From:	



John Hildebrand, Planning Director 9/14/2024

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 36504, Revision No. 1 is a revision to an approved Schedule “A” subdivision of approximately 162.05 gross acres into 527 single-family residential lots, an 8.54

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acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/EI Callado.

The revision proposes to reorient streets and revise grading design to accommodate Highway 79 infrastructure improvements, and establish a Phasing Plan of two phases, with 230 lots and 297 lots, respectively. The revised map will create a total of 527 residential lots, 11 lettered lots, a 8.52 acre park lot, a regional debris basin lot, and a resource protection area lot; with on off-site water quality/detention basin located to the south.

The site is located North of Stetson Avenue, East of Highway 79, and South of Caitlin Avenue. The project site provides four access points, two from Winchester Road and two from Stetson Avenue into the subdivision.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL ASSESSMENT No. 42549 (EA42549), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the proposed project is in substantial conformance with the adopted Environmental Impact Report No 42549, and that no new significant impacts or substantially greater significant impacts would result from the proposed project beyond those impacts already evaluated in previous environmental documents; and,

APPROVE Tentative Tract Map No. 36504, Revision No 1, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)	
Existing General Plan Land Use Designation:	Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)	
Policy / Overlay Area:	Highway 79 Policy Area	

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Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC:LDR)
East:	Community Development: Low Density Residential (CD:LDR)
South:	Rural Community: Estate Density Residential (RC-EDR), Medium Density Residential (MDR)
West:	Rural Community: Low Density Residential (RC:LDR), Medium Density Residential (MDR)
Existing Zoning Classification: Planned Residential (R-4)	
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Heavy Agriculture, ten acre minimum (A-2-10)
South:	Heavy Agriculture, ten acre minimum (A-2-10), One Family Dwellings (R-1)
West:	Open Area Combining Zone-Residential Developments (R-5), Rural Residential (R-R)
Existing Use: Vacant	
Surrounding Uses	
North:	Single family residential
East:	Vacant
South:	Vacant, agriculture
West:	Single family residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	162.05 acres	N/A
Proposed Minimum Lot Size:	5,000 sq. Ft.	3,500 sq. Ft.
Total Proposed Number of Lots:	537	N/A
Total Proposed Number of Residential Lots:	527	324 minimum and 810 maximum based on 2-5 dwelling units per acre
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	Not in a City Sphere
Community Service Area ("CSA"):	Lakeview/Nuevo/Romoland/Homeland #146

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Special Flood Hazard Zone:	Yes
Area Drainage Plan:	Yes – Salt Creek-Winchester/North Hemet Area Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, Low Potential
Subsidence Area:	Yes, Susceptible
Fault Zone:	No
Fire Zone:	Yes – High and Moderate
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Hemet-Ryan

PROJECT LOCATION MAP

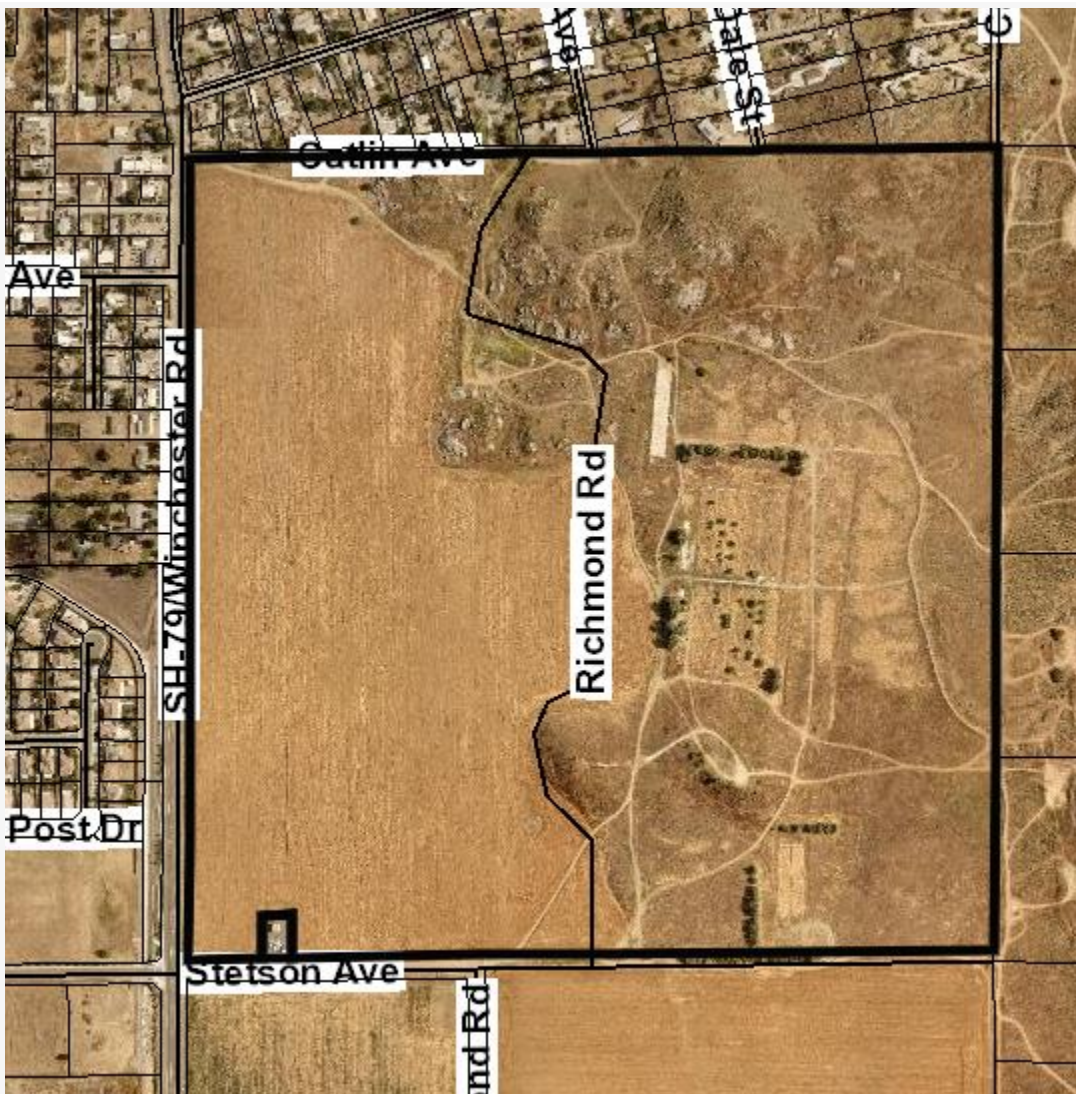


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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On August 11, 2023, the applicant Trip Hord Associates applied for the First Revision to Tentative Tract Map No. 36504.

Tentative Tract Map Revisions

The changes to the Tentative Tract Map through this revision are street design, grading, phasing, and a trunk sewer.

Through this revision the streets throughout the tract have been re-aligned to allow for an adequate interim and ultimate edge condition for pre and post highway 79 construction along the western portion of the tract as well as to allow secondary access for Phase 1 and to connect the streets to Phase 2.

The grading changes on this revision reduce the slope difference between the residential pads and the future highway. No additional lots were added to the Tract Map as a result of these grading changes. These changes removed the need for a large slope and retaining wall along the eastern project boundary.

The phasing plan of two phases was included with this revision with 230 lots for the first phase and 297 lots for the 2nd phase. Phase 1 is located on the western side of the tract. Phase 2 is located on the eastern portion of the property. Both phases reconfigured the lots to work with the street redesign.

The project also adds 11,000 feet of sewer pipeline as part of this revision consisting of a 10-inch line within Stetson Avenue, a 15-to-18-inch line in Winchester Road and Patterson Avenue. This modification allows the existing Green Acres lift station and the associated force main to be abandoned, flows would be conveyed by gravity with the proposed alignment. The proposed alignment and abandonment of the Green Acres lift station were proposed in an EMWD Master Plan. The Pipeline would be sized to accommodate sewer flows from the original project's proposed residence and other development planned in the vicinity.

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Planned Residential (R-4) Development Standards

The Planned Residential (R-4) zone that is proposed by the project allows for more flexible development standards for single family residential development compared to the typical One Family Dwelling (R-1) zone. The R-4 zone allows for minimum lot sizes as small as 3,500 square feet. The proposed tentative tract map proposes an overall minimum lot sizes of 4,780 square feet and an average lot size of 6,550 square feet.

In exchange for allowing smaller lot sizes, the R-4 zone requires that the minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. Even without including the recreation area, the proposed tentative tract map achieves this with the average lot size of 6,550 square feet as previously noted.

Additionally, the R-4 zone requires a development plan with certain provisions to be included for development within the R-4 zone. This requirement is satisfied with the Design Manual which is attached hereto and incorporated herein by reference to be approved with the tentative tract map

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project is a "Project" within the context of the California Environmental Quality Act (CEQA). Pursuant to the requirements of CEQA an Initial Study/Environmental Assessment (IS/EA) and Addendum No. 1 to Environmental Impact Report (EIR) No. 42549 have been prepared for this project. The IS/EA represent the independent judgement of Riverside County. As demonstrated in the IS/EA and Addendum No. 1 to EIR No. 42549, no new significant impacts or substantially greater significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in EIR No. 42549 as amended by its previously approved Addenda. Therefore, no new mitigation measures are required. All documents supporting the CEQA determination are located at the Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FINDINGS AND CONCLUSIONS

The following findings are required for approval of the development project:

Land Use Findings:

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1. The project site currently has a General Plan land use Designation of Community Development Medium Density Residential (CD:MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per acre and the associated Tentative Tract Map proposes 3.25 dwelling units per acre. The proposed Tentative Tract Map Revision would allow generally for residential uses, in particular single-family residential uses that are within the 2 to 5 dwelling unit per acre range of the Community Development: Medium Density Residential (CD:MDR) land use designation.
2. The project site currently has a zoning classification of Planned Residential Zone (R-4). The proposed project is to allow for development of single family uses through TR36504R01 which is consistent with permitted uses in the (R-4) Zone of Ordinance No. 348.

Entitlement Findings:

Tentative Tract Map No. 36504 Revision 1

To approve a Tentative Tract Map, the following findings must be made.

As proposed, Revision 1 to Tentative Tract Map No. 36504 is a Schedule "A" subdivision, is found to comply with all applicable standards (as enumerated in Ordinance No. 460), and accordingly all findings can be made to recommend for approval as proposed.

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV (A)(1) in that the intent of the General Plan is to foster variety and choice in community development. Principle IV (4) states that communities within the County should provide diversity in the location and type of housing, range from urban to suburban to rural, as well as in intensity, from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. Principle IV (B)(1) also states that development should foster a "unique community identity" which exhibits a "special sense of place" through retention of distinct edges and provision of sufficient open space between urbanized areas. The proposed Tentative Tract Map will comply with the referenced General Plan Principles by increasing the variety of housing types within the County, provide new open spaces and opportunities for recreation for both residents and visitors. The design and density of the Tentative Tract Map site is consistent with the Medium Density Residential (MDR) Land Use Designation, all other requirements of the General Plan, and applicable requirements of State law and the Ordinances of Riverside County.

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The project site is located within the Highway 79 Policy Area of the Harvest Valley/Winchester Area Plan. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan.

C 2.7 provides the following: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

SWAP 9.2 provides the following: Maintain a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

As applied to the project area and its general plan land use designations, this 9% reduction would require the proposed project to be limited to 516 dwelling units. The Tentative Tract Map originally and currently proposes 527 dwelling units, which exceeds the typical maximum allowed by the policy area by 11 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

When this policy area was created with the 2003 General Plan, the buildout assumptions and resulting traffic generation assumptions for already adopted Specific Plans were based on the total allowed units within a given Specific Plan. These assumptions have not changed. For Specific Plans approved prior to the adoption of the 2003 General Plan where no further amendments were proposed, they were allowed to develop to their approved, entitled maximum number of dwelling units and not subject to the

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requirement to reduce their number of units by 9% based on implementation guidance developed by staff. Certain approved Specific Plans within Highway 79 Policy Area (policy area) have been identified that both have not been amended since the adoption of the 2003 General Plan (therefore entitled to the maximum number of units they were approved for) and that developed below the maximum allowed number of units they were entitled to develop and are completely built out. Four of these Specific Plans (Specific Plan Nos. 184, 213, 238, and 284) accounts for a total of 576 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the 2003 General Plan. Of these 396 units, 426 have already been allocated to Tentative Tract Map No. 36785, 115 have already been allocated to Specific Plan No. 312 Amendment No. 2 and 24 units have already been allocated to Tentative Tract Map No. 32323, leaving 20 units remaining from this collection of Specific Plans available. Based on this review, there is a demonstrated reduction in units and traffic from these other projects that offset the additional 11 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method. This demonstrated reduction was previously recorded with the original Tentative Tract Map and is continued to be utilized for the proposed Tentative Tract Map Revision.

Although the application of a 9% reduction in density on an individual project basis has been the typical practice to achieve consistency with the policy area, the policy area also allows for a demonstration that sufficient reductions have occurred on other projects. Based on the above undeveloped units under similar ownership and Specific Plan units elsewhere in the policy area, this demonstrates that although the project individually exceeds the limit on units, there are reductions in units elsewhere in the policy area that are assumed to be developed within the traffic analysis for the General Plan that more than balance out the individual exceedance this project proposes. Therefore, based on the above, the project is consistent with the Highway 79 Policy Area.

2. The proposed Tentative Tract Map includes offsite improvements. The revision to the Tract Map adds 11,000 feet of sewer pipeline consisting of a 10-inch line within Stetson Avenue, a 15-to-18-inch line in Winchester road and Patterson Avenue. This modification allows the existing Green Acres lift station and the associated force main to be abandoned and flows would be conveyed by gravity with the proposed alignment. Other improvements include grading and construction of flood control improvements on the parcel south of Stetson Avenue. Section 3.2.J. of Ordinance No. 460 requires written assurances from the owners for the property underlying the offsite improvements that sufficient right-of-way is available for the construction. With this project, the parcel for the offsite improvements and the property for the proposed Tentative Tract Map are owned by the same property owner. As a result, no assurances were sought or required

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from the property owner. However, the property owner for the offsite improvement parcel will still need to provide final authorization prior to such improvements occurring on the property.

3. The site of the proposed land division is physically suitable for the type of development and density because the site is relatively flat which facilitates the proposed type and density of development without requiring extensive grading or landform alteration. Infrastructure to serve the residential development - including water, sewer, and roads - are either readily available to the site or would be constructed under the proposed scope of work. Subdivision of the property and subsequent development with residential units would complement surrounding properties that have already been developed with such uses and serve to expand and support the existing suburban aesthetic that is predominant in the vicinity.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Initial Study/Mitigated Negative Declaration and Addendum No.1. While the subject property is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), it is not within a Plan Cell Group, Plan Criteria Cell, or Conservation Area, not located within a plan-defined area requiring surveys for narrow endemic plant species or criteria area plant species, and, pursuant to a General Biological Assessment Report submitted for the project, does not presently contain Burrowing Owls (a protected species). However, while records and the Assessment do not cite the presence of protected plant or animal life onsite, records indicate that the property is located within a portion of the County with potential to contain habitat for the aforementioned Burrowing Owl, and accordingly mitigation (Condition of Approval 060-Planning-EPD.1) has been incorporated into the project's analysis pursuant to the California Environmental Quality Act (CEQA) - Mitigated Negative Declaration - and memorialized as a condition of project approval, requiring that a 30-day preconstruction survey be conducted prior to commencement of grading or other site work to ensure that no owls are identified. Should examples be found during that timeframe, construction activities shall cease until appropriate protective measures are determined.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems in that pursuant to County records, the subject property is not identified as containing hazardous waste or other potentially harmful materials which would otherwise preclude development of the property in accordance with standards. The Project was analyzed pursuant to requirements of CEQA, with the resulting Mitigated Negative Declaration and Addendum No.1 document not identifying

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any hazards or hazardous materials that would result in significant impacts (within the context of the statute), and accordingly no mitigation is required for the proposed subdivision or subsequent development.

6. In accordance with Ordinance No. 460 and memorialized in submitted plans and the conditions of approval, the proposed land division includes all required improvements for a Schedule "A" Map in that the document has been reviewed by County Staff and found to conform to all requirements enumerated in Ordinance No's. 460 and 348. Requirements for a Schedule "A" Map are listed below:
 - a. Streets. Improved streets are proposed as shown on the Tentative Map and are conditioned through Transportation 14 RCTD-MAP – Road Improvements (Plan) to conform to all required improvements.
 - b. Domestic Water. Water service will be supplied by the Eastern Municipal Water District.
 - c. Fire Protection. Fire protection services will be provided by the Riverside County Fire Department in compliance with Ordinance No. 737. In compliance with requirements, conditions of approval have been included for the project to provide fire hydrants spaced at not less than 330 feet, minimum water pressure of 1,000 gallons per minute and 20 pounds per square inch, with the required water system to be installed prior to any combustible building material being placed onsite.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
 - e. Fences. The proposed scope of work would include the placement of fencing (minimum six feet in height and comprised of wrought iron or similar) surrounding the project's proposed water quality basin. Other fencing would be added as individual lots are developed.
 - f. Electrical and Communication Facilities. The Project will be served by electrical, telephone, street lighting, cable television and internet services, with all related lines placed underground in conformance with the provisions of Article XIII of Ordinance No. 460.
7. The design of the proposed land division or the type of improvements proposed will not conflict with easements, whether acquired by the public at large, for access through or use of the property in that the proposed subdivision does not include dedication of new

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public easements, nor will the proposed subdivision result in a conflict with any existing (onsite) public easements. The proposed land division does propose an easement for ingress and egress access purposes in favor of Lot 4.

8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's Zoning Classification of R-4 (Planned Residential) in that the referenced Zone requires that each lot be a minimum of 3,500 square feet in area. The subdivision proposes a minimum (residential) lot size of 3,500 square feet, compliant with the standard.

Development Standards Findings:

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

1. *The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet.*

The subject Project proposes an average of 6,550 square feet of overall area for each dwelling unit, compliant with the standard.

2. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.*

The subject Project proposes a minimum individual lot area of 4,780 square feet, minimum average lot width of 56 feet, and average lot depth of 88-foot lot depth, compliant with standards.

3. *One-family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.*

The subject Project proposes three residential Plan types (variations), ranging from 25 to 35 feet in height, compliant with the standard.

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4. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.*

The subject Project proposes minimum 20-foot front yards for all residential lots, compliant with the standard.

5. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.*

The subject project proposes minimum five-foot side yards for all residential lots and a minimum side yard on corner and reverse lots of 10 feet, compliant with standards.

6. *The rear yard shall not be less than ten (10) feet.*

The subject Project proposes minimum 10-foot yards, compliant with the standard.

7. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this ordinance.*

The site design proposes no encroachments into the referenced yards, compliant with standards.

8. *Off-street parking shall be provided as set forth in Section 18.12. of the ordinance.*

The subject Project proposes a minimum of two spaces (within enclosed garages) per residential unit.

9. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable.*

The subject Project is proposed to connect to the Eastern Municipal Water District existing sewer network.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

10. *Recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.*

Project proposes construction of a 371,131.2 square foot (8.52 acre) public park, designed as compliant with applicable standards and determined to be adequate in size and form to serve the needs of the subdivision and its future residents.

13. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.*

The project proposes to construct sidewalks and internal streets to provide access to each lot and dwelling within the subdivision. All means of access have been designed in accordance with County of Riverside standards, and determined to provide adequate pedestrian, vehicular and emergency ingress and egress from the site.

14. *Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348.*

The proposed scope of work includes a request for a Revision No. 1 to Tentative Tract Map No. 36504 for subdivision of 162.05 gross acres into 527 single-family residential lots, an 8.54-acre lot for a park, a 4.7-acre lot for a detention/debris basin, and an approximately 18 acre open space lot.

15. *A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.*

Revision No. 1 to Tentative Tract Map No. 36504 is the proposed subdivision and will be required to be recorded prior to construction of any individual residential buildings. The Tentative Map shows the residential lots as numbered lots.

16. *A development plan conforming to the requirements of this shall be approved by the Planning Commission.*

The proposed scope of work would include the construction of three different dwelling "Plans," each with differing setbacks from property-lines, story-counts and building facades, as well as new landscaping and infrastructure. The design details for both

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

proposed structures (including elevations, materials, and colors) and plantings are illustrated on various exhibits (attached herein) and referred to broadly as the project's "Design Manual."

17. *Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.*

The submitted Design Manual includes typical plans for all proposed dwelling types within the subdivision.

18. *Location of all pedestrian walks, malls, recreation, and other open areas for the use of occupants and members of the public.*

The location of sidewalks, recreation and other open areas are illustrated and detailed within the submitted Design Manual Tentative Tract Map, and conceptual landscape plan.

19. *Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.*

The Design Manual includes a conceptual wall and fence plan that shows the planned location of all walls and fencing along with their heights and elevations of each wall and fence type. The conceptual landscape plan included in the Design Manual shows the general location of paving and different landscape treatments throughout the project site.

20. *Plans and elevations of typical structures to indicate architectural type and construction standards.*

The project's Design Manual includes dimensioned elevations for the development's three proposed (dwelling) Plan types, as well as a listing and illustration of surfacing materials to be utilized on their facades.

21. *Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission.*

The Design Manual includes a plan for maintenance of open space or common areas within the Project site, including the proposed park, hillside/parkway landscaping and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

basins. No Homeowners Association or other private maintenance entity is anticipated to be necessary for maintenance of proposed open space or recreation (park) areas. Standard conditions of approval have been included with the Project to ultimately require annexation of the project's park into the Valley-Wide Parks/Recreation District.

Other Findings:

1. This project is not located within a Criteria Cell group for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).
2. The project site is not located within any city's sphere of influence.
3. The project site is located within the Hemet-Ryan Airport Influence Area ("AIA") boundary, specifically Zone E. Zone E has no density criteria that would be applicable to the proposed residential development. Furthermore, since the project does not include any legislative actions, ALUC review is not required.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since no new environmental document is required. Mitigation measures from the previous MND will still apply to the Tentative Tract Map relative to cultural resources, tribal cultural resources, and related monitoring.
5. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 50.PLANNING.25.

Fire Findings:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1. The site is located within a high fire hazard severity zone with the remaining portion of the site located within a moderate fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code and Government Code section 66474.02 based on the following:
 - a. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - b. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public regarding this project.

APPEAL INFORMATION

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

ATTACHMENTS

- Exhibit A – TR36504R01 – Revised Tract Map Exhibit
 - Exhibit B – TR36504R01 – Design Manual
 - Exhibit C – TR36504R01 – Trunk Sewer Exhibit
 - Exhibit D – TR36504R01 – Phasing Exhibit
 - Exhibit E – TR36504R01 – Initial Study/Addendum
 - Exhibit F – TR36504R01 – Conditions of Approval
 - Exhibit G – TR36504R01 – GIS Exhibits
 - Exhibit H – TR36504R01 – Radius Map
 - Exhibit I – TR36504R01 – Mailing Labels
-

- EASEMENT NOTES:**
- EASEMENTS SHOWN HEREON ARE LISTED IN FIRST AMERICAN TITLE COMPANY, PRELIMINARY REPORT NO. 0625-106695 DATED JUNE 16, 2023, NUMBERED ACCORDING TO REPORT.
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1958 IN BOOK 2388, PAGE 402 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AFFECTS THE LAND.
 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1965 AS INSTRUMENT NO. 13068 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AFFECTS THE LAND.
 - AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 25, 1965 AS INSTRUMENT NO. 9943 OF OFFICIAL RECORDS, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AFFECTS THE LAND.
 - AN EASEMENT FOR SEWER AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1988 AS INSTRUMENT NO. 32860 OF OFFICIAL RECORDS, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, AFFECTS THE LAND.
 - EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, RECORDED AUGUST 3, 2017 AS INSTRUMENT NO. 2017-019589, O.R.
 - A PROPOSED EASEMENT FOR INGRESS AND EGRESS ACCESS PURPOSES IN FAVOR OF LOT 4.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36504R01

BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WESTERLY 30.00 FEET, AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 09, 1915 IN BOOK 406 PAGE 278 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO EXCEPTING THEREFROM THE SOUTH 40.00 FEET, AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 31, 1915 IN BOOK 408 PAGE 278 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

REVISION #1, DECEMBER 2023

OWNER/APPLICANT:

LANSING STONE STAR, LLC
 500 LOMAS SANTE FE DRIVE, SUITE 230
 SOLANA BEACH, CA 92075
 PHONE: (951) 520-9779
 CONTACT: TRIP HORD
 AMBROSEHORD@GMAIL.COM

ENGINEER:

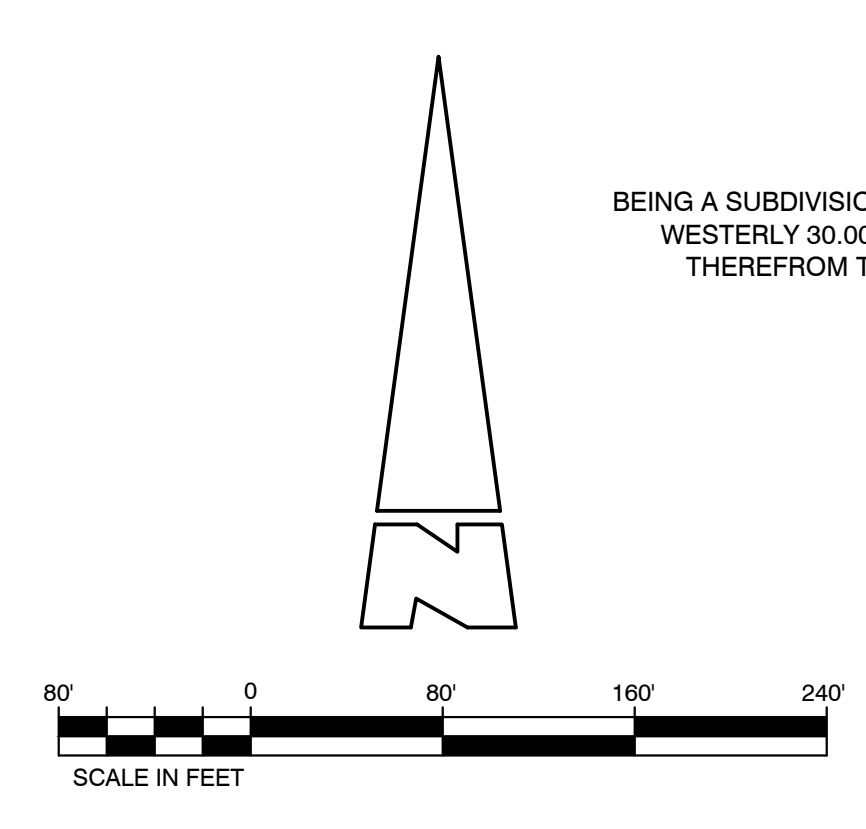
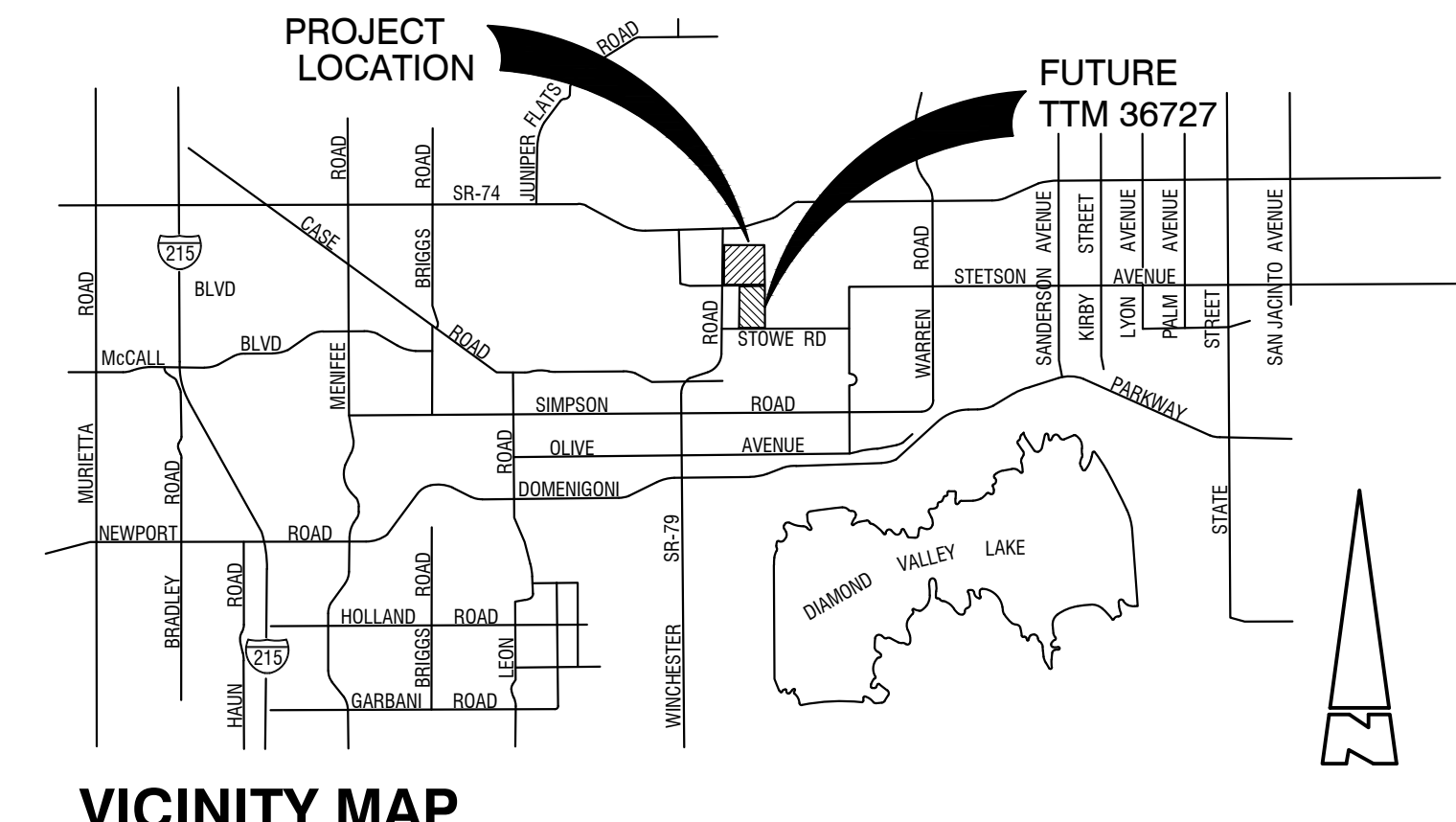
KWC ENGINEERS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA 92626
 PHONE: (951) 734-2130
 CONTACT: BRANDON BARNETT
 BRANDON.BARNETT@KWCENGINEERS.COM

REPRESENTATIVE:

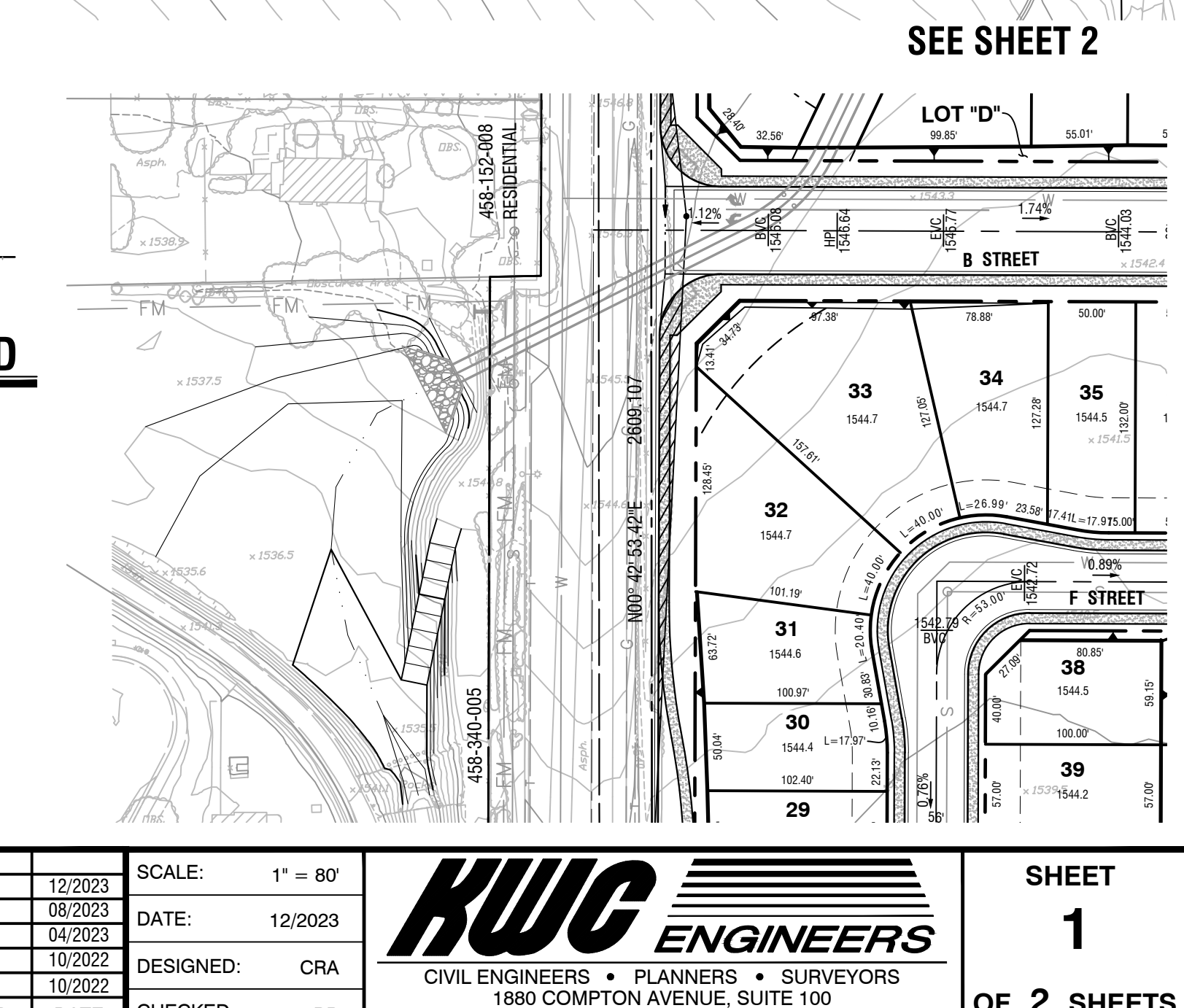
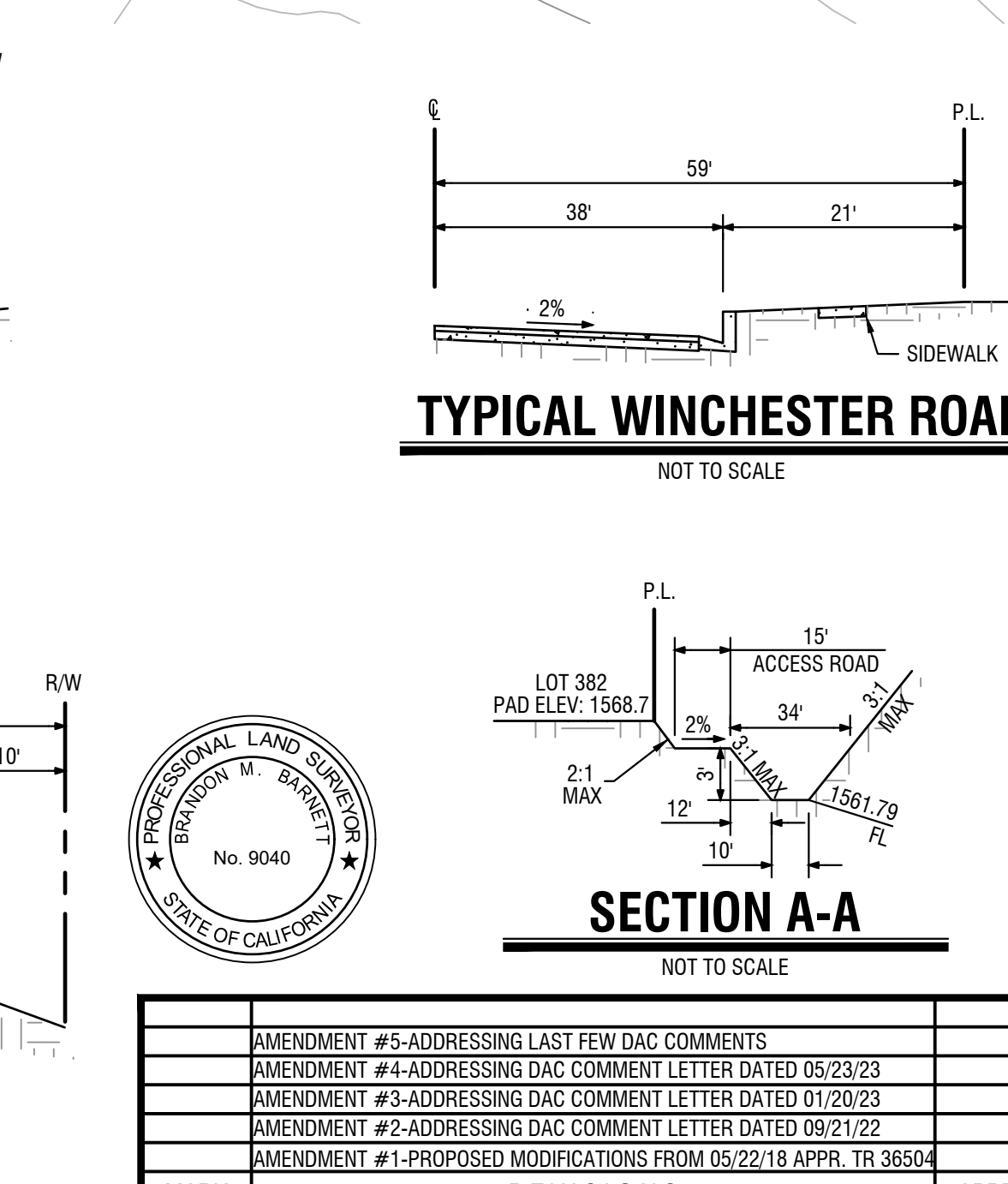
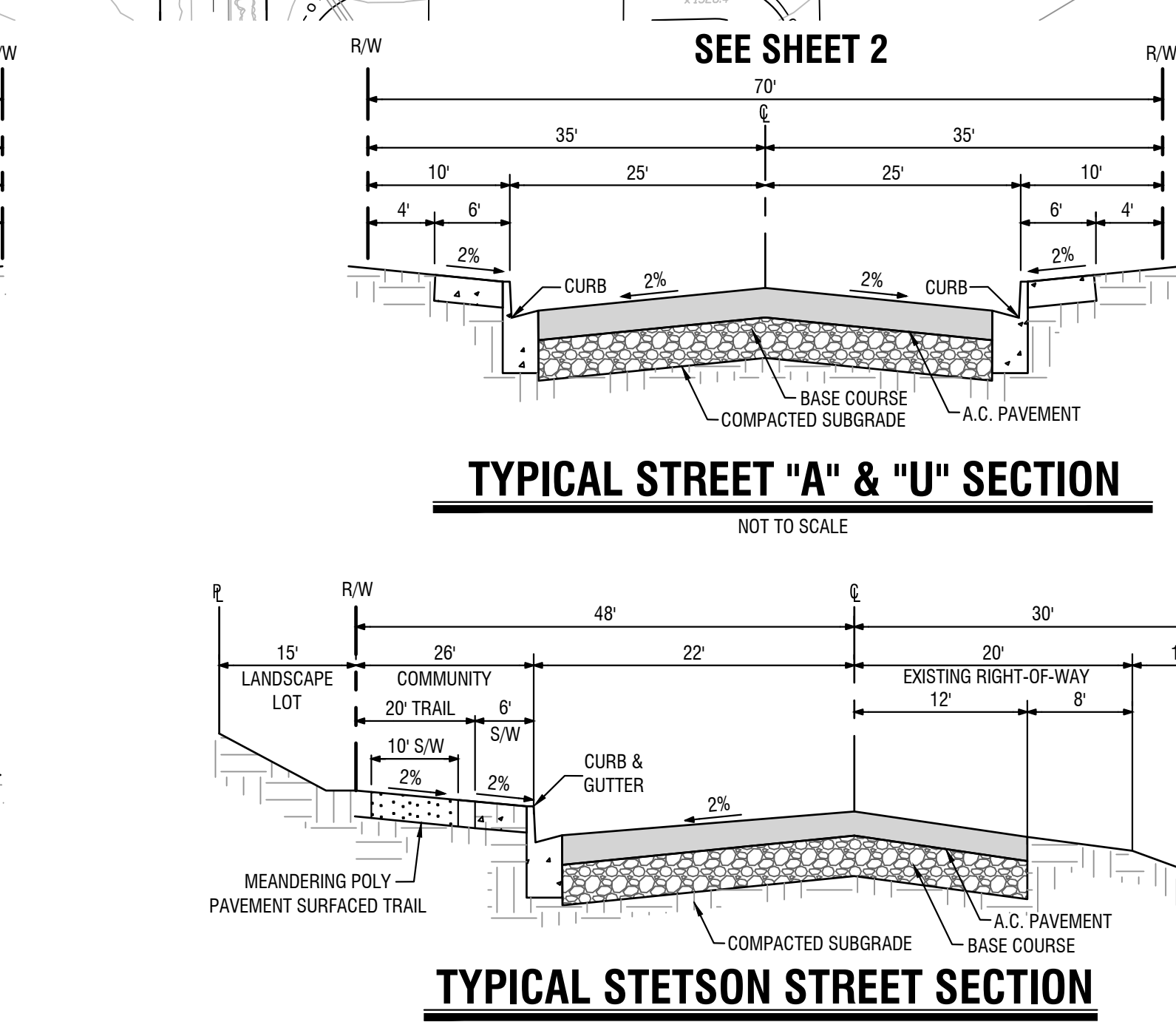
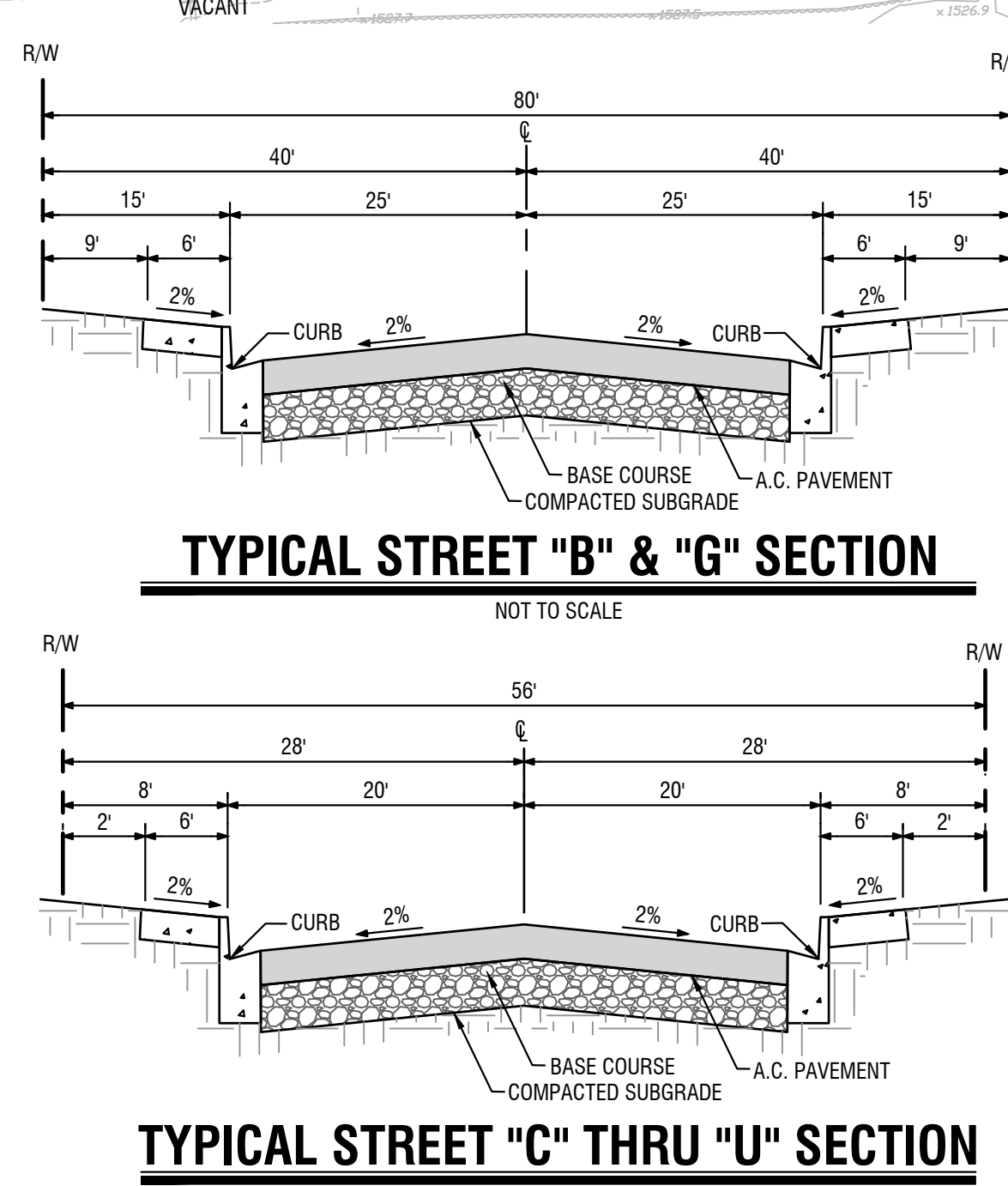
TRIP HORD & ASSOCIATES
 P.O. BOX 1233
 RIVERSIDE, CA 92502
 PHONE: (951) 984-9615
 CONTACT: TRIP HORD
 AMBROSEHORD@GMAIL.COM

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WESTERLY 30.00 FEET, AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 09, 1915 IN BOOK 406 PAGE 278 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO EXCEPTING THEREFROM THE SOUTH 40.00 FEET, AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 31, 1915 IN BOOK 408 PAGE 278 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



- GENERAL NOTES:**
- ASSESSORS PARCEL NUMBER: 458-250-12 & 458-250-13
 - PROPOSED IMPROVEMENT SCHEDULE 'A' SUBDIVISION.
 - THOMAS BROTHERS COORDINATES: PG 838-G3 EDITION 2018
 - THIS PRIORITY OWNER HAS INTEREST IN ASSESSORS PARCEL 458-080-005 TO THE SOUTH.
 - EXISTING ZONING: R-4 (PER ORD 348-4883 / CZ No. 7883)
 - PROPOSED ZONING: NO CHANGE
 - EXISTING LAND USE - VACANT SITE
 - PROPOSED LAND USE = SINGLE FAMILY RESIDENTIAL
 - THIS PROJECT IS NOT WITHIN AN EXISTING SPECIFIC PLAN
 - WATER SERVICE BY: EASTERN MUNICIPAL WATER DISTRICT
 - SEWER SERVICE BY: EASTERN MUNICIPAL WATER DISTRICT
 - NATURAL GAS BY: SOUTHERN CALIFORNIA EDISON COMPANY
 - ELECTRICAL BY: SOUTHERN CALIFORNIA EDISON COMPANY
 - TELEPHONE & CABLE BY: VERIZON
 - THE SITE IS WITHIN HEMET SCHOOL DISTRICT
 - THIS TRACT IS WITHIN HOME LAND 18 - STREET LIGHTING - CSA
 - TOPO SOURCE INLAND AERIAL DATED 09/12/2021
 - THIS PROPERTY IS SUBJECT TO LOW LIQUEFACTION POTENTIAL AMP, NO GEOLOGIC HAZARDS, AND NOT WITHIN A SPECIAL STUDY ZONE.
 - A PORTION OF THIS PROPERTY IS SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD. CLOM WILL BE PROCESSED.
 - PORTIONS OF THIS TRACT ARE WITHIN FLOOD ZONE 'A' AND 'X' FEMA COMMUNITY PANEL NO. 06056C20803.
 - THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
 - THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
 - THIS TRACT WILL COMPLY WITH NPDES SUPPLEMENT 'A' REQUIREMENTS.
 - THIS TRACT CONTAINS 527 NUMBERED LOTS AND 11 LETTERED LOTS.
 - ASSESSORS PARCEL NUMBER 458-250-13 EXISTING UTILITY STATION TO HAVE PROPOSED EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT FOR SEWER AND INCIDENTAL PURPOSES AND TO BE PREPARED UNDER SEPARATE INSTRUMENT.
 - PORTIONS OF THIS TRACT CONTAIN TWO (2) PHASES
 - TRACT 36504-1 = 230 LOTS
 - TRACT 36504-2 = 297 LOTS
 - 4 FUTURE TR 36727 HAS THE SAME OWNERS AS TR 36504R01



AMENDMENT #	ADDRESSING LAST REV DMC COMMENTS	DATE	SCALE
AMENDMENT #1	ADDRESSING DMC COMMENT LETTER DATED 05/23/23	08/2023	1" = 80'
AMENDMENT #2	ADDRESSING DMC COMMENT LETTER DATED 01/20/23	04/2023	DATE: 12/2023
AMENDMENT #3	ADDRESSING DMC COMMENT LETTER DATED 08/23/22	11/2022	DESIGNED: CRA
AMENDMENT #4	PROPOSED MODIFICATIONS FROM 03/22/18 APPR. TR 36504	10/2022	CHECKED: BB
MARK	REVISIONS	APPR. DATE	

KWC ENGINEERS
 CIVIL ENGINEERS • PLANNERS • SURVEYORS
 1880 COMPTON AVENUE, SUITE 100
 CORONA, CA 92681-3370 • 951-734-2130

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36504R01

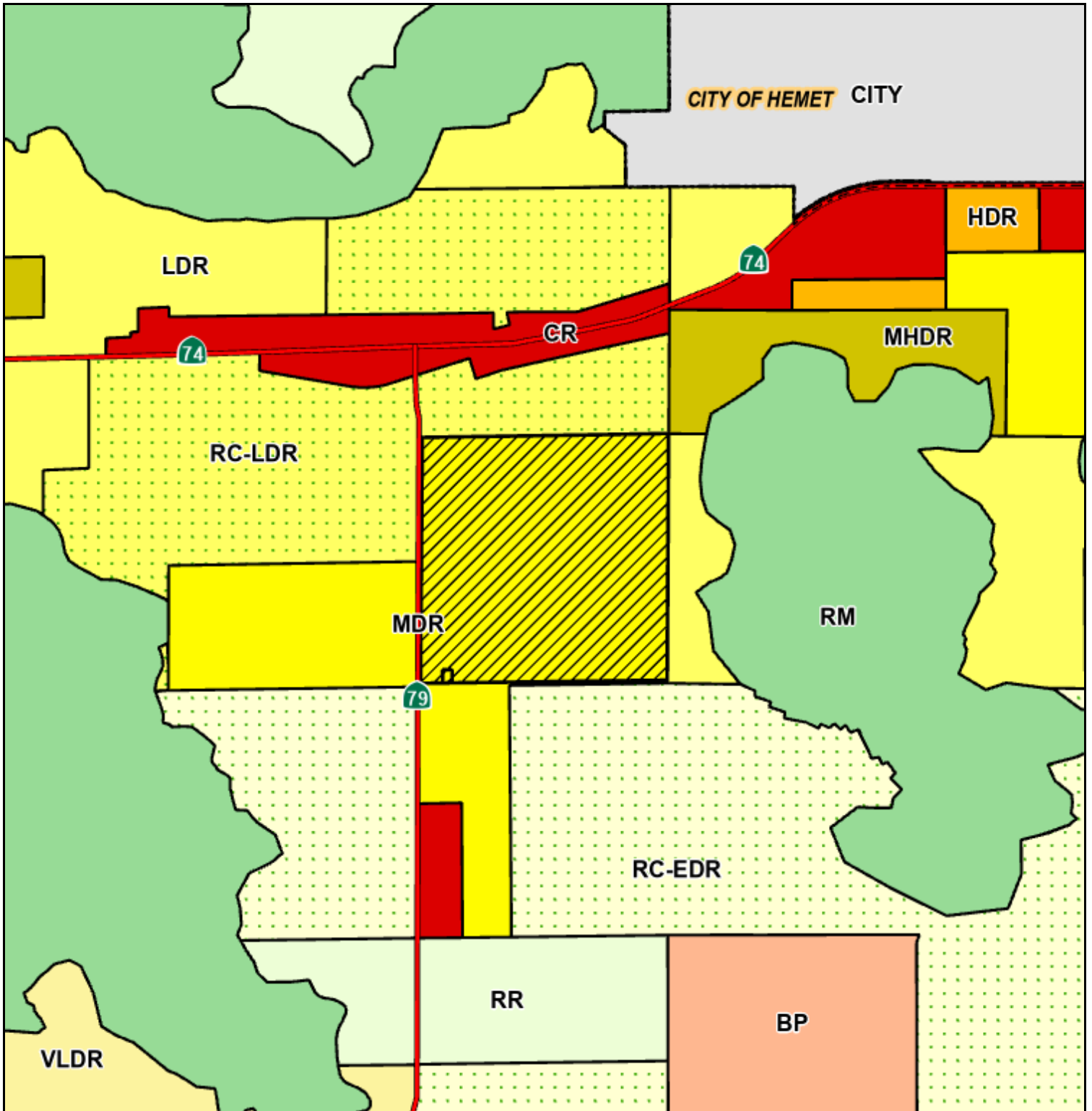
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

Date: 9-4-2024

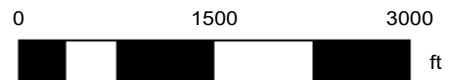
Exhibit: 5



Zoning Area/District: HOMELAND

Author:

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36504R01

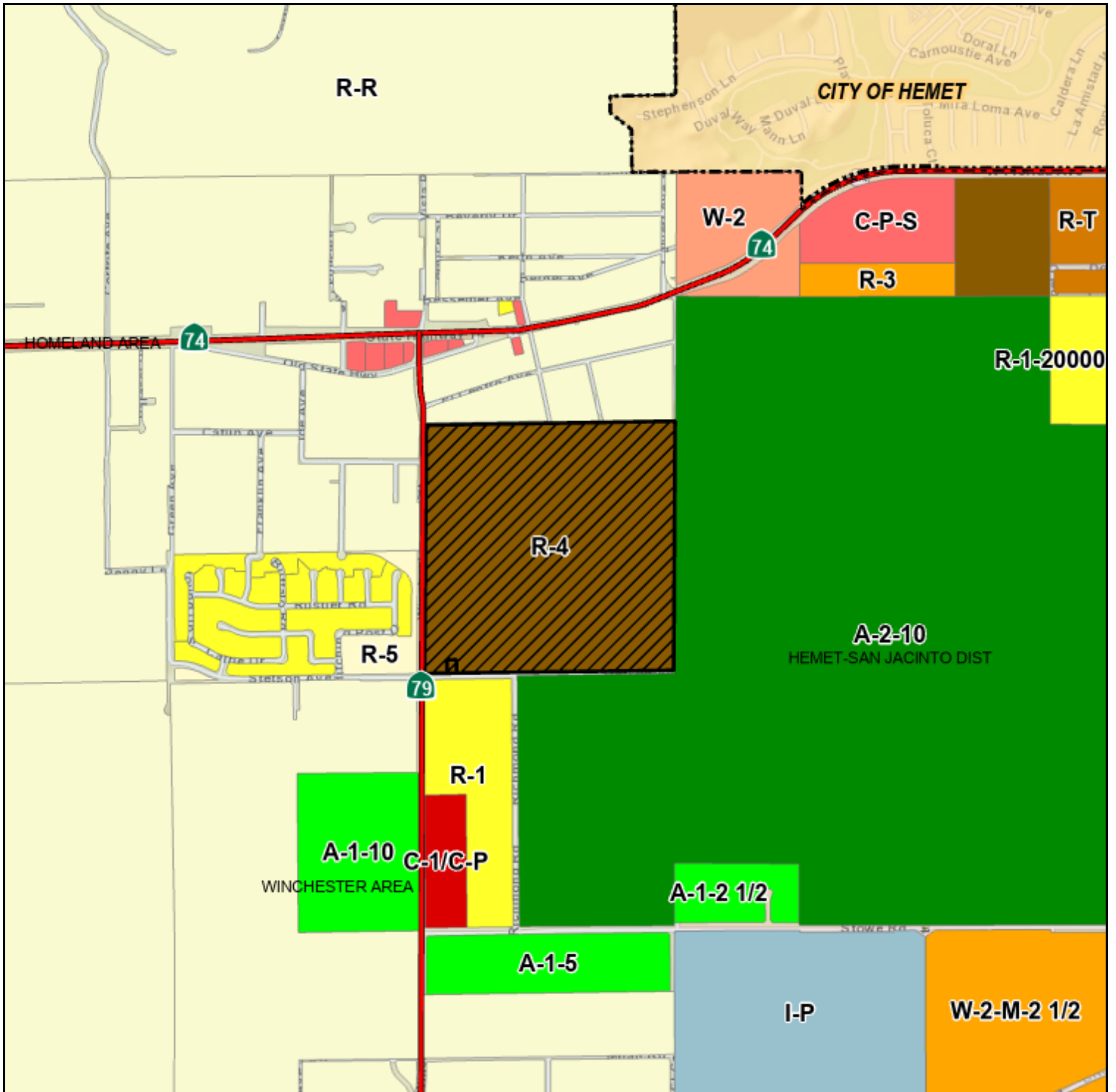
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

Date: 9-4-2024

Exhibit: 2



Zoning Area/District: HOMELAND

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36504R01

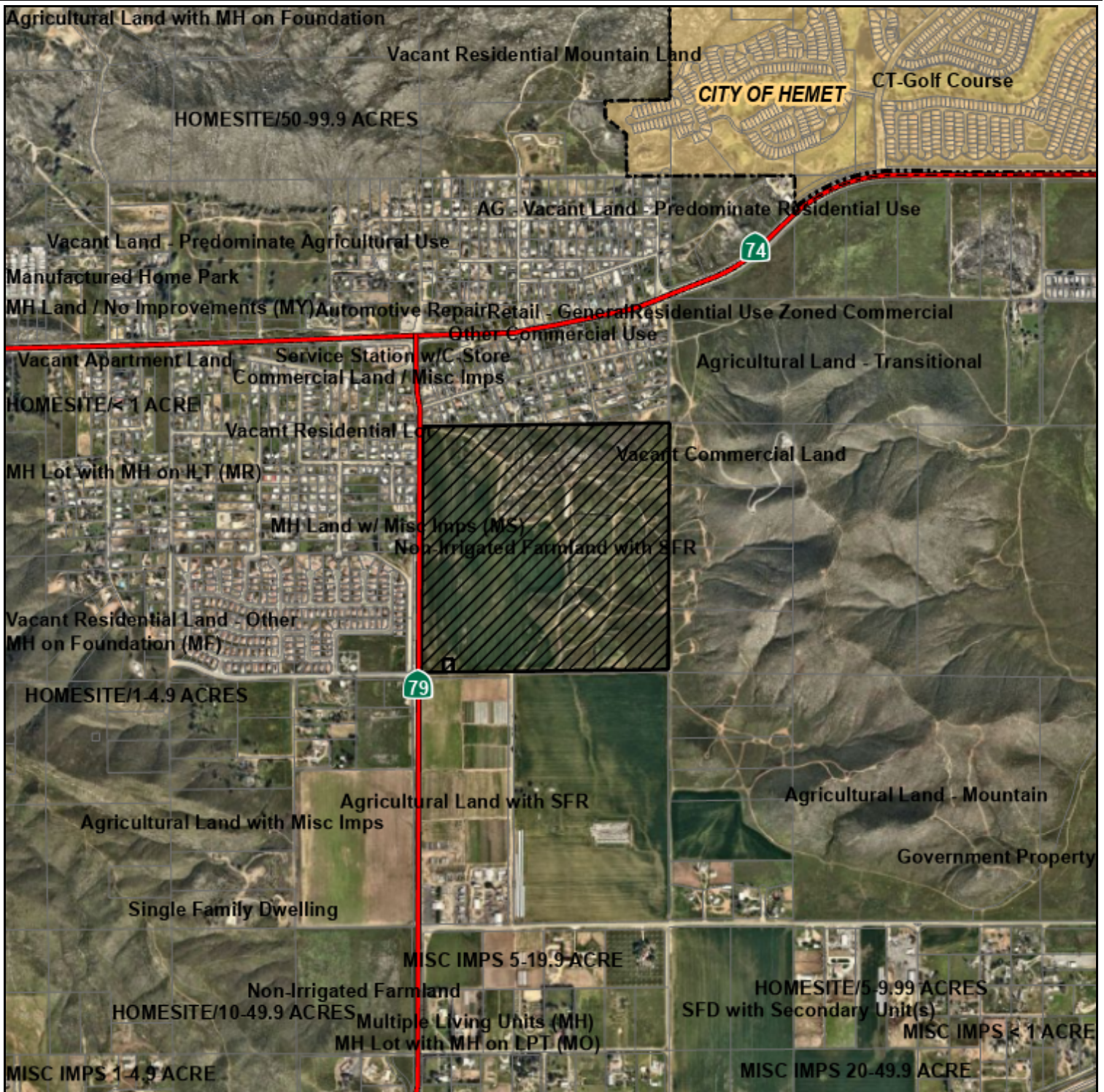
LAND USE

Supervisor:CHUCK WASHINGTON

Date: 9-4-2024

District: 3

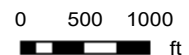
Exhibit: 1



Zoning District: HOMELAND



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RIVERSIDE COUNTY PLANNING DEPARTMENT

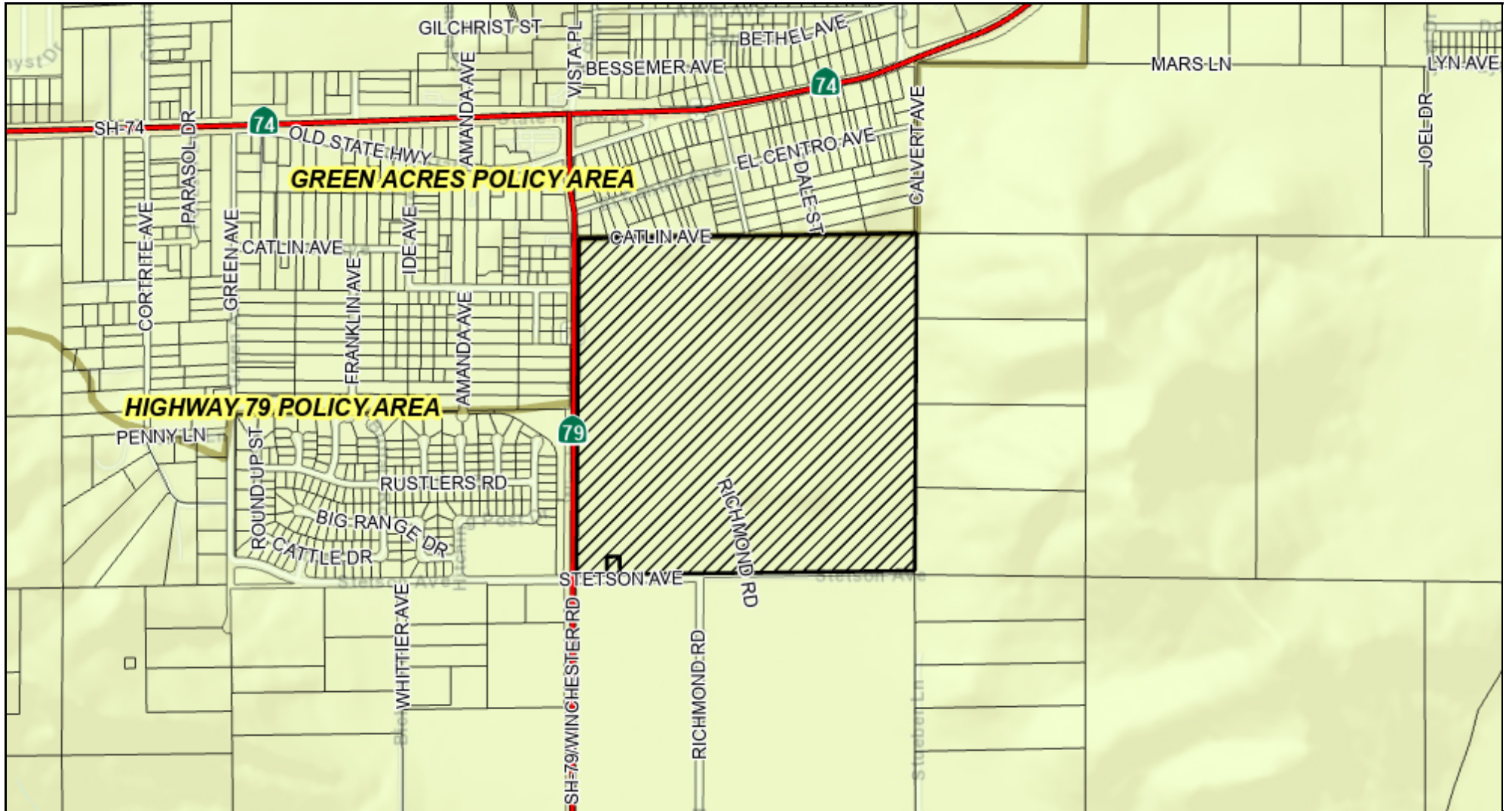
TR36504R01

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

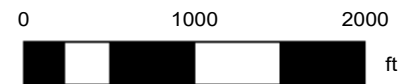
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District: 3



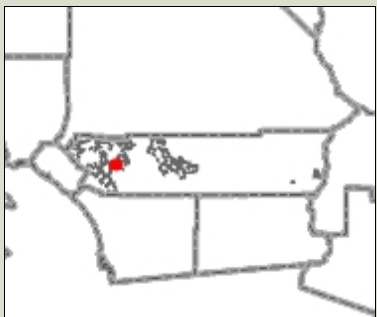
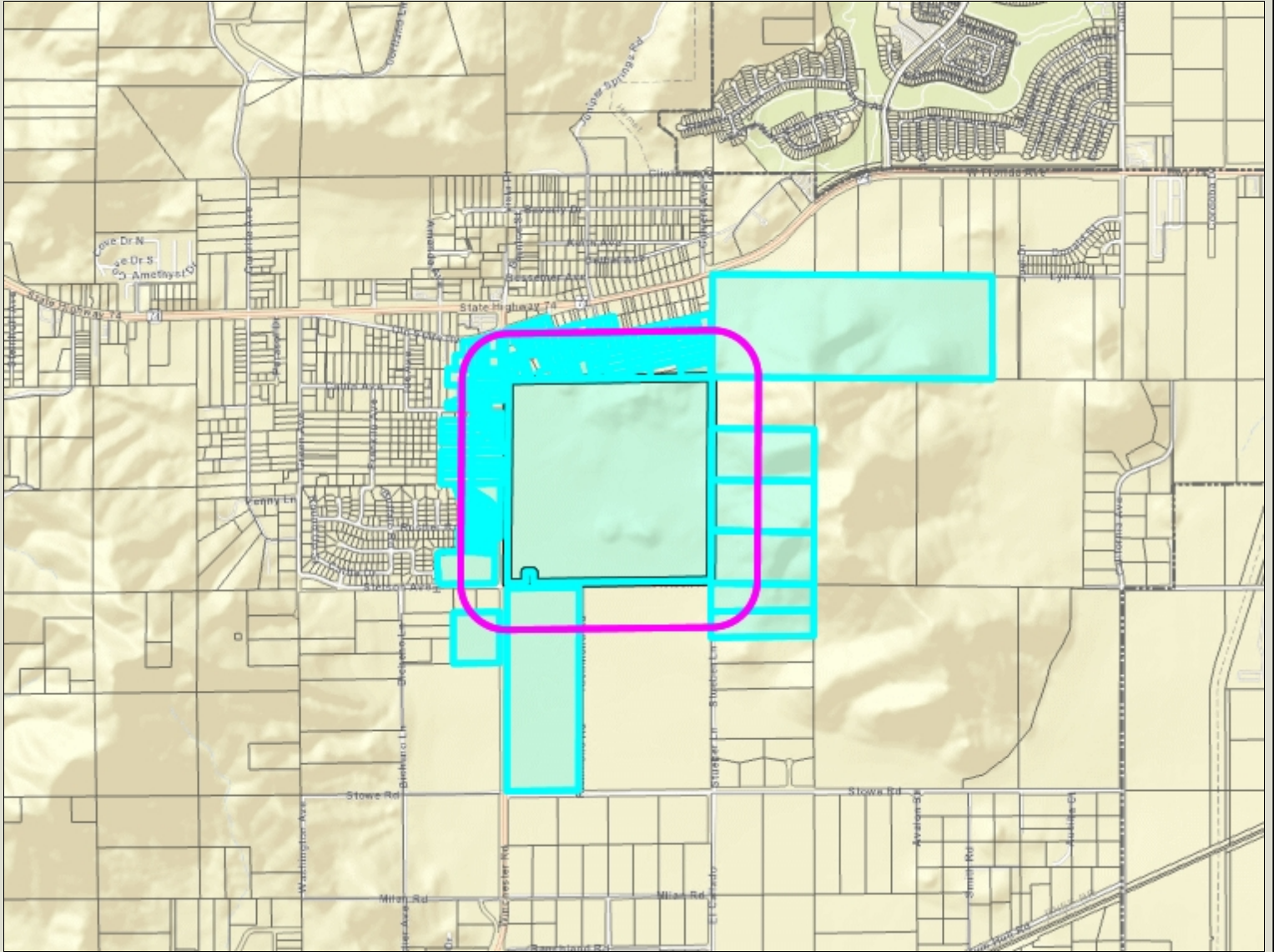
Zoning Area/District: HOMELAND




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Riverside County GIS Mailing Labels

TR36504R01 - 600ft Radius Map



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World Street Map

Notes



0 2,482 4,964 Feet

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

REPORT PRINTED ON... 9/3/2024 2:04:18 PM

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

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



09/24/24, 1:27 pm

TR36504R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36504R01. 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 (TR36504R01) 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 - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

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

Exhibit A – First Revision to Tentative Tract Map No. 36504

Exhibit B – Design Manual

Exhibit C - Preliminary Grading Plan

Exhibit D - Conditions of Approval

Exhibit E – Initial Study/Addendum

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

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

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

The land division hereby permitted is a Schedule 'A' subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72" storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado.

Revision No. 1 involves the addition of the Winchester Trunk Sewer, approximately 11,000 feet of sewer pipeline consisting of a 10-inch line in Stetson Avenue and a 15-inch/18-inch line in Winchester Road and Patterson Avenue (see Figure 2). The modified project would allow the existing Green Acres Lift Station and associated force main to be abandoned, as flows would be conveyed by gravity with the proposed alignment. The proposed alignment and abandonment of the Green Acres Lift Station were proposed in the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Project Description & Operational Limits (cont.)

EMWD Master Plan. The pipeline would be sized to accommodate sewer flows from the original project's proposed residences and other development planned in the vicinity, as identified by the Preliminary Design Report prepared by KWC Engineers for EMWD. The new sewer pipeline would begin at Stetson Avenue in front of the Green Acres Lift Station site and extend approximately 325 feet west to the intersection of Stetson Avenue and Winchester Road. This section of pipeline would be 10 inches in diameter. At the intersection of Stetson Avenue and Winchester Road, a 15-inch pipeline would begin extending south and eventually transition into an 18-inch pipeline. The precise location of the transition from 15-inch pipe to 18-inch pipe would be coordinated with EMWD during final design of the trunk sewer. The 15/18-inch pipeline within Winchester Road and Patterson Avenue would extend approximately 10,670 feet prior to terminating at Olive Avenue where an existing 36-inch interceptor would route flows west to the Winchester Lift Station.

Advisory Notification. 6 Planning - All Map - 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 TR36504R01 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 TR36504R01, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 Planning - All Map - Hold Harmless (cont.)

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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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BS-Grade

BS-Grade. 8

0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 9

0010-BS-Grade-MAP - MINIMUM DRAINAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

BS-Grade. 10

0010-BS-Grade-MAP - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 11

0010-BS-Grade-MAP - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules,

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 **0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)**

and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 12 **0010-BS-Grade-MAP - RETAINING WALLS**

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

BS-Grade. 14 **0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

E Health

E Health. 1 **0010-E Health-EMWD WATER AND SEWER SERVICE**

Tract Map 36504 is proposing to obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to receive water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2 **0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY**

Noise Consultant:
RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

Noise Study:
"Villages of Winchester, Tentative Tract Map 36504, Noise Impact Study, County of Riverside, California"
dated July 24, 2013 JN:0995-2013-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study,

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY (cont.)

Tract Map 36504 shall comply with the recommendations set forth in the Industrial Hygiene Program's response letter dated August 7, 2013 c/o Steve Hinde, CIH, REHS (RivCo Industrial Hygienist).

For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

E Health. 3 DEH-ECP

No ECP for the Revision but the PHASE II ESA requirements remains in TR36504 and TPM37749 and associated grading plans.

Fire

Fire. 1 0010-Fire-MAP F EXHIBIT

ALL CONDITIONS ARE PER EXHIBIT "F" DATED 6/09/2014

Fire. 2 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 3 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Fire. 4 Cumulative Adverse Impact

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

Fire. 5 Fire - General Conditions

With respect to the planning conditions for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2019 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 Fire - General Conditions (cont.)

required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Additionally, hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2". Final fire hydrant locations shall be determined during the fire water construction plan review. Reference CFC 507.5 and CFC Appendix C

3. Tract Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1

4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

5. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1

6. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 800 feet for Moderate Fire Hazard Severity Zone. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident,

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 **Fire - General Conditions (cont.)**

or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

7. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC 313.2

8. Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC 503.1, 507.1, 3310 and 3312

9. Hazardous Vegetation and Fuel Management Plan – Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. A preliminary plan shall be approved by the Fire Department prior to any new parcel map recordation. Reference CFC 4906.3

10. Wildfire Protection Building Construction - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations. Reference CFC 4905.2

Fire. 6 **High Fire SRA**

Project/property is in a High Fire Hazard, State Responsibility Area are required, in addition to County Ordinance, to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. A high fire mitigation plan or report will be required. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.

Fire. 7 **Unacceptable Fire Response Distance and Time**

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

*Fire Station 34 has an estimated response time of 4.18-minutes (2.72-miles) to the project access, which exceeds the 4.0-minute required for the Urban-Response Category established by the Fire Department.

Flood

Flood. 1 **FLOOD HAZARD REPORT**

Bluebeam ID: 654-936-603
FLOOD HAZARD REPORT: 9.6.2024

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Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Tract 36504 R01 is a proposal to subdivide an approximately 162-acre site into 527 single family residential lots. Other amenities associated with this development are an open space lot, a park and a detention/debris basin. The site is located in the Winchester area at the northeast corner of Winchester Road (State Highway 79) and Stetson Road. An offsite water quality and detention basin, located south of the project at the southeast corner of Stetson and Richmond, is also considered as a part of this project. The basin is located on land currently owned by the developer.

TR 36504 R01 is a revision to TR 36504 which was previously approved in 2017. The revision was primarily to accommodate future Highway 79 infrastructure improvements. Additionally, this has resulted in changes to the drainage plan, including re-routing of offsite flows from the proposed detention basin to existing Line B in Winchester Road.

A portion of this site is within the shaded Zone X flood plain limits as delineated on Panel No. 060065C 2080H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Tract 30351, located west of this site, constructed a channel (Winchester Master Drainage Plan Line B/Project No. 4-0-00555) as part of that development's drainage improvements, which removed the Zone A floodplain that previously impacted this site.

TR 36504 proposes a detention/debris basin, in the northwest corner of the site, that will capture all the offsite storm runoff tributary along the northerly boundary of the site and was designed to account for a 25% debris bulking factor. A channel located along the south side of Catlin Street will help convey a majority of these tributary flows to the basin. Flows will be discharged from the basin in an underground storm drain system through the site and exit near the middle of the western boundary, eventually tying into the existing portion of Line B, along Winchester Road. The basin will need to mitigate flows to a level that is compatible with the existing facility's capacity.

This proposed basin would intercept offsite flows which currently impacts this site and the downstream neighbor. Due to the significant reduction in flows impacting the downstream property, any additional mitigation for increased runoff due to this development is not required.

Additionally, flows leaving the site will need to be dissipated to help perpetuate the existing natural drainage patterns and conditions with respect to tributary drainage area, outlet points, and outlet conditions. Also, to prevent flood damage to the proposed structures, all proposed structures along any emergency escape path shall be protected from flooding by either properly elevating the finished floor in relation to the flow path, or by making sure the structures are setback to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary. The proposed basins and outlet structures must be capable of passing the 100-year storm without damage to the facility.

The District is acceptable to this proposal and will operate and maintain the detention/debris basin, along with portions of the collector channel and portions of the development's storm drain system, provided that the facilities are designed and built to District's standards.

All the flows generated onsite will be conveyed into storm drains, southerly through the site, before discharging into an offsite water quality/detention basin near the southeast corner of Stetson and Richmond and within the boundaries of TR 36727. Flows from this basin will be discharged via an outlet pipe

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

and dissipated within the southern property. Offsite BMPs are typically not allowed however, it is being considered for this tract since both properties are owned by the same applicant. This basin's layout and outlet design have been considered in the design of Tract 36727. Tract 36504 will construct the basin to work in the interim and ultimate condition. The ultimate outlet structure will be constructed by Tract 36504 and a future connection provided to Tract 36727.

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

The upstream limit of Line B-1 of the District's Winchester Master Drainage Plan (MDP) terminates at Stetson Road, immediately south of TR 36504. The onsite storm drain outlet system is a logical extension of the Line B-1 drainage system.

The easterly boundary of the site is impacted from storm runoff from the adjacent hills. The current proposal plans to collect and convey these flows southerly in a riprap lined channel to Stetson Avenue where a 36-inch RCP culvert will convey the flows under Stetson Avenue and discharge them onto the southern property (TR 36727). The flows will then be dissipated to perpetuate existing natural drainage patterns and conditions. TR 36727 also proposes to extend this riprap lined channel further south in the future. The District's main concern with this proposal is the potential for debris/boulders overwhelming the channel. The channel is designed to be incised and per the developer's response letter in the 4th submittal package, the 100-year flowrate will be increased using a bulking factor to account for debris. It was previously noted that the eastern channel would be maintained by County Transportation; Transportation may also have additional comments or requirements during final design.

Furthermore, the riprap lined channel proposed along the eastern boundary is expected to become obsolete once Highway 79 is realigned. However, since there is no guarantee of when Highway 79 will be constructed, the flood protection shall be designed assuming that it would require maintenance by a public entity in perpetuity.

Plans indicate that the tract may be developed in two phases, with the west side of the site being developed first. The first phase proposes to construct an earthen channel along the eastern edge of Phase 1 to help protect the site from the 100-year flow and will either be maintained by the homeowner's Association (HOA) or the individual property owners. The interim channel shall not be maintained by individual homeowners and a Community Facilities District (CFD) is preferred. The District requires that each phase be protected from the one-percent annual chance (100-year) tributary flows and mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map. See Flood conditions 50/60 PHASING.

The construction of the flood control facility(ies) that is(are) associated with this project may require a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

CEQA document. If needed, the CEQA document (i.e., Notice of Exemption, Initial Study/Mitigated Negative Declaration or Environmental Impact Report) should include a description and environmental analysis of any new flood control facility(ies) that will be constructed as part of the project or existing flood control facility(ies) that will be impacted as a result of the project. Please note that if a Draft CEQA document is submitted, the Final adopted or certified CEQA document will also need to be provided to the District prior to final District acceptance of the flood control facility(ies).

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for the ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal, or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc.

The District has reviewed the submittal for DAC review on December 28, 2023. There are no changes to drainage and previous approval applies.

Any questions pertaining to this project may be directed to Amy McNeill at 951-955-1214 or ammcneil@rivco.org.

Planning

Planning. 1 0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004 and approved EXHIBIT D pursuant to the R-4 zone standards.

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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

Planning. 3 0010-Planning-MAP - GEO02374

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Planning

Planning. 3

0010-Planning-MAP - GEO02374 (cont.)

County Geologic Report (GEO) No. 2374, submitted for this project (TR36504) was prepared by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Exploration TTM 36504 - Villages North Northeast of Winchester Road (HWY 79) and Stetson Avenue Riverside County, California", dated May 12, 2014. In addition, Leighton and Associates, Inc. submitted the following:

"Response to Review Comments- County Geologic Report No. 2374 TTM36504 - Villages North, Northeast of Winchester Road (HWY 79) and Stetson Avenue, Riverside County, California

This document is herein incorporated as a part of GEO 02374

GEO02374 concluded:

1. No active or inactive fault traces are known to traverse the site or trend directly into the site.
2. The potential for ground surface rupture to occur at this site is considered very low.
3. Field investigation did not reveal the presence of ground water within the maximum depth explored of 51 feet below ground surface.
4. There is potential for liquefaction on this site based on historic groundwater levels of 36 feet below future pad grades and peak ground acceleration of 0.51g with a moment magnitude of 7.2Mw.
5. The potential for lateral spreading due to the design earthquake event to affect this site is considered very low.
6. This site is not within a flood plain and potential for flooding is considered low.
7. The possibility of the affects due to tsunami is considered nil.
8. Laboratory testing indicated that the onsite soils are expected to possess a high collapse potential.

GEO02374 recommended:

1. Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions.
2. The near surface soils (including topsoil, artificial fill and younger alluvium) should be removed in all settlement-sensitive areas including building pads, pavement and slopes. The depth of removal should extend into granitic bedrock or approved dense alluvium.

GEO No. 02374 satisfies the requirement for a geologic/geotechnical study for the Planning/CEQA purposed. GEO No. 02374 is hereby accepted for planning purposes. Engineering and other Uniform 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 a grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 4

0010-Planning-MAP - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-MAP - PDA04855R1 (cont.)

County Archaeological Report (PDA) No. 4855 submitted for this project (TR36504) was prepared by Philip DeBarros of Professional Archaeological Services and is entitled: "Phase II Test Excavations and Evaluation of 11 Archaeological Sites for the Villages of Winchester Project, TTM 36504, A 157-Acre Parcel North of Winchester, Riverside County, California," dated June 30, 2014. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant May 23, 2014. Revised County Archaeological Report (PDA) No. 4855R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 30, 2014. This report was received on July 18, 2014 and accepted by the County Archaeologist on the same day. (PDA) No. 4855R1 concluded that CA-RIV-2610/H, CA-RIV-2611/H, CA-RIV-11292, CA-RIV-11293, CA-RIV-11294, CA-RIV-11296, CA-RIV-11297/H, CA-RIV-11299, CA-RIV-11300, CA-RIV-11301, and CA-RIV-11308/H are not significant historical resources under CEQA. Sites CA-RIV-2612, CA-RIV-11295, CA-RIV-11298, CA-RIV-11304, CA-RIV-11307 will be preserved in open space. (PDA) No. 4855R1 recommends that construction grading be monitored by a county-certified professional archaeologist and by a Tribal monitor. It is recommended that controlled grading be employed in areas where alluvial deposits may contain buried cultural deposits including human remains. These documents are herein incorporated as a part of the record for project.

Planning. 9

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3500 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

Planning. 10

0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 11

0010-Planning-MAP - TRAIL MAINTENANCE

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Planning

Planning. 11 **0010-Planning-MAP - TRAIL MAINTENANCE (cont.)**

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

Planning. 12 **0010-Planning-MAP - 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:

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is 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.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 13 **0010-Planning-MAP- MAP ACT COMPLIANCE**

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

Planning. 14 **0020-Planning-MAP - FEATURE RELOCATION**

Sites CA-RIV-11292, CA-RIV-11293, CA-RIV-11294, CA-RIV-11296, CA-RIV-11300, CA-RIV-11308, cannot be avoided through Project redesign. Hence, at least 30 days prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall determine the feasibility of relocating the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0020-Planning-MAP - FEATURE RELOCATION (cont.)

milling features to an area where they can be preserved undisturbed in open space in perpetuity. The Tribe shall work in concert with the Project Archaeologist and the Project Supervisor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site area, and relocate the features to a location chosen in coordination with the Tribe and on which the parties reasonable believe, with adequate measures, will be preserved and remain undisturbed in the future. Before construction activities are allowed to start, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated. Specifically: 1.The forms should include records of any artifacts associated with those sites; 2.The forms should state which features were relocated (if any), which were destroyed, capped, collected (i.e. the ultimate status of the features); 3.The forms should indicated how the features were relocated or destroyed; 4.The forms should include updated maps indicating to where the features were moved (as appropriate).

Planning. 15 0020-Planning-MAP- EXPIRATION DATE

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

Planning. 16 0040-Planning-MAP - 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. 17 015 - PLANNING - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

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

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

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such and include on-site and off-site proposed landscape improvements.

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

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

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

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

Planning. 17

015 - PLANNING - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

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

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such and include on-site and off-site proposed landscape improvements.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

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

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

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

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Planning. 18

15 - PLANNING - Landscape Requirement

Landscape Requirement

The developer/ permit holder shall:

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

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

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

Planning. 19

ALUC Conditions - 1 of 2

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Planning

Planning. 19

ALUC Conditions - 1 of 2 (cont.)

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
4. The attached notice shall be provided to all prospective purchasers of the proposed lots and to tenants of the homes thereon.
5. The proposed water quality basin and the detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Planning. 20

ALUC Conditions - 2 of 2

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-7410-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
7. The proposed buildings shall not exceed a height of 30 feet above ground level and a maximum elevation at top point of 1,637 feet above mean sea level.
8. The maximum height and top point elevation specified above shall not be amended without further

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20

ALUC Conditions - 2 of 2 (cont.)

review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 30 feet in height and a maximum elevation of 1,637 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).

Planning. 21

AQ MMs 1,3,4,5,7

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measures shall be applied appropriately during construction activities and operation of the project.

- MM AQ-1 The project shall require that the site preparation and grading contractors limit the daily disturbed area to 5 acres or less.
- MM AQ-3 The project shall ensure that during site preparation and grading operations, all contractors shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three times per day.
- MM AQ-4 The project shall require that the construction contractor use construction equipment that have Tier 3 final engines, level 3 diesel particulate filters (DPF), with oxidation catalyst that impart a 20% reduction.
- MM AQ-5 The proposed project and its contractors shall ensure that, during construction, site preparation and grading phases do not overlap and that all other construction phases occur after these two construction phases so that construction emissions do not exceed those established by SCAQMD.
- MM AQ-6 The proposed project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.
- MM AQ-7 Project shall improve pedestrian network by implementing sidewalks along roadways within the site and provide pedestrian connections off-site. Traffic Calming measures should also be implemented to increase pedestrian safety and walkability.

Transportation

Transportation. 1

0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

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Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

Prior to the installation or rehabilitation of 2,500 square feet or more of [IF CUP OR MAP FOR COMMERCIAL/INDUSTRIAL PROJECT THEN REMOVE PHRASE "2,500 SQUARE FEE OR MORE"] landscaped area the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Transportation. 2 0010-Transportation-MAP - TS/CONDITIONS

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

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

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

Juniper Flats Road (NS) at:
SR-74 (EW)

Leon Road (NS) at:

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Transportation

Transportation. 2

0010-Transportation-MAP - TS/CONDITIONS (cont.)

Domenigoni Parkway (EW)

Winchester Road (NS) at:

SR-74 (EW)

Project Access 1 (EW)

Project Access 2 (EW)

Stetson Road (EW)

Simpson Road (EW)

Domenigoni Parkway (EW)

Project Access 3 (NS) at:

Stetson Road (EW)

Project Access 4 (NS) at:

Stetson Road (EW)

Warren Road (NS) at:

Florida Avenue (EW)

Cawston Avenue (NS) at:

Florida Avenue (EW)

Sanderson Avenue (NS) at:

Florida Avenue (EW)

Kirby Street (NS) at:

Florida Avenue (EW)

Lyon Avenue (NS) at:

Florida Avenue (EW)

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

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

Transportation. 3

General Transportation Condition

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

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Transportation

Transportation. 3 General Transportation Condition (cont.)

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 Nos. 1220/1221 and as directed by the Transportation Department.

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

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

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50-FT tangent, measured from flowline/curb-face to the end of the 50-FT tangent section.

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

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. 461.1:

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

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

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 General Transportation Condition (cont.)

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>.

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.

Plan: TR36504R01

Parcel: 458250012

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-A3 - SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 2 0050-E Health-A3 - WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 050 - Fire - ECS Note - SRA and LRA Construction RequNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations."

050 - Fire. 4 050 - Fire - ECS Note-Alternate or Secondary Access Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code 503.1.2)

050 - Fire. 5 050 - Fire - ECS Note-SRA and LRA FHZ Fuel ManagemNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Additional requirements may be required pursuant to this plan."

050 - Fire. 6 050 -Fire - Prior to Map Recordation - Hazardous VegetaNot Satisfied

Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a preliminary Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

Plan: TR36504R01

Parcel: 458250012

50. Prior To Map Recordation

Fire

050 - Fire. 6 050 -Fire - Prior to Map Recordation - Hazardous VegetaNot Satisfied

Flood

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

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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

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

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

4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities, or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.

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

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

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50. Prior To Map Recordation

Flood

050 - Flood. 2 ADP Fee Notice Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

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

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

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

050 - Flood. 5 Perpetuate Drainage Patterns Not Satisfied

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

050 - Flood. 6 Phasing Not Satisfied

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

050 - Flood. 7 Submit ECS & Final Map Not Satisfied

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

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50. Prior To Map Recordation

Flood

050 - Flood. 7 Submit ECS & Final Map (cont.) Not Satisfied
check fee deposit.

050 - Flood. 8 Submit Plans - Map Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
Transportation Department - Survey Division requirements, the conditionally approved
TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 7 0050-Planning-MAP- ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department - Development
Review Division that the subject property has been annexed to Valley-Wide Recreation and
Parks District.

050 - Planning. 8 0050-Planning-MAP- CC&R RES CSA COM. AREA (ParNot Satisfied
The land divider shall convey to the County fee simple title, to all common open space areas,
free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and
easement, except those easements which in the sole discretion of the County are acceptable.
As a condition precedent to the County accepting title to such areas, the land divider shall (a)
notify the Planning Department that the following documents shall be shortly, or have been,
submitted to the Office of the County Counsel for review and approval, and (b) the land divider
shall submit to the Office of the County Counsel the following documents:
1. A cover letter identifying the project for which approval is sought referencing the Planning
Department case number (a copy of this cover letter may be sent to the Planning Department
to serve as notification) and identifying one individual to represent the land divider if there are
any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation
declaration of covenants, conditions and restrictions; attached to these documents there shall
be included a legal description of the property included within the covenants, conditions and
restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a
California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which
provides that the declaration of covenants, conditions and restrictions is incorporated therein
by reference; and
4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants,
Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the
above referenced documents are submitted to the Office of the County Counsel review and
approval.

050 - Planning. 9 0050-Planning-MAP- CC&R RES CSA COM. AREA (ParNot Satisfied
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
'_A_', attached hereto. The decision to require activation of the property owners' association
and the decision to require that the association unconditionally accept title to the 'common
area' shall be at the sole discretion of the County of Riverside.
In the event that the 'common area', or any part thereof, is conveyed to the property owners'

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP- CC&R RES CSA COM. AREA (ParNot Satisfied
association, the association, thereafter, shall own such 'common area', shall manage and
continuously maintain such 'common area', and shall not sell or transfer such 'common area',
or any part thereof, absent the prior written consent of the Planning Director of the County of
Riverside or the County's successor-in-interest. The property owners' association shall have
the right to assess the owner of each individual lot or unit for the reasonable cost of
maintaining such 'common area', and shall have the right to lien the property of any such
owner who defaults in the payment of a maintenance assessment. An assessment lien, once
created, shall be prior to all other liens recorded subsequent to the notice of assessment or
other document creating the assessment lien.

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

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

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. 10 0050-Planning-MAP- ECS NOTE ARCHAEOLOGICAL Not Satisfied
The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4855 was prepared for this property on 06/30/14 by
Philip DeBarros and is on file at the County of Riverside Planning Department. The property is
[not] subject to surface alteration restrictions based on the results of the report."

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

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide
community trail along north side of Stetson Ave., shall be noted on both the FINAL MAP and the
Environmental Constraints Sheet.

050 - Planning. 12 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied

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

050 - Planning. 13 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-MAP- SURVEYOR CHECK LIST (cont.) Not Satisfied

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

B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.

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

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

F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

050 - Planning. 14 0050-Planning-MAP- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten (10') wide community trail located along the north side of Stetson Ave. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 2 Access Restriction Not Satisfied

Lot access shall be restricted on SR-79 (Winchester Road), Stetson Avenue, future realignment of SR-79 and entry streets and so noted on the final map.

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

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

050 - Survey. 4 Survey Monumentation Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner

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50. Prior To Map Recordation

Survey

050 - Survey. 4 Survey Monumentation (cont.) Not Satisfied
record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

050 - Survey. 5 Vacation Not Satisfied

The project proponent has submitted a design that necessitates a vacation of the existing dedicated rights-of-way along Stetson Avenue. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Stetson Avenue, east of the proposed cul-de-sac, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

The project proponent has submitted a design that necessitates a vacation of the existing dedicated rights-of-way along Richmond Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Richmond Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

The intent of this condition is to have the applicant initiate the vacation process of said rights-of-way. Once the process has been initiated, this condition of approval may be deferred to Building Permit Issuance.

or as approved by the Director of Transportation.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DISNot Satisfied

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

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DISNot Satisfied
(6) WQMP BMP(s) or catch basin inserts.

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

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

or as approved by the Director of Transportation.

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 2 Not Satisfied

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

050 - Transportation. 3 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

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

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

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 4 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 5 0050-Transportation-MAP - TRANSPORTATION BENEFNot Satisfied

Prior to map recordation, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 11 units or a total of \$27,500. The contribution is to be used to fund and accelerate the construction of the transportation infrastructure in the vicinity of the project within the Southwest Area plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from the contribution identified in 60.TRANS.2.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - TRANSPORTATION BENEFNot Satisfied
The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

In the event the County adopts a subsequent fee ordinance or funding program related to infrastructure improvements in the Southwest Area Plan described above, payment of the scheduled fees set forth in that ordinance/funding program shall be required and supersede the contribution indicated above.

050 - Transportation. 6 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (NS) at Stetson Avenue (EW)

Winchester Road (NS) at Domenigoni Parkway (EW) (signal modification)

Or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 7 0050-Transportation-MAP - TS/FAIR SHARE Not Satisfied

The traffic study identified the project has a cumulative impact to the intersection of Winchester Road (NS) at SR-74 (EW). In order to mitigate the impacts the study has recommended the following intersection improvements:

Install northbound and southbound protected left-turn phase

Install northbound right-turn overlap phase

Install westbound left-turn lane

Because these improvements are not covered under an existing funding program, the project proponent shall be responsible for paying its fair share towards the cumulative impact. The project's traffic study estimated its fair share of new traffic to be 21.8%. [ref. Table 5-2, The Villages of Winchester (TTM 36504) Traffic Impact Study (Updated 06/09/14), RK Engineering Group, Inc.]

Or as approved by the Director of Transportation.

050 - Transportation. 8 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Winchester Road (NS) at Stetson Avenue (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one through lane

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Transportation

050 - Transportation. 8 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied
Westbound: one left-turn lane, one through lane

The intersection of Winchester Road (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, two through lanes, one right-turn lane with overlap
- Southbound: one left-turn lane, two through lanes, one right-turn lane
- Eastbound: two left-turn lanes, three through lanes, one right-turn lane
- Westbound: two left-turn lanes, three through lanes, one right-turn lane

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 9 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 10 0050-Transportation-MAP*- LC LNDSCP COMMON ARENot Satisfied

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

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any

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Transportation

050 - Transportation. 10 0050-Transportation-MAP*- LC LNDSCP COMMON ARENot Satisfied
amendments thereto).

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

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

050 - Transportation. 11 50 - TRANSPORTATION - Landscape Common Area CNot Satisfied
Landscape Common Area CCRs

The developer/ permit holder shall:

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

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

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

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

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

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

050 - Transportation. 12 Annexation into a Maintenance District Not Satisfied

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

- (1) Landscaping.
- (2) Streetlights.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 Annexation into a Maintenance District (cont.) Not Satisfied

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

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

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

or as approved by the Director of Transportation.

050 - Transportation. 13 Approved Maintenance Exhibit (ME) Not Satisfied

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

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

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

050 - Transportation. 14 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 Caltrans District 8 Attn: I.G.R. 464

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050 - Transportation. 14 Coordination with Others (cont.) Not Satisfied

W. 4th Street, San Bernardino Ca 92401 and submit evidence of approval to the Transportation Department.

- Coordinate with TPM37708, PP15227S6 & TTM36727

050 - Transportation. 15 Landscaping Design Plans Not Satisfied

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

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

Landscaping plans shall be coordinated with the street improvement plans.

050 - Transportation. 16 Lighting Plan Not Satisfied

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

050 - Transportation. 17 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 project proposes to reroute a significant portion of the drainage tributary to the project to Line B. So it is expected that the downstream increased runoff basin should meet County requirements. However, the increased runoff analysis will be completed in Final Design. The basin shown in the approved PWQMP is subject to change based on the approval of the Final WQMP and Hydrology Report. The ultimate and temporary outlet structure design for the extended shall be approved by the Transportation Department. The temporary low flow pipe should have an easement that covers the access road, outlet structure and the rip-rap.

050 - Transportation. 18 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along SR-79 Winchester Road on the project side shall be conveyed for public use to provide for a 59-FT half-width right-of-way per Standard No. 93, Ordinance No. 461.11.

Sufficient public street right-of-way along Stetson Street on the project side shall be conveyed

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050 - Transportation. 18 Right-of-Way Dedication (cont.) Not Satisfied

for public use to provide for a 78-FT part-width right-of-way (48-FT on the project side and minimum of 30-FT on the opposite side of the street centerline) per Standard No. 104, Ordinance No. 461.11. Modify the part-width right-of-way in Standard 104 to 78-FT.

Sufficient public street right-of-way along the Entry Street A, B G and U shall be conveyed for public use to provide for a 74-FT full-width right-of-way per Standard No. 103, Section A, Ordinance No. 461.11.

Sufficient public street right-of-way along the Street D, O and fronting the Park Lot MM and Street Q shall be conveyed for public use to provide for a 66-FT full-width right-of-way per Standard No. 104, Section A, Ordinance No. 461.11.

Sufficient public street right-of-way along the interior Street C thru U shall be conveyed for public use to provide for a 56-FT full-width right-of-way per Standard No. 105B, Section A, Ordinance No. 461.11.

Sufficient public street right-of-way along Catlin Avenue (Lot C) shall be conveyed for public use to provide for a 30-FT half-width right-of-way per Standard No. 105A, Section A and Standard No. 801.

Portions of Lot G shown as a lot for open space purposes shall also be conveyed for public use as road right-of-way for the future SR-79 Realignment Project.

or as approved by the Director of Transportation.

050 - Transportation. 19 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

FULL-WIDTH ENTRY STREET

Streets A, B, G and U shall be improved with 44-FT full-width of AC pavement, within a 74-FT full width dedicated right-of-way, 6 in curb and gutter, 5-FT sidewalk to meet the County Collector Street designation and Standard No. 103, Section A.

FULL-WIDTH ENHANCED LOCAL ROAD

Streets D, O fronting the park lot MM, and Street Q shall be improved with 44-FT full-width of AC pavement, within a 66-FT full width dedicated right-of-way, 6 in curb and gutter, 11-FT curb adjacent sidewalk on the park side and 6-FT curb adjacent sidewalk on the opposite side of the Park, per Standard No. 401, to meet the County Enhanced Local Street designation and Standard No. 104, Section A.

FULL-WIDTH INTERIOR STREET

Streets C thru U shall be improved with 40-FT full-width of AC pavement, within a 56-FT full width dedicated right-of-way, 6 in curb and gutter, 5-FT sidewalk at right of way adjacent per Standard No. 401, to meet the County Local Street designation and Standard No. 105B, Section A. Modified to increase the pavement to 40-FT, from 36-FT.

NOTE:

1. Provide sight distance analysis per Standard 821.
2. Cul-De-Sac design per Standard No. 800.

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050 - Transportation. 19 Road Improvements (Plan) (cont.) Not Satisfied

3. Knuckle design per Standard No. 801.
4. Coordinate with Riverside County Flood Control & Water Conservation District for Storm drain improvement within the right-of-way.

EXISTING MAINTAINED

SR-79 Winchester Road along the project is Caltrans-maintained road designated as a Major Highway, and shall be widened with AC Pavement to install 8 in curb and gutter to be located 38-FT from centerline, within a 59-FT half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5-FT meandering sidewalk per Standard No. 404 shall be provided.

NOTE:

1. Provide pavement transition and striping transition to join existing per 55 mph design speed.
2. Coordinate with Riverside County Flood Control & Water Conservation District for Storm drain improvement within the right-of-way.
3. Street improvement plans along Winchester Road (SH-79) shall be submitted to Caltrans for review and approval.
4. Parkway improvement plan along Winchester Road (SH-79) shall be submitted to the County Transportation Department for review and approval.

PART-WIDTH

Stetson Street along project boundary is a paved County maintained road designated as an Enhanced Local Street, shall be widened with AC pavement to 6 in curb and gutter to be located 22-FT from centerline, with a part-width pavement section extending an additional 14-FT beyond centerline in accordance with County Standard No. 104, Section A within a 78-FT part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, 6-FT sidewalk constructed at curb adjacent per Standard No. 401, and a 10-FT trail within 26-FT parkway per Standard No. 405 shall be provided. Modify the part-width right-of-way in Standard No. 104 to 78 ft.

NOTE:

1. Cul-De-Sac design per Standard No. 800.
2. Coordinate with Riverside County Flood Control & Water Conservation District for Storm drain improvement within the right-of-way.
3. Provide 20 FT pavement on opposite side of the centerline to accommodate a 12 FT left turn lane, centered along the street centerline. Provide pavement and striping transition per plan check guideline requirements.

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

or as approved by the Director of Transportation.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission 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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property,

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D (cont. Not Satisfied
the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'Y ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 15 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. 16 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. 17 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 0060-E Health-USE- SOIL SAMPLING/ANALYSIS Not Satisfied

RCDEH-ECP has reviewed the "Phase I and Limited Phase II Environmental Site Assessment" prepared by Carlin Environmental Consulting, Inc. dated July 25, 2013. Based on

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60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 0060-E Health-USE- SOIL SAMPLING/ANALYSIS (cont.) Not Satisfied
the historic land use of the property and limited soil sampling reported, additional soil sampling and analysis is required. The soil sampling shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information, please contact RCDEH-ECP at (951) 955-8980.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a Final Hazardous Vegetation and Fuel Management Plan that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

060 - Fire. 2 060 - Fire - Water Plans Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

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

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
coordinated with the District's Plan Check Section.

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

4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities, or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.

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

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

060 - Flood. 2 ADP Fee - Map Not Satisfied

TR 36504 R01 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

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

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

060 - Flood. 4 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent

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Flood

060 - Flood. 4 Phasing (cont.) Not Satisfied

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

060 - Flood. 5 Submit Plans Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-MAP - CONST.CULT. TRAINING Not Satisfied

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCES PROF Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note:

The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

060 - Planning. 3 0060-Planning-MAP - EQUIPMENT STAGING AREA Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - EQUIPMENT STAGING AREA (coNot Satisfied

Provide evidence to the Riverside Planning Department and the County Archaeologist that the following notes have been placed on the Grading Plan:

Activities within 100 feet of Sites CA-RIV-2612, CA-RIV-11295, CA-RIV-11298, CA-RIV-11304, CA-RIV-11307 shall be restricted and prohibits all of the following: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities (including staging, turnaround, and parking); and trash dumping for the protection of cultural resources.

060 - Planning. 4 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 5 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 6 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Luiseno Native American Monitor from Soboba and/or Pechanga. The contract shall address the treatment and ultimate disposition of cultural resources which may include reburial and/or curation in a Riverside County approved curation facility.

The Native American Monitor 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cNot Satisfied
standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

- 060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR 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 of Riverside 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 shall 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 review and 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.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.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.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont. Not Satisfied

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed

to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of 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, the Plan Check staff, the 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.

060 - Planning. 9 0060-Planning-MAP - PRESERVATION PLAN Not Satisfied

Prior to Grading Permit issuance, the Project Archaeologist shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-2610, 2611, 2612, 11295, 11297, 11298, 11299, 11301, 11304, 11307. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetation etc.), the party responsible for the long term maintenance, appropriate protocols, monitoring by the Tribe and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance plan to the County Archaeologist and if involved, Native American Tribe for approval.

060 - Planning. 10 0060-Planning-MAP - 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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.

060 - Planning. 11 0060-Planning-MAP - TEMPORARY FENCING Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-2610, CA-RIV-2611, CA-RIV-2612, CA-RIV-11295, CA-RIV-11297, CA-RIV-11298, CA-RIV-11299, CA-RIV-11301, CA-RIV-11304, CA-RIV-11307 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

a. In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-RIV-02612,2611, 2610,11295, 11297, 11298, 11299, 11301, 11304, 11307, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:

b. The project archaeologist shall identify the site boundaries.

c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.

d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.

e. Fencing may be removed after the conclusion of construction activities.

060 - Planning. 12 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 162 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 13 AQ MM 2 Not Satisfied

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measure shall be applied appropriately during construction activities and operation of the project.

- MM AQ-2 The project will be required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Controlled Grading Not Satisfied

Controlled Grading- The bedrock milling features at cultural site(s) CA-RIV- 11292, 11293, 11294, 11296, 11300, 11308 will be impacted during construction activities and the soils surrounding them will be disturbed. To address controlled grading in this area, a plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. The Plan shall be included as part of the Cultural Resources Monitoring Plan. Results of the controlled grading program shall be included in the Phase IV monitoring report.

060 - Planning-CUL. 2 ECS Sheet (cultural) Not Satisfied

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-2610, CA-RIV-2611, CA-RIV-2612, CA-RIV-11295, CA-RIV-11297, CA-RIV-11298, CA-RIV-11299, CA-RIV-11301, CA-RIV-11304 and CA-RIV-11307 which will be preserved in open space.

060 - Planning-CUL. 3 Feature Relocation Not Satisfied

Feature Relocation
Site(s) CA-RIV- 11292, 11293, 11294, 11296, 11300, 11308 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL \$ Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

- d. Description of the level of monitoring required for all earth-moving activities in the project area.
- e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j. Procedures and protocol for collecting and processing of samples and specimens.
- k. Fossil identification and curation procedures to be employed.
- l. Identification of the permanent repository to receive any recovered fossil material.
*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m. All pertinent exhibits, maps, and references.
- n. Procedures for reporting of findings.
- o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
- p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Regional Parks and Open Space

060 - Regional Parks and Open Space-MAP - TRAIL PLAN Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have recorded a 14' wide Community Trail easement along the north side of Stetson Avenue outside of the right-of-way; and submitted its trail plans for an 8' wide decomposed granite Community Trail to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 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 project proposes to reroute a significant portion of the drainage tributary to the project to Line B. So it is expected that the downstream increased runoff basin should meet County requirements. However, the increased runoff analysis will be completed in Final Design. The basin shown in the approved PWQMP is subject to change based on the approval of the Final WQMP and Hydrology Report. The ultimate and temporary outlet structure design for the extended shall be approved by the Transportation Department. The temporary low flow pipe should have an easement that covers the access road, outlet structure and the rip-rap.

060 - Transportation. 4 Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 5 Submit Grading Plans Not Satisfied

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

NOTE:

1. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION (cont.) Not Satisfied
reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and have been approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

070 - Planning. 3 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report 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 also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PHASE IV REPORT (cont.) Not Satisfied
 facility identifying that archaeological materials have been received and that all fees have been paid.
 The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

Regional Parks and Open Space

070 - Regional Parks and Open Space-MAP - TRAIL GRNot Satisfied
 Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District's approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT 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 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied
 Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction 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.

080 - BS-Grade. 3 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 3 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) 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. 4 ROUGH GRADE APPROVAL Not Satisfied

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

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

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

E Health

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

Provide will serve letter for solid waste hauler. Letter shall recognize the project scope and the ability to serve the project site to ensure compliance with SB1383. Submit to solidwaste@rivco.org

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

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

Approved water plans must be at the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 080 - Fire - Hazardous Vegetation and Fuel Management Not Satisfied

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

Flood

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

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Plan Check Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities, or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above referenced agreement.
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management

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80. Prior To Building Permit Issuance

Flood

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

Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 ADP Fee - Map Not Satisfied

TR 36504 R01 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

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

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

080 - Flood. 4 Submit Plans Not Satisfied

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

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN (coNot Satisfied

080 - Planning. 3 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

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

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

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

080 - Planning. 5 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 7 0080-Planning-MAP- COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved EXHIBIT D.

080 - Planning. 8 0080-Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved EXHIBIT D.

080 - Planning. 9 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee and shall conform to Ex D. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

080 - Planning. 10 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 11 0080-Planning-MAP- Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with Ex D. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP- Walls/Fencing Plans (cont.) Not Satisfied
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.

080 - Planning. 12 0080-Planning-MAP-FINAL SITE PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the approved Design Manual, Exhibit D.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 0080-Planning-MAP-FINAL SITE PLAN (cont.) Not Satisfied

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 13 AQ MMs 9,12,13 Not Satisfied

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measure shall be applied appropriately during construction activities and operation of the project.

- MM AQ-9 Project shall require that a water-efficient irrigation system be installed that reduces water demand by at least 6.1%.

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80. Prior To Building Permit Issuance

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080 - Planning. 13 AQ MMs 9,12,13 (cont.) Not Satisfied

- MM AQ-12 Project shall require to the extent feasible, the use of paints with VOC content lower than SCAQMD Rule 1113 (5 g/l) for application to surfaces of homes within the project site.
- MM AQ-13 Project shall not allow natural gas fireplaces to be constructed. No wood burning fireplaces or stoves will be permitted.

080 - Planning. 14 CAP Mitigation Measures Not Satisfied

Prior to building permit issuance, the following mitigation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Residential Screening Tables. The following measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, 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.

- MM GHG-1 Prior to building permit issuance, all residential building permits shall note the installation of enhanced windows (0.32 U-factor, 0.25 SHGC).
- MM GHG-2 Prior to building permit issuance, all residential building permits shall note the installation of an improved efficiency HVAC system (SEER 14/65% AFUE or 8 HSPF).
- MM GHG-3 Prior to building permit issuance, all residential building permits shall note the installation of an improved efficiency water heater (0.675 Energy Factor).
- MM GHG-4 Prior to building permit issuance, associated with the final site of development, a plan shall be submitted to show how the project overall and/or individually will install solar power systems to provide at least 20 percent of the power needs of the project. Subsequently, prior to building permit issuance, all residential building permits shall note the installation of solar panels or other equipment consistent with the plan to achieve 20 percent of the project's power needs.
- MM GHG-5 Prior to building permit issuance, all residential building permits shall note the installation of all faucets (including kitchen faucets) that do not exceed 1.28 gallons per minute.
- MM GHG-6 Prior to building permit issuance, final landscape plans shall show the use of recycled water and confirm the project's use of a minimum of 5% recycled water of the project's overall water demand.

080 - Planning. 15 Park Construction Not Satisfied

Prior to issuance of the 400th Building Permit in TR36504R01 which consists of 527 Residential Lots. The following must be completed:

1. The park designated within the Tract shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District.
2. Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 16 Park Plans Not Satisfied

Prior to issuance of the 100th Building Permit in TR36504R01 which consists of 527 Residential Lots. The following must be completed:

1. Detailed Park Construction Plans for the Park shall be submitted to the Riverside County Planning Department as a Plot Plan and approved by the County and Valley-Wide Recreation and Park District
2. The detailed park plans shall conform with the design criteria in the design manual for the park and with the requirements of the Valley-Wide Recreation and Parks, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping.
3. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Regional Parks and Open Space

080 - Regional Parks and Open Space-0080-Regional Parks and Open Space-MAP - TRAIL CONot Satisfied

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the 8' wide decomposed granite Community Trail as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

080 - Regional Parks and Open Space-0080-Regional Parks and Open Space-MAP - TRAIL MANot Satisfied

Prior to the issuance of the last building permit of Lots 1-7, 378-387, 451-461, and 570, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLANot Satisfied

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

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components:
 - 1) Identification of all common/open space areas;
 - 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
 - 3) Shading plans for projects that include parking lots/areas;

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080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

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

NOTE:

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

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

Landscape Inspection Deposit Required

The developer/ permit holder shall:

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Inspection Deposited Not Satisfied
Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Plot Plan/Permit Required Not Satisfied
Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

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

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

When applicable, plans shall include the following components:

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

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 80 - TRANSPORTATION - Landscape Plot Plan/Permit FNot Satisfied

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

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

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

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

Waste Resources

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

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

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.
 - a. Precise Grade Inspection can include but is not limited to the following:
 1. Installation of slope planting and permanent irrigation on required slopes.
 2. Completion of drainage swales, berms and required drainage away from foundation.
 - b. Inspection of completed onsite drainage facilities
 - c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

090 - BS-Grade. 8 PRECISE GRADE APPROVAL Not Satisfied

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

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

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

Fire

090 - Fire. 1 090 - Fire - Hazardous Vegetation and Fuel Management Not Satisfied

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

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI (conNot 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. 4 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

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

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 162.05 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 AQ MMs 8,10,11 Not Satisfied

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measure shall be applied appropriately during construction activities and operation of the project.

- MM AQ-8 Project shall require all faucets, toilets, and showers installed in the proposed structure utilize low-flow fixtures such that indoor water demand is reduced by 20%.
- MM AQ-10 Project shall require that ENERGY STAR appliances be installed in new homes
- MM AQ-11 Project shall require that a recycling program is implemented that reduces waste to landfills by a minimum of 50 percent [75% by 2020].

Regional Parks and Open Space

090 - Regional Parks and Op 0090-Regional Parks and Open Space-MAP - TRAIL FINNot Satisfied

Prior to or in conjunction with building permit final inspection approvals of Lots 1-7, 378-387, 451-461, and 570, the applicant shall complete construction of the 8' wide decomposed granite Community Trail with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and Open-Space District.

Transportation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - LC LNDSCP INSPECT DEP(Not Satisfied

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

090 - Transportation. 2 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (NS) at Stetson Avenue (EW)

Winchester Road (NS) at Domenigoni Parkway (EW) (signal modification)

Or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 3 80% Completion Not Satisfied

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

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

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

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

Plan: TR36504R01

Parcel: 458250012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 80% Completion (cont.) Not Satisfied

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. 4 90 - TRANSPORTATION - Landscape Inspection and DrNot Satisfied
Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

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

090 - Transportation. 5 90 - TRANSPORTATION - Landscape Signage RequiredNot Satisfied
Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

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

090 - Transportation. 6 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

Plan: TR36504R01

Parcel: 458250012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Annexation into a Maintenance District (cont.) Not Satisfied

Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

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

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

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

or as approved by the Director of Transportation.

090 - Transportation. 7 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. 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.

090 - Transportation. 9 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 824.

090 - Transportation. 10 Road Improvements (Installation) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

FULL-WIDTH ENTRY STREET

Streets A, B, G and U shall be improved with 44-FT full-width of AC pavement, within a 74-FT full width dedicated right-of-way, 6 in curb and gutter, 5-FT sidewalk to meet the County

Plan: TR36504R01

Parcel: 458250012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 Road Improvements (Installation) (cont.) Not Satisfied
Collector Street designation and Standard No. 103, Section A.

FULL-WIDTH ENHANCED LOCAL ROAD

Streets D, O fronting the park lot MM, and Street Q shall be improved with 44-FT full-width of AC pavement, within a 66-FT full width dedicated right-of-way, 6 in curb and gutter, 11-FT curb adjacent sidewalk on the park side and 6-FT curb adjacent sidewalk on the opposite side of the Park, per Standard No. 401, to meet the County Enhanced Local Street designation and Standard No. 104, Section A.

FULL-WIDTH INTERIOR STREET

Streets C thru U shall be improved with 40-FT full-width of AC pavement, within a 56-FT full width dedicated right-of-way, 6 in curb and gutter, 5-FT sidewalk at right of way adjacent per Standard No. 401, to meet the County Local Street designation and Standard No. 105B, Section A. Modified to increase the pavement to 40-FT, from 36-FT.

NOTE:

1. Provide sight distance analysis per Standard 821.
2. Cul-De-Sac design per Standard No. 800.
3. Knuckle design per Standard No. 801.
4. Coordinate with Riverside County Flood Control & Water Conservation District for Storm drain improvement within the right-of-way.

EXISTING MAINTAINED

SR-79 Winchester Road along the project is Caltrans-maintained road designated as a Major Highway, and shall be widened with AC Pavement to install 8 in curb and gutter to be located 38-FT from centerline, within a 59-FT half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5-FT meandering sidewalk per Standard No. 404 shall be provided.

NOTE:

1. Provide pavement transition and striping transition to join existing per 55 mph design speed.
2. Coordinate with Riverside County Flood Control & Water Conservation District for Storm drain improvement within the right-of-way.
3. Street improvement plans along Winchester Road (SH-79) shall be submitted to Caltrans for review and approval.
4. Parkway improvement plan along Winchester Road (SH-79) shall be submitted to the County Transportation Department for review and approval.

PART-WIDTH

Stetson Street along project boundary is a paved County maintained road designated as an Enhanced Local Street, shall be widened with AC pavement to 6 in curb and gutter to be located 22-FT from centerline, with a part-width pavement section extending an additional 14-FT beyond centerline in accordance with County Standard No. 104, Section A within a 78-FT part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, 6-FT sidewalk constructed at curb adjacent per Standard No. 401, and a 10-FT trail within 26-FT parkway per Standard No. 405 shall be provided. Modify the part-width right-of-way in Standard No. 104 to

Plan: TR36504R01

Parcel: 458250012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 Road Improvements (Installation) (cont.) Not Satisfied
78 ft.

NOTE:

1. Cul-De-Sac design per Standard No. 800.
2. Coordinate with Riverside County Flood Control & Water Conservation District for Storm drain improvement within the right-of-way.
3. Provide 20 FT pavement on opposite side of the centerline to accommodate a 12 FT left turn lane, centered along the street centerline. Provide pavement and striping transition per plan check guideline requirements.

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

or as approved by the Director of Transportation.

090 - Transportation. 11 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 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. 12 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).

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.

Plan: TR36504R01

Parcel: 458250012

90. Prior to Building Final Inspection

Waste Resources

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

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – September 18, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

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

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

2.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) – **REQUEST:** The applicant of General Plan Amendment No. 240022 (GPA240022) is making a request to the County of Riverside to change the General Plan Foundation Component of 51 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development (CD). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240022 is initiated by the Board of Supervisors – APN: 317-060-037, 038; 317-070-001; 317-080-002, 033; 317-090-010, 011; 317-180-007, 008, 009; 317-190-003, 004, 007; 317-200-004 thru 040; 317-220-025. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

Planning Commission Action:
Public Hearing: Closed

Item was continued off calendar.

2.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240005 (Foundation Component)** – Applicant: Industrial VI Enterprises, LLC c/o John Grace – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Community Development (CD); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 58.59 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) & Rural Residential ½ Acre Minimum (R-R-½) – **REQUEST:** The applicant of General Plan Amendment No. 240005 (GPA240005) is making a request to the County of Riverside to

Planning Commission Action:
Public Hearing: Closed

Item was continued off calendar.

PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024

change the General Plan Foundation Component of 23 parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240005 is initiated by the Board of Supervisors – APN: 317-080-003 thru 008, 013, 014, 019 thru 023, 027 thru 029, and 317-090-002 thru 008. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. ITEM TO BE CONTINUED OFF CALENDAR

- 2.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240027 (Foundation Component)** – Applicant: Hill Investment Enterprises, c/o Austin Hill – Engineer/Representative: T&B Planning, c/o Tracy Zinn – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 10.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-A-1) and Rural Agricultural 1-Acre Minimum (R-A-1) – **REQUEST:** The applicant of General Plan Amendment No. 240027 (GPA240027) is making a request to the County of Riverside to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. (CONTINUE OFF CALENDAR)

Planning Commission Action:
Public Hearing: Closed

Item was continued off calendar.

- 2.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1-Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 240004 (GPA240004) is making a request to the County of Riverside to change the General Plan Foundation Component of three (3) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240004 is initiated by the Board of Supervisors – APN: 317-090-023, 024, 033 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. (CONTINUE OFF CALENDAR)

Planning Commission Action:
Public Hearing: Closed

Item was continued off calendar.

PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024

2.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240026 (Foundation Component)** – Applicant: Trammell Crow Company, c/o David Nazaryk – Engineer/Representative: EPD Solutions, c/o Selena Kelaher – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Placentia Street, west of Patterson Avenue, and east of Decker Road – 162 +/- Gross Acres – Existing Zoning: Rural Residential (R-R); Rural Residential 1-Acre Minimum (R-R-1), and Rural Residential 5-Acre Minimum (R-R-5) – **REQUEST:** The applicant of General Plan Amendment No. 240026 (GPA240026) is making a request to the County of Riverside to change the General Plan Foundation Component of four (4) parcels from Rural: Rural Residential (R: RR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240026 is initiated by the Board of Supervisors – APN: 317-250-006 thru 009. Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240026 move forward to the Board of Supervisors.

2.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240023 (Foundation Component)** – Applicant: Lansing Companies, c/o Trip Hord – Engineer/Representative: EPD Solutions, Inc., c/o Selena Kelaher – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Markham Street, south of Nandina Avenue, west of Decker Road, and east of Day Street – 103.37 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1) and Light Agriculture 2½ Acre Minimum (A-1-2½) – **REQUEST:** The applicant of General Plan Amendment No. 240023 (GPA240023) is making a request to the County of Riverside to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA240023 is initiated by the Board of Supervisors – APN: 295-310-001, 002; 314-020-008, 009, 019; 314-030-023, 025 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Absent
- District 4 – Neutral
- District 5 – Support

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240023 move forward to the Board of Supervisors.

2.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 230008 (Foundation Component)** – Applicant: Thrifty Oil Co., c/o Stephane Wandel – Engineer/Representative: Thrifty Oil Co., c/o Stephane Wandel – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: South of Placentia Street, north of Water Street, east of Tobacco Road, and west of Harvill Avenue – 9.62 Gross Acres – Existing Zoning: Rural Residential 1- Acre Minimum (R-R-1) – **REQUEST:** The applicant of General Plan Amendment No. 230008 (GPA230008) is making a request to the County of Riverside to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024

Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the county to confirm that the overall project complies with applicable policies, findings, and other factors will be required if the proposed GPA230008 is initiated by the Board of Supervisors – APN: 317-260-017, 317-260-018 – Planning Contact: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

RECOMMEND That General Plan Amendment No. 240008 move forward to the Board of Supervisors.

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT NO. 03776 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: John Rowland of Prime Development representing S2A Modular Inc. – Second Supervisorial District – Lakeland Village – Community Elsinore Area Plan – Community Development: Mixed Use (CD:MU) Zoning: R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial) – Location: Southwest corner of the Corydon Road and Union Street, within the Lakeland Village Community of unincorporated Riverside County. The Project site is located south of City of Lake Elsinore and north of City of Wildomar composed of two (2) parcels totaling 10.02 acres – **REQUEST:** Conditional Use Permit No. 03776 proposes a Tesla powered smart mobile home gated senior community for 55 and older, consisting of 71 detached mobile home units with 71 two car garages. The site improvements include but are not limited to street improvements and street dedication, road access, trash enclosure, bio-retention area, and landscaping. The amenities include a club house, swimming pool, spa, barbecue/picnic area, fire pit area, walking trail, and dog park. The project will require an administrative Lot Merger of parcels APN's: 370-310-002 and 370-310-012. Project Planner: Haide Aguirre at 951-955-1006 or email at haguirre@rivoco.org. **ITEM WILL BE CONTINUED TO A DATE CERTAIN OF OCTOBER 2, 2024.**

Planning Commission Action:

Public Hearing: Open

By a vote of 3-0, the Planning Commission took the following action:

CONTINUED Item to be continued to a date certain of October 2, 2024.

4.2 **TENTATIVE TRACT MAP NO. 36467, REVISION NO. 1 – No New Environmental Documentation Required** – (EIR 380) – Applicant: San Pedro Farms-Rancon – Engineer/Representative: X Engineering c/o Puneet Comar – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Community Development: Commercial Retail (CD: CR) – High Density Residential (CD: HDR) – Medium Density Residential (CD: MDR) – Public Facilities (CD: PF) – Open Space-Conservation (OS: C) – Open Space-Recreation (OS: R) – Location: West of Eucalyptus Road, south of Ano Crest Drive, and north of Holland Road – 158.81 Gross Acres – Zoning: Specific Plan No. 293 (SP00293 – PA54A, PA54B, PA55 thru PA61) – **REQUEST:** Tentative Tract Map 36467 Revision No. 1 is a proposal for a subdivision of 158.81 gross acres into 396 single-family residential lots and 21 other lots for parks, natural open space, expanded landscape areas, drainage, and for future school, commercial and High Density Residential Development. The Tentative Tract Map Revision would be focused on the increase of 15 residential lots and to modify street and open space design primarily. The proposal increases the park area to 9.6 acres and reduces the streets and alleys by 322,000 sq ft – APN: 466-350-019 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Hearing: Open

By a vote of 3-0, the Planning Commission took the following action:

CONTINUED Item to be continued to a date certain of October 23, 2024.

PLANNING COMMISSION – REPORT OF ACTIONS – September 18, 2024

4.3 **TENTATIVE TRACT MAP NO. 36504 REVISION NO. 1 INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND)** – (Environmental Assessment No. 42549) – Applicant: Trip Hord Associates – Representative: KWC Engineers – Third Supervisorial District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: North of Stetson Avenue, east of Highway 79, and south of Caitlin Avenue – 162.05 acres – Homeland Zoning Area– Zoning: Planned Residential (R-4) - **REQUEST:** Tentative Tract Map No. 36504 Revision No. 1 is a revision to an approved Schedule “A” subdivision of approximately 162.05 gross acres into 527 single-family residential lots, an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado. The revision proposes to reorient streets and revise grading design to accommodate Highway 79 infrastructure improvements, and establish a Phasing Plan of two phases, with 230 lots and 297 lots, respectively. The revised map will create a total of 527 residential lots, 11 lettered lots, an 8.52-acre park lot, a regional debris basin lot, and a resource protection area lot; with an off-site water quality/detention basin located to the south – APN(s): 458-250-012, 458-250-013 – Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following action:

CONSIDERED Addendum No. 1 to Environmental Assessment No. 42549.

APPROVED Tentative Tract Map No. 36504, Revision No 1, subject to the advisory notification document and conditions of approval, as modified.

4.4 **GENERAL PLAN AMENDMENT NO. 1207 (GPA1207) – Environmental Impact Report (Program)** – (SCH2019049114) – Third Supervisorial District – Location: The project is located within the southwestern portion of the County of Riverside. The project area is bounded by the unincorporated County of Riverside and the city of Hemet to the north and east, unincorporated County of Riverside and the cities of Murrieta and Temecula to the south and the cities of Murrieta and Menifee to the west. The project area is almost entirely within the General Plan’s Highway 79 Policy Area (Approximately 50,061 acres) boundary. Project Planer Paul Swancott at pswancott@rivco.org or (951) 955-3103 or Project Planner Richard Marshalian at rmarshalian@rivco.org or at (951) 955-9294.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following action:

ADOPTED Planning Commission Resolution No. 2024-009

By a vote of 3-0, the Planning Commission recommends the Board of Supervisors take the following actions:

CERTIFY The Program Environmental Impact Report (PEIR) (SCH# 2019049114), and;

TENTATIVELY APPROVE General Plan Amendment No. 1207.

5.0 NONE

6.0 **PUBLIC COMMENTS:**
RECEIVED

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**

ADJOURNMENT: 12:10 p.m.