

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



ITEM: 1.2
(ID # 26524)

MEETING DATE:

Tuesday, December 03, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE TRACT MAP NO. 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. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

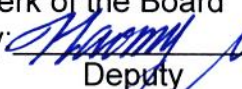
Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on October 23, 2024.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: December 3, 2024
xc: Planning, Applicant

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	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Specific Plan

Specific Plan No. 293 ("SP 293" or the "Specific Plan") and Environmental Impact Report No. 380 were approved and certified by the Board of Supervisors on October 28, 1997 via resolution 97-093. Since Specific Plan No. 293 was adopted in 1997, it has been modified eleven times.

1. Approval of the first modification (September 2004), which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22, and certification of the accompanying Environmental Addendum (Addendum No. 1 to EIR No. 380) (EA 38611), occurred in 2004.

Planning Area 18 was modified from the 10-acre school site to an approximately 15-acre High Residential designation consisting of 270 dwelling units. Apparently, the school district did not need another school in the area at the time of the modification.

2. The second modification (December 2004), which modified Planning Areas 25, 26 and 27.

3. The next three modifications, Substantial Conformance No. 3 (July 2005), 4 (October 2005), and 5 (December 2005) modified buildings heights and park construction phasing conditions.

4. The sixth modification, Amendment No. 5 which occurred in 2009, revised the financing mechanisms, park phasing conditions, and modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B.

5. The seventh modification, Substantial Conformance No. 6, consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use

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designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology and procedures within the General Plan.

6. The eighth modification, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also reincorporated critical elements, including the transfer of units between development areas, permit thresholds, the provision of parks, Project Phasing Plan, Fair Share Allocation into the Specific Plan the Cost Sharing, and Benefit Area Description which were previously omitted by Substantial Conformance No. 6.

7. The ninth modification, Substantial Conformance No. 8 is limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and the High-Density Residential Land Use Designations. Additionally, no modifications were made to the configuration, acreage, or Zoning within the four Planning Areas, nor elsewhere within Specific Plan 293.

8. The tenth modification, Amendment No. 7 modified the land use designation of Planning Area 18 from Very High Density Residential (VHDR) to High Density Residential.

9. The eleventh modification, Substantial Conformance No. 9 reallocated units to Planning Area 12 (School) to implement the backup option for that Planning Area due to the school district selecting to not develop the site.

Planning Areas 58, 60, and 61 that are located entirely within the Tentative Tract Map boundaries allow for a total of 373 residential units. Planning Area 52 has a portion located within the Tentative Tract Map and in total allows for 144 units, 129 of which have been allocated to TR30976 to the north that makes up the rest of Planning Area 52, which leaves 15 units available from Planning Area 52. Planning Area 57 is located entirely within the Tentative Tract Map and allows for up to 86 units but is set aside for future entitlement. This Tentative Tract Map would transfer 8 of the units from Planning Area 57 and would reduce its maximum number of units to 78. Such transfer of units is allowable per Section II.A.2.1 of the Specific Plan. The documentation of such units being transferred between the Planning Areas is calculated in this Staff Report and will be logged with Specific Plan.

Tentative Tract Map

Tentative Tract Map No. 36467 was considered by the Planning Commission along with Specific Plan No. 293 Substantial Conformance No. 7 and Change of Zone No. 7825 on

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July 20, 2016. Subsequent to that it was considered and approved by the Board of Supervisors on November 15, 2016.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. Implementation of the policy area has allowed the maximum number of residential units within approved Specific Plans and individual Planning Areas to be honored and determined to be consistent with the Policy Area. Since the project does not propose to increase the number of total units within the Specific Plan, the project is determined to be consistent with this policy area.

Application Submittal

Tentative Tract Map No. 36467 Revision No. 1 was submitted to the County of Riverside on May 26, 2022.

Tentative Tract Map No. 36467 Revision No. 1 was continued from the September 18, 2024 Planning Commission hearing date due to the applicant wanting to amend or remove certain Transportation Department conditions (COAs) associated with the original project approval as some of those said conditions had been satisfied by other surrounding developments.

Impact on Residents and Businesses

All potential project impacts to CEQA were previously analyzed under Environmental Impact Report No. 380 and noticed to the public pursuant to the requirements of the County.

Planning Commission Public Hearing

At the Planning Commission public hearing held on October 23, 2024, the Planning Commission recommended approval of the Project by a vote of 3-0.

Additional Fiscal Information

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

ATTACHMENTS:

A. Planning Commission's 10.23.24 Report of Action (TR36467R01)

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- B. Planning Commission Staff Report for TR36467R01**
- C. Tentative Tract Map No. 36467R01 with exhibits**
- D. Concept Landscaping with Open Space & Park Details (TR36467R01)**
- E. GIS Exhibits (TR36467R01)**
- F. Advisory Notification Doc & Conditions of Approval (TR36467R01)**
- G. PO Cert., Radius Map, Mailing Labels (TR36467R01)**



Jason Farin, Principal Management Analyst 11/25/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Shellie Clack

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE COMMISSIONER MICHELLE “SHELLIE” CLACK

ROLL CALL: Members Present: Sanchez, Gruytch, Clack
Members Absent: Ruiz & Awad

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **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. Item was continued from September 18, 2024.

Planning Commission Action:

Public Hearing: Closed

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

FOUND that no new environmental document is required (EIR380); and,

APPROVED Tentative Tract Map 36467 Revision No. 1 subject to the advisory Notification Document and Conditions of Approval

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **CHANGE OF ZONE NO. 2300004 – TENTATIVE TRACT MAP NO. 38605 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Mitch Adkison – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Lake Mathews Zoning District – Zoning: Light Agriculture, ten-acre minimum (A-1-10) – Location: North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive – 95.96 acres - **REQUEST:** Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to

Planning Commission Action:

Public Hearing: Closed

By a vote of 3-0, the Planning Commission recommends that the Board of Supervisors take the following action:

ADOPT Mitigated Negative Declaration; and,

TENTATIVELY APPROVE Change of Zone 2300004; and,

PLANNING COMMISSION – REPORT OF ACTIONS – October 23, 2024

One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule “A” subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005 – Project Planner: Russell Brady at (951) 955-3025 or via email at rbrady@rivco.org.

APPROVE Tentative Tract Map No. 38605 subject to the advisory notification document and conditions of approval.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:

4.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240037 (GPA240037) Foundation Component** – Applicant: Antonio Castaneda – Engineer/Representative: Yesenia Andrade c/o Lake Perris Realty – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Rural Community (RC) – Location: North of Deprad Street, east of Meadow Lane, south of Mundo Avenue, and west of Forrest Drive – 20 Gross Acres – Existing Zoning: R-R (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240037 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC-VLDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240037 is initiated by the Board of Supervisors. – APN: 325-080-019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240037 move forward to the Board of Supervisors.

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component** – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240067 is initiated by the Board of Supervisors – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240067 move forward to the Board of Supervisors.

4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) Foundation Component** – Applicant: Jack Herrill c/o PJP CHI, L.P. – Engineer / Representative: Kumail Raza c/o EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue – 17.2 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) and A-1-1 (Light Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

PLANNING COMMISSION – REPORT OF ACTIONS – October 23, 2024

whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. – APN: 317-230-018 through -023 and 317-230-049 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

RECOMMEND That General Plan Amendment No. 240042 move forward to the Board of Supervisors.

4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049) Foundation Component** – Applicant: Tyler Banton c/o LI Acquisitions LLC – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: Southwest corner of Orange Avenue and Webster Avenue – 19.07 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240049 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240049 is initiated by the Board of Supervisors. – APN: 322-240-016 through -019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240049 move forward to the Board of Supervisors.

4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063) Foundation Component** – Applicant: Scott Smith – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lemon Avenue, east of Valview Avenue, south of Orange Avenue, and west of Webster Avenue – 58.92 Gross Acres – Existing Zoning: R-R-2.5 (Rural Residential, 2.5-acre minimum), A-1-2.5 (Light Agriculture, 2.5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), A-1-10 (Light Agriculture, 10-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240063 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240063 is initiated by the Board of Supervisors. – APN: 322-224-006, 322-224-009 through -011 and 322-240-020 through 022 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240063 move forward to the Board of Supervisors.

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land Inc. –

Planning Commission Action:
Public Hearing: Closed

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Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Kenton Lane, south of Cajalco Road, and west of Patterson Avenue – 9.77 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240012 to change the General Plan Foundation Component of one (1) parcel 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 standards, policies, findings, and other requirements will be required if the proposed GPA240012 is initiated by the Board of Supervisors – APN: 317-150-006 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240012 move forward to the Board of Supervisors.

4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) 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 standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240082 move forward to the Board of Supervisors.

4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059) Foundation Component** – Applicant: Jeremy Mape c/o Western Realco – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) and Community Development (CD) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Seaton Avenue, south of Cajalco Road, and west of Patterson Avenue – 8.46 Gross Acres – Existing Zoning: R-A-1 (Rural Agricultural, 1-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240059 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) and Community Development: Light Industrial (CD:LI) to

Planning Commission Action:
Public Hearing: Closed

The Planning Commission recommendations were as follows:

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

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240059 move forward to the Board of Supervisors.

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Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240059 is initiated by the Board of Supervisors – APN: 317-150-060. Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 12:34 p.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

2.1

(ID # 26086)

MEETING DATE:

Wednesday, October 23, 2024

SUBJECT: 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. Item was continued from September 18, 2024.

PROPOSED PROJECT

Case Number(s):	TR36467R01
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Tim Wheeler
Project APN(s):	466-350-019
Continued From:	9/18/2024



John Hildebrand, Planning Director 10/17/2024

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 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-

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 square feet.

The Tentative Tract Map was originally approved with a total of 381 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space lot, 12 basin/swale lots, and 20 private open space lots. The Tentative Tract Map Revision would increase the amount of residential lots to 396, but this is still consistent with the allowed number of dwelling units within the Specific Plan No. 293 (SP 293) overall and the respective Specific Plan Planning Areas. Since the approval of the Tentative Tract Map, certain elements of the design of the project were not as feasible or efficient in design, in particular the roads and open space areas. The previous alley loaded lot design included in the approved Tentative Tract Map resulted in a large amount of street paving that was not an efficient site design. These alley loaded lots have been removed and replaced with more typical front loaded lot design in the proposed Tentative Tract Map Revision.

The open space design in the Tentative Tract Map Revision is modified for greater efficiency and usability as the prior open space design left more isolated and smaller open space areas and the Revision provides for larger consolidated open space areas with improved connection between them and with the residential areas. Of particular note is the increase in size of the PA 55 main park area in the southwest corner of the site from 5.61 acres to 8.1 acres. The park land proposed is consistent with the requirements for PA 55. Another item to note is the realignment of PA 55's northern reach from an area that was functionally a park in a median area that made access and usability difficult to an area in between residential lots and that provided greater north to south pedestrian connection.

The Tentative Tract Map Revision would retain the lots for future development within Specific Plan 293, of schools (PA 56), commercial (PA 54A), and High Density Residential (PA 57) in the northern portion of the subdivision.

The above is hereinafter the "Project" or "project."

The project is located West of Eucalyptus Road, South of Ano Crest Drive, North of Holland Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** for Specific Plan No. 293, as well as subsequent Addendums and Mitigated Negative Declarations, pursuant to applicable legal standards, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE TRACT MAP NO. 36467 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:	Winchester Hills Specific Plan (SP 293), Planning Areas 52, 54A, 54B, 55, 56, 57, 58, 59, 60, 61
Specific Plan Land Use:	Commercial (PA 54A), Open Space (PAs 54B, 55, 59), School (PA 56), High Density Residential (PA 57), Medium High Density Residential (PA 58), Medium Density Residential (PA 52, 60 and 61)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Public Facilities (PF)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Public Facilities (PF)
East:	Medium Density Residential (MDR)

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South:	Medium Density Residential (MDR)
West:	Estate Density Residential (EDR), Rural Mountainous (RM)
Existing Zoning Classification:	Specific Plan (SP 293), Planning Areas 52, 54A, 54B, 55, 56, 57, 58, 59, 60, 61
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 293), Planning Areas 54, 55, 56, 52, 53
East:	Rural Residential (R-R)
South:	Planned Residential (R-4)
West:	Light Agriculture, 2 ½ acre minimum (A-1-2 ½)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
South:	Vacant land, Developing single-family residential
East:	Vacant land, Single-family residential
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	158.81	N/A
Proposed Minimum Lot Size:	4,000 sq. ft.	4,000 sq. ft.
Total Proposed Number of Residential Lots:	396	396 (per Specific Plan total allowed units per PAs)
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146 (Lakeview/Nuevo/Romoland/Homeland)
Special Flood Hazard Zone:	No

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

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

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Background:

Specific Plan

Specific Plan No. 293 (“SP 293” or the “Specific Plan”) and Environmental Impact Report No. 380 were approved and certified by the Board of Supervisors on October 28, 1997 via resolution 97-093. Since Specific Plan No. 293 was adopted in 1997, it has been modified eleven times.

1. Approval of the first modification (September 2004), which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22, and certification of the accompanying Environmental Addendum (Addendum No. 1 to EIR No. 380) (EA 38611), occurred in 2004.

Planning Area 18 was modified from the 10-acre school site to an approximately 15-acre High Residential designation consisting of 270 dwelling units. Apparently, the school district did not need another school in the area at the time of the modification.

2. The second modification (December 2004), which modified Planning Areas 25, 26 and 27.
3. The next three modifications, Substantial Conformance No. 3 (July 2005), 4 (October 2005), and 5 (December 2005) modified buildings heights and park construction phasing conditions.
4. The sixth modification, Amendment No. 5 which occurred in 2009, revised the financing mechanisms, park phasing conditions, and modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B.
5. The seventh modification, Substantial Conformance No. 6, consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology and procedures within the General Plan.
6. The eighth modification, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also reincorporated critical elements, including the transfer of units between development areas, permit thresholds, the provision of parks, Project Phasing

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Plan, Fair Share Allocation into the Specific Plan the Cost Sharing, and Benefit Area Description which were previously omitted by Substantial Conformance No. 6.

7. The ninth modification, Substantial Conformance No. 8 is limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and the High-Density Residential Land Use Designations. Additionally, no modifications were made to the configuration, acreage, or Zoning within the four Planning Areas, nor elsewhere within Specific Plan 293.
8. The tenth modification, Amendment No. 7 modified the land use designation of Planning Area 18 from Very High Density Residential (VHDR) to High Density Residential.
9. The eleventh modification, Substantial Conformance No. 9 reallocated units to Planning Area 12 (School) to implement the backup option for that Planning Area due to the school district selecting to not develop the site.

Planning Areas 58, 60, and 61 that are located entirely within the Tentative Tract Map boundaries allow for a total of 373 residential units. Planning Area 52 has a portion located within the Tentative Tract Map and in total allows for 144 units, 129 of which have been allocated to TR30976 to the north that makes up the rest of Planning Area 52, which leaves 15 units available from Planning Area 52. Planning Area 57 is located entirely within the Tentative Tract Map and allows for up to 86 units but is set aside for future entitlement. This Tentative Tract Map would transfer 8 of the units from Planning Area 57 and would reduce its maximum number of units to 78. Such transfer of units is allowable per Section II.A.2.1 of the Specific Plan. The documentation of such units being transferred between the Planning Areas is calculated in this Staff Report and will be logged with Specific Plan.

Tentative Tract Map

Tentative Tract Map No. 36467 was considered by the Planning Commission along with Specific Plan No. 293 Substantial Conformance No. 7 and Change of Zone No. 7825 on July 20, 2016. Subsequent to that it was considered and approved by the Board of Supervisors on November 15, 2016.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. Implementation of the policy area has allowed the maximum number of residential units within approved Specific Plans and individual Planning Areas to be honored and determined to be consistent with the Policy Area. Since the project

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does not propose to increase the number of total units within the Specific Plan, the project is determined to be consistent with this policy area.

Application Submittal

Tentative Tract Map No. 36467 Revision No. 1 was submitted to the County of Riverside on May 26, 2022.

Tentative Tract Map No. 36467 Revision No. 1 was continued from the September 18, 2024 Planning Commission hearing date due to the applicant wanting to amend or remove certain Transportation Department conditions (COAs) associated with the original project approval as some of those said conditions had been satisfied by other surrounding developments.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Tract Map No. 36467 Revision No. 1 will not result in any new significant environmental impacts not identified in certified Environmental Impact Report No. 380, as well as the subsequent Addendums and Mitigated Negative Declarations. The Tentative Tract Map Revision would be an implementation of the Specific Plan and would also not increase the impacts within the Specific Plan as analyzed in EIR 380. Therefore, the project will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the EIR, no considerably different mitigation measures have been identified, and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 36467 Revision No. 1 would result in the subdivision and development of Planning Areas 58, 60, and 61 with residential development that was anticipated in the Specific Plan. No physical change will occur in regards to the approved Specific Plan which was the basis of the analysis of the EIR and encompasses the Specific Plan and Tentative Tract Map Revision boundaries; and,
- b. The subject site was included within the project boundary analyzed in the EIR; and,
- c. There are no changes to the mitigation measures included in the EIR; and
- d. Tentative Tract Map No. 36467 Revision No. 1 does not propose any changes to the approved Specific Plan that would alter the total number of dwelling units as reviewed in the EIR.

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Solar Energy:

Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-CE1 which requires renewable energy generation for residential projects with at least 75 units. Since this project is greater than 75 units, the requirement per R2-CE1 is applicable and has been incorporated into the conditions of approval on the project to implement at building permit stage.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), Public Facilities (PF) which generally reflects the Specific Plan land use designations for the project site. The proposed Tentative Tract Map Revision is consistent with the land use designations of the General Plan and the subject Planning Areas of the Specific Plan. Through the compliance with the Specific Plan provisions on allowance of residential uses as a backup to the school use, the Project is consistent with the General Plan as well.
2. The project site is located within the Highway 79 Policy Area of the General Plan. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2 and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. Implementation of the policy area has allowed the maximum number of residential units within approved Specific Plans and individual Planning Areas to be honored and determined to be consistent with the Policy Area. Since the project does not propose to increase the number of total units within the Specific Plan, the project is determined to be consistent with this policy area.
3. The Project site has a zoning classification of Specific Plan reflecting the site's location within Specific Plan 293 and specifically with zoning that shows the boundaries for Planning Areas 52, 54A, 54B, 55, 56, 57, 58, 59, 60, 61. The proposed Tentative Tract Map which proposes residential development within Planning Areas 58, 60, and 61 and park and developed open space areas in Planning Area 55 is consistent with the permitted uses of the planning areas that allows for single-family residential and park and open space uses, respectively. Additionally, the proposed Tentative Tract Map Revision is consistent with the

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existing development standards for the subject Planning Areas, which is detailed below in the Development Standards Findings.

Entitlement Findings:

Tentative Tract Map

Tentative Tract Map No. 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 findings required to approve the Tentative Tract Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas, and connecting to adjacent community parks. The Tentative Tract Map site is located within Specific Plan No. 293 (Winchester Hills) with land use designations of Commercial (PA 54A), Open Space (PAs 54B, 55, 59), School (PA 56), High Density Residential (PA 57), Medium High Density Residential (PA 58), Medium Density Residential (PA 52, 60 and 61). the Tentative Tract Map is consistent with the land use designations of the Specific Plan Planning Areas that allows for residential development generally. All other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat in the areas where development is proposed and has immediate available access to the site. Infrastructure to serve the residential development

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including water, sewer, and roads are readily available near the Project site. As noted in the prior finding, this development is consistent with the Specific Plan.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the original Environmental Impact Report and prior Addendum to the EIR prepared for the original Tentative Tract Map.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the original Environmental Impact Report prepared for the Specific Plan and prior Addendum to the Environmental Impact Report, the project would not have a significant impact to local air quality or noise. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 36467 Revision No. 1 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Tract Map, which include all internal street improvements and connections to the immediate adjacent streets for primary and secondary access as well as applicable improvements to each of these streets as may be appropriate depending on whether these roads are already improved at the time this Tentative Tract Map is developed.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed with two points of access. Other fire protection measures shall be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District

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- e. Fences. At minimum the project required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features or other hazardous feature exists adjacent to the site, so no requirement for fencing exists along the project perimeter. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be and retain individual lot privacy where appropriate.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed entirely. Leon Road will be realigned from its current alignment and dedication. Furthermore, the proposed development would provide road improvements as required for the subdivision's frontage roads.
7. The Tentative Tract Map is consistent with the minimum lot size of 4,000 square feet as allowed by the Specific Plan Zoning Ordinance for Planning Areas 58, 60, and 61. This is detailed further in the Development Standards findings.

Development Standards Findings:

The following standards shall apply to all uses and development in the Specific Plan No. 293 Planning Area 58 zone, per the Specific Plan Zoning Ordinance:

- 1. *Building height shall not exceed two stories, with a maximum height of 35 feet.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
- 2. *Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The Tentative Tract Map proposes lots with a minimum lot size of 4,000 square feet, so this standard is complied with.
- 3. *The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').* The Tentative Tract Map proposes lots that meet these minimum dimension standards.

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4. *The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The Tentative Tract Map proposes lots that meet these minimum frontage standards.
5. *The front yard shall be not less than 15 feet, measured from the existing street line or from any future street line. The front yard for homes configured with a side-entry garage shall not be less than ten feet (10').* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
6. *Except for zero lot line designs, side yards on interior and through lots shall be not less than five feet (5') in width. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line upon which the main building sides.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
7. *Fireplaces and roof eaves may encroach two feet (2") into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
8. *The rear yard shall not be less than ten feet.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
9. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
10. *Lot Coverage shall not exceed seventy percent (70%) for one story and sixty percent (60%) for two story buildings.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
11. *The length of driveways shall be between two feet (2') and three feet (3') or a minimum of eighteen feet (18'). Driveway lengths between three feet (3') and eighteen feet (18') are not permitted.* This driveway standard is intended to apply to alley loaded product where garages are facing the rear and alley side of the lot. Regardless, the driveway minimum of

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18' would apply to the Tentative Tract Map as designed and will be reviewed for compliance with implementing development proposals.

The following standards shall apply to all uses and development in the Specific Plan No. 293 Planning Areas 60 and 61 zone, per the Specific Plan Zoning Ordinance:

1. *Building height shall not exceed two stories, with a maximum height of 35 feet.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
2. *Lot area shall be not less than four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The Tentative Tract Map proposes lots with a minimum lot size of 4,000 square feet, so this standard is complied with.
3. *The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').* The Tentative Tract Map proposes lots that meet these minimum dimension standards.
4. *The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The Tentative Tract Map proposes lots that meet these minimum frontage standards.
5. *The front yard shall be not less than 15 feet (15'), measured from the existing street line. Front yard for homes configured with a side-entry garage may be reduced to ten feet (10').* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
6. *Except for zero lot line designs, side yards on interior and through lots shall be not less than five feet (5') in width. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line upon which the main building sides.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.
7. *Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as*

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provided for in Section 18.19 of Ordinance No. 348. No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

8. *The rear yard shall not be less than ten feet.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

9. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

10. *Lot Coverage shall not exceed seventy percent (70%) for one story and sixty percent (60%) for two story buildings.* No specific building designs are proposed with the project. This standard will be reviewed for compliance with implementing development proposals.

11. *The length of driveways shall be between two feet (2') and three feet (3') or a minimum of eighteen feet (18'). Driveway lengths between three feet (3') and eighteen feet (18') are not permitted.* This driveway standard is intended to apply to alley loaded product where garages are facing the rear and alley side of the lot. Regardless, the driveway minimum of 18' would apply to the Tentative Tract Map as designed and will be reviewed for compliance with implementing development proposals.

Other Findings:

1. The Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.

2. The project site is not located within any city's sphere of influence.

3. The project site is not located within an Airport Influence Area (AIA) boundary.

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 EIR 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 Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

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6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

The project site is located partially within a Cal Fire State Responsibility Area (SRA) and within a moderate and very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance 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.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- 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 road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings,

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including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

Conclusion:

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

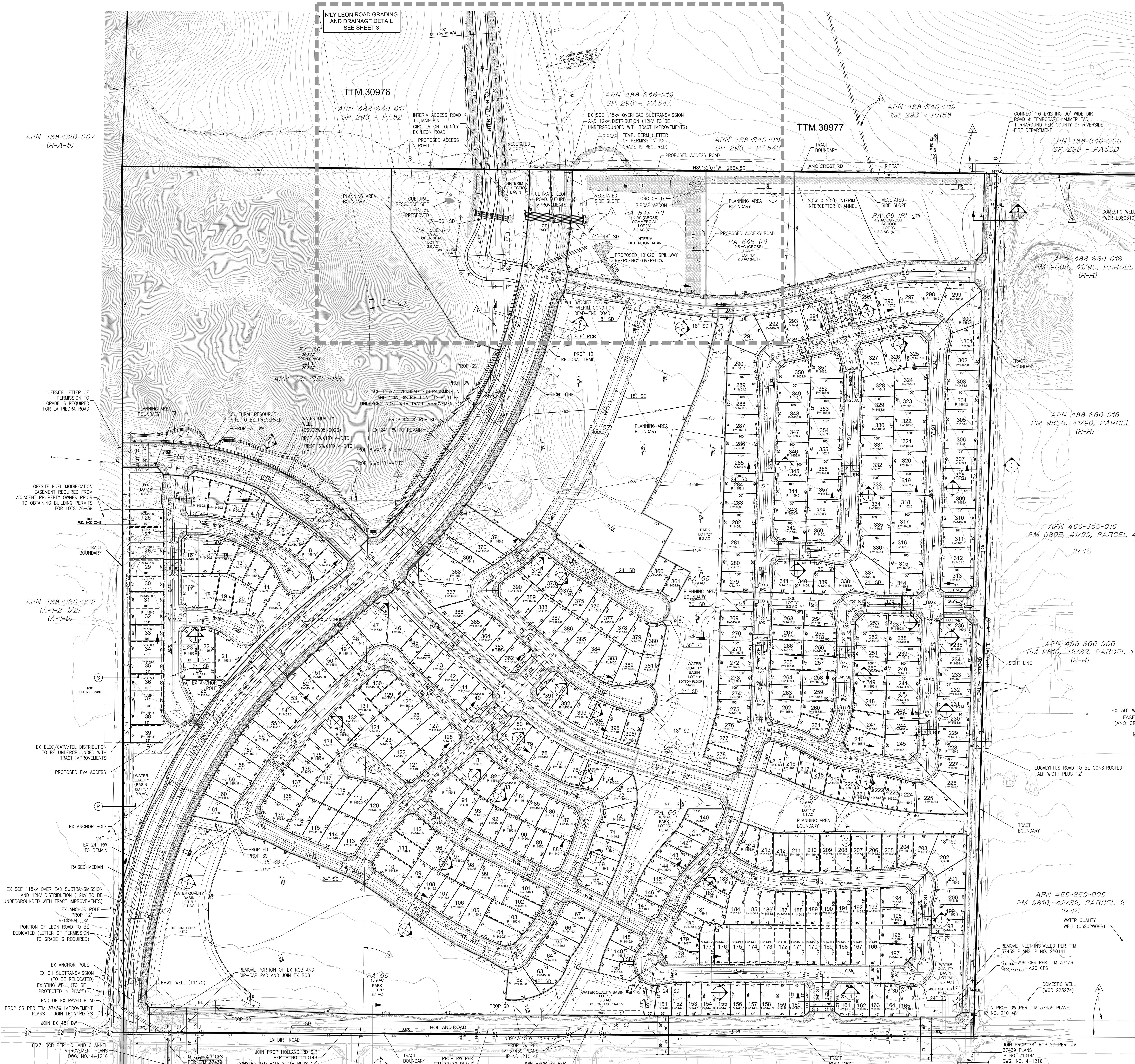
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from the public either in support or opposition to the proposed project.

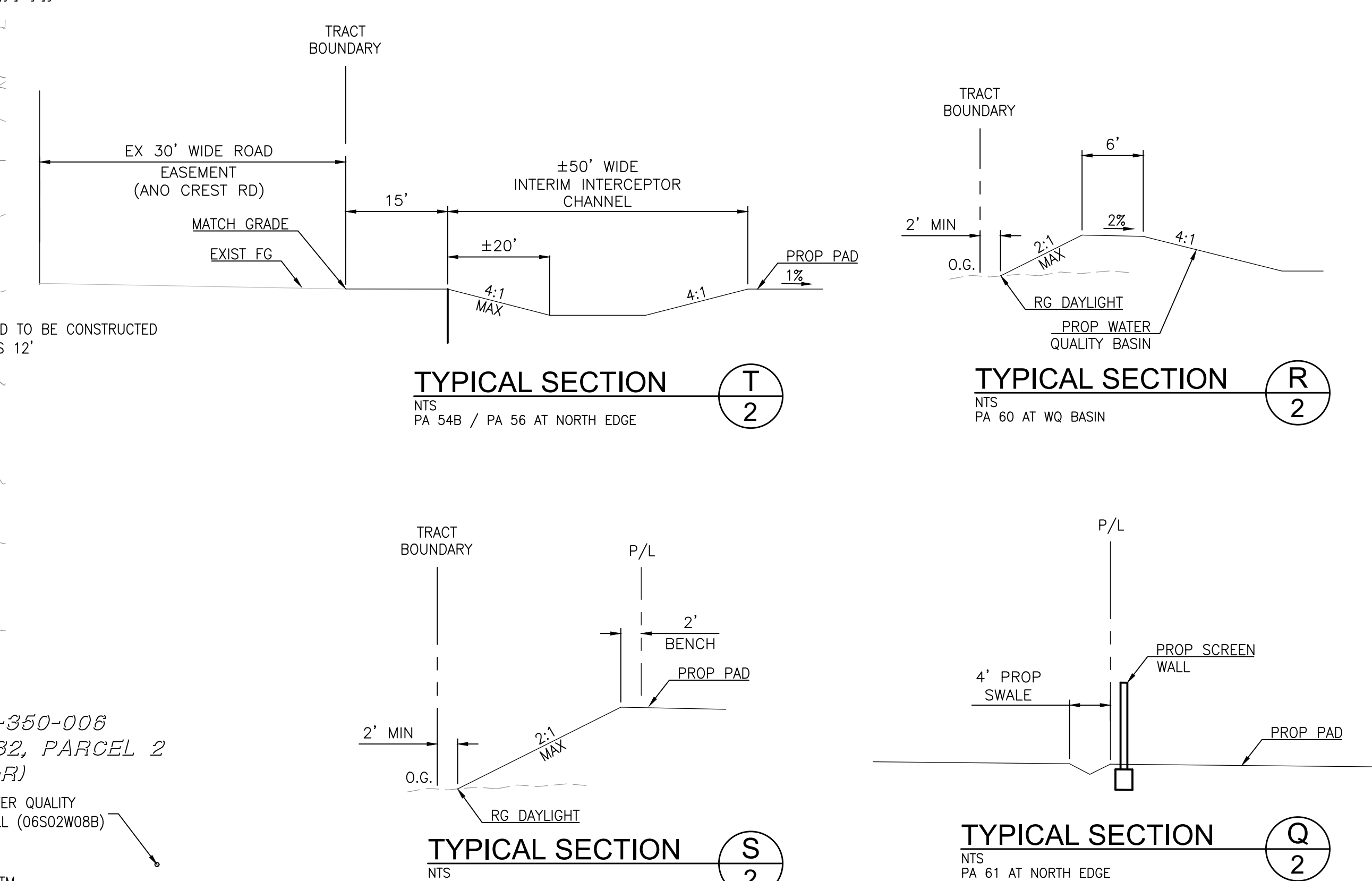
This project was presented before the Winchester-Homeland MAC Land Use Committee on December 5, 2023, Winchester-Homeland Town Association on February 1, 2024, and to the Winchester-Homeland MAC on March 4, 2024.

APPEAL INFORMATION

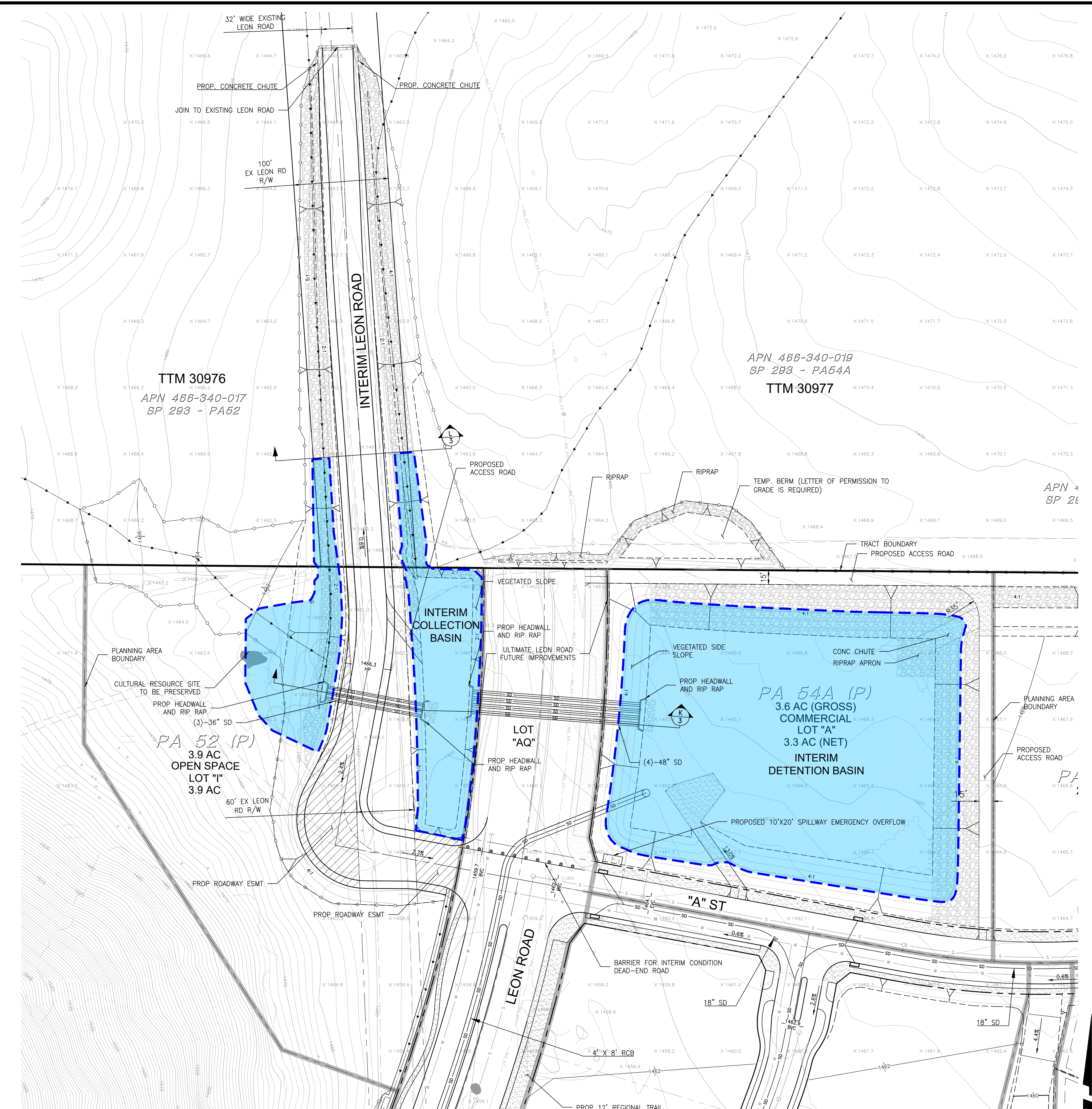
The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda, with the required fee as set forth in Ordinance No. 671 (Consolidated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



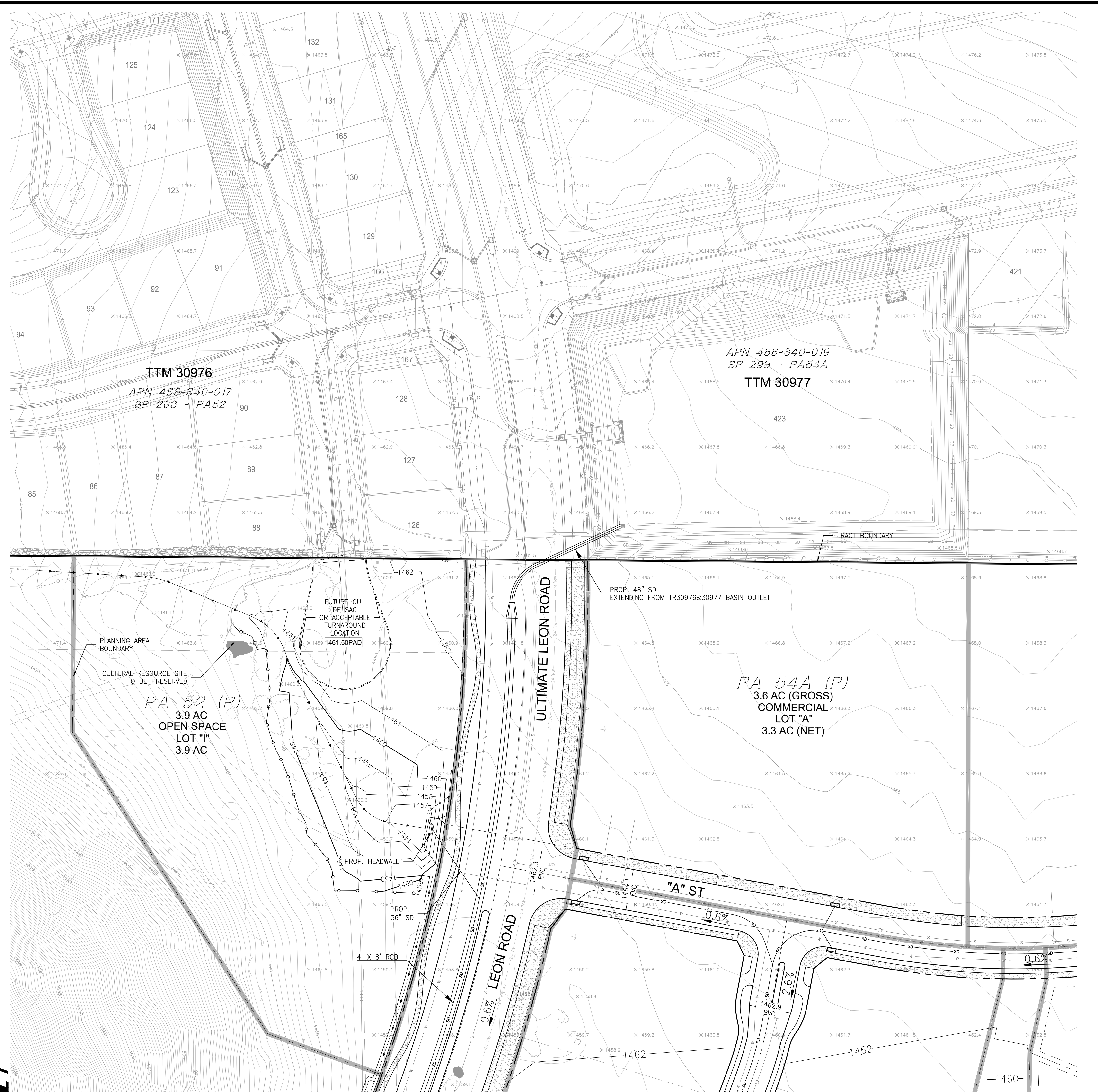
- ### EASEMENT NOTES
- ⚠ A CENTERLINE EASEMENT OF UNSPECIFIED WIDTH, RECORDED APRIL 17, 1951 IN BOOK 1263, PAGE 16 OF OFFICIAL RECORDS, IN FAVOR OF: TO CALIFORNIA ELECTRIC POWER COMPANY.
 - ⚠ A CENTERLINE EASEMENT OF UNSPECIFIED WIDTH, RECORDED APRIL 14, 1953 IN BOOK 1461, PAGE 424 OF OFFICIAL RECORDS, IN FAVOR OF: TO CALIFORNIA ELECTRIC POWER COMPANY.
 - ⚠ A 40' WIDE CENTERLINE EASEMENT FOR RECLAIMED WATER PURPOSES, RECORDED JULY 9, 1992 IN DOCUMENT 253295 OF OFFICIAL RECORDS, IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT.
 - ⚠ A 35' WIDE EASEMENT FOR POWER LINE PURPOSES, RECORDED DECEMBER 31, 2019 IN DOCUMENT 2019-0544021 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON.
 - ⚠ A TEMPORARY CONSTRUCTION EASEMENT FOR POWER LINE CONSTRUCTION PURPOSES, RECORDED DECEMBER 31, 2019 IN DOCUMENT 2019-0544021 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON.
 - ⚠ AN UNRECORDED 60' WIDE ENCUMBRANCE FOR PUBLIC ACCESS ON LEON ROAD, IN FAVOR OF: THE COUNTY OF RIVERSIDE.
 - ⚠ 30' ROAD EASEMENT OFFER OF DEDICATION PER PARCEL MAP 8918 (NOT ACCEPTED).
 - ⚠ 50' ROAD EASEMENT OFFER OF DEDICATION PER PARCEL MAP 8918 (NOT ACCEPTED).
 - ⚠ 30' ROAD EASEMENT OFFER OF DEDICATION PER PARCEL MAP TO BE VACATED (EXTENDS TO HOLCOMBE ROAD).
 - ⚠ AN 8' WIDE EASEMENT FOR POLE LINE & ELECTRICAL CONDUIT PURPOSES, RECORDED SEPTEMBER 11, 1976 IN DOCUMENT 150848 OF OFFICIAL RECORDS, TO BE VACATED PER TRACT MAP 30977, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



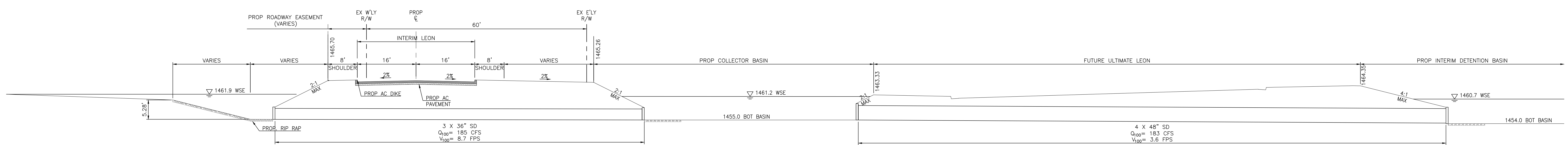
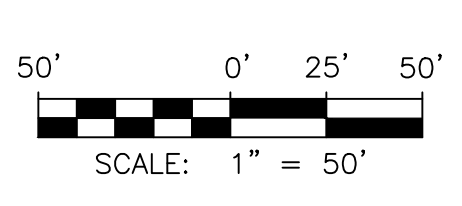
<p>DATE PREPARED: 3/25/2024</p> <p>DESIGNED BY: TP</p> <p>DRAWN BY: DA</p> <p>CHECKED BY: PC</p>	<p>PREPARED BY:</p> <p>X ENGINEERING & CONSULTING, INC. 6 Hutton Centre Drive, Suite 650 Santa Ana, California 92707 949.522.7100 engineeringinc.com</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>APPD</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	BY	DATE	APPD					<p>TENTATIVE TRACT MAP TENTATIVE TRACT MAP 36467 (REVISED-01) SCHEDULE "A" COUNTY OF RIVERSIDE, CALIFORNIA</p>	<p>SHEET 2 OF 4</p>
NO.	BY	DATE	APPD									



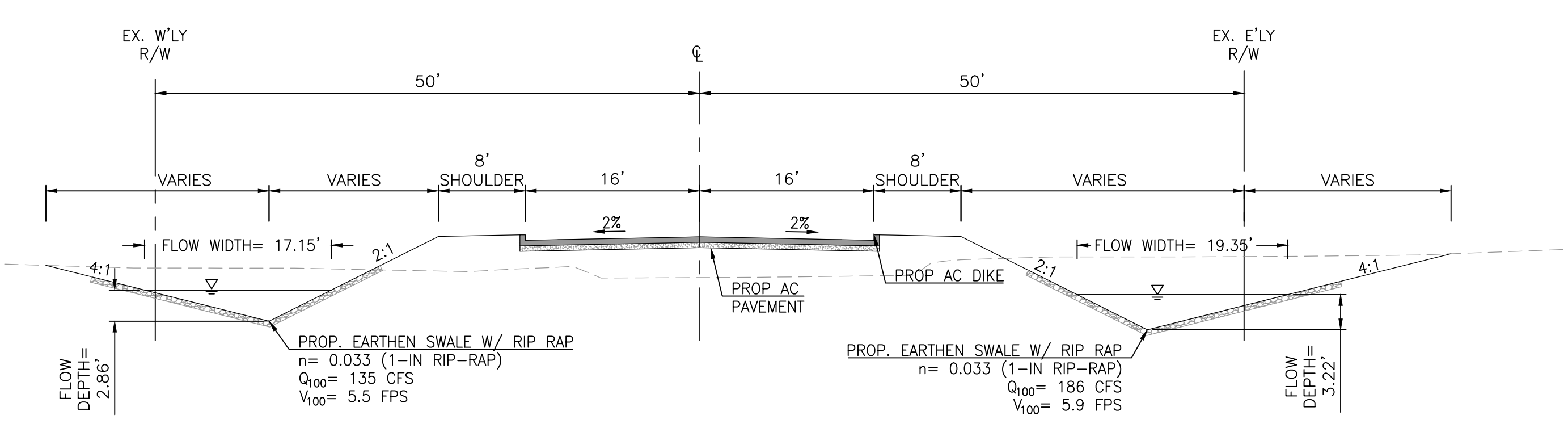
INTERIM CONDITION GRADING AND DRAINAGE DETAIL
SCALE: 1" = 50'



ULTIMATE CONDITION GRADING AND DRAINAGE DETAIL
SCALE: 1" = 50'



S'LY INTERIM LEON ROAD AND BASINS
K
K 3
NETS
MODIFIED STD NO. 106



N'LY INTERIM LEON ROAD
L
L 3
NETS
MODIFIED STD NO. 106

LEGEND

- PLANNING AREA BOUNDARY
- TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED DAYLIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED ELEVATION
- EXISTING ELEVATION
- FLOW LINE
- PROPOSED ROADWAY EASEMENT
- PONDING LIMIT

DATE PREPARED: 3/25/2024
DESIGNED BY: TP
DRAWN BY: DA
CHECKED BY: PC

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

PROFESSIONAL ENGINEER
NO. 73065
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

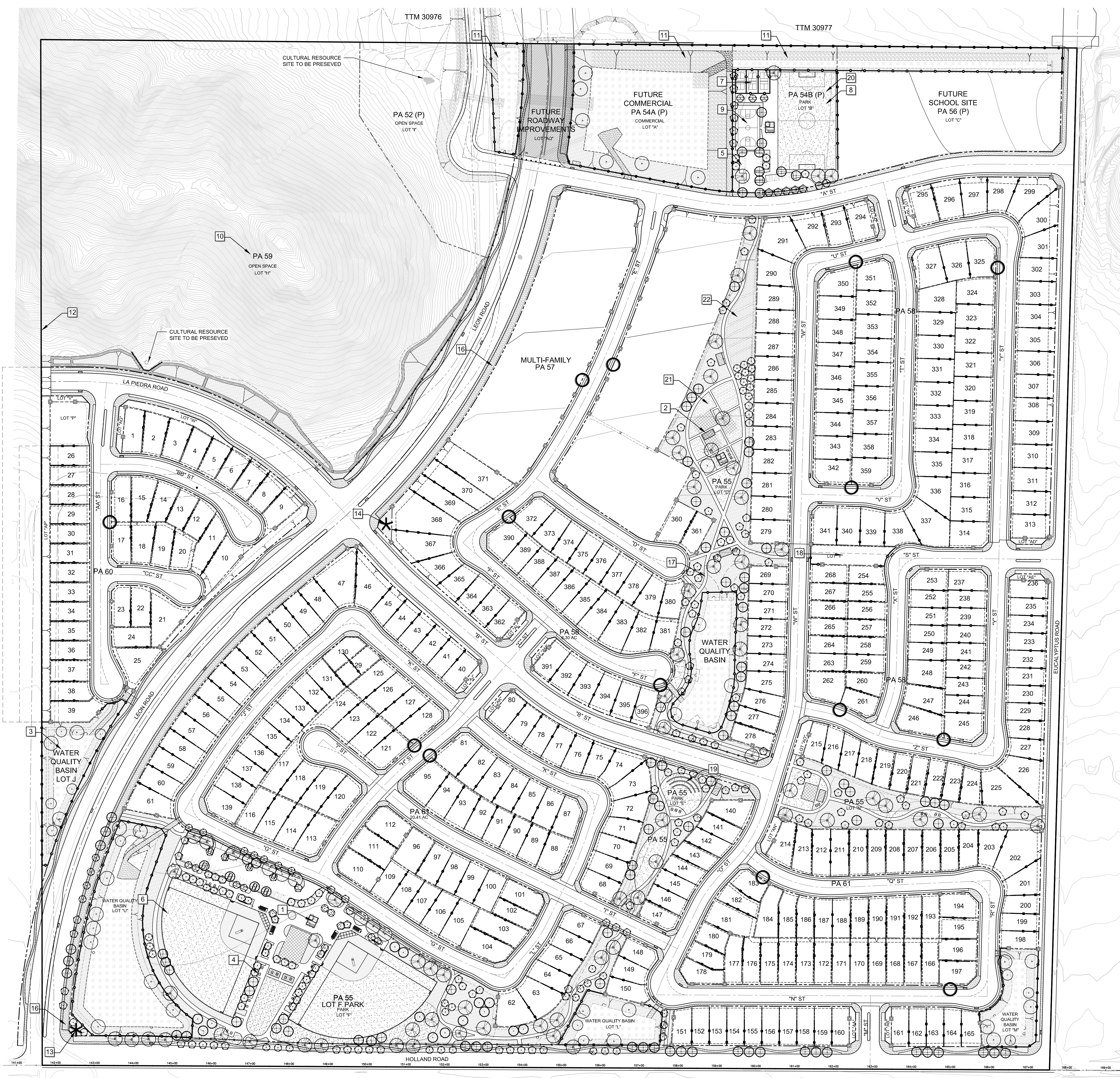
5TH SUBMITTAL - 3/25/2024

GRADING AND DRAINAGE DETAILS
TENTATIVE TRACT MAP 36467
(REVISED-01)
SCHEDULE "A"
COUNTY OF RIVERSIDE, CALIFORNIA

SHEET **3** OF **4**

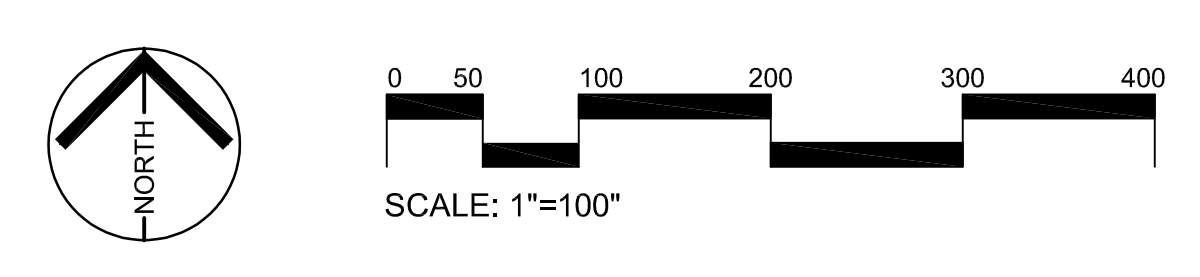
TENTATIVE TRACT MAP - 36467

TENTATIVE APP. PP# _____ DATE SIGNED _____
 REGISTRATION NUMBER _____
 PLAN CHECK OVERSIGHT LLA / O/D _____
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.
 PLAN CHECK OVERSIGHT ENGINEER _____ DATE SIGNED _____
 REGISTRATION NUMBER _____
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



- SITE MAP LEGEND:**
- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | VALLEY-WIDE MAINTAINED PRE-FABRICATED COMFORT STATION W/ CONCESSION STAND, MECHANICAL AND STORAGE ROOM, DRINKING FOUNTAIN AND BOTTLE FILLER, SEE SHEET 2. PERMIT SEPARATELY BY OTHER. (3 TOTAL) |
| 2 | SHADE STRUCTURE (7 TOTAL) |
| 3 | BASIN (5 TOTAL) |
| 4 | PARK PICNIC TABLE (32 TOTAL) PER VALLEY-WIDE STANDARDS, TYP |
| 5 | PARKING LOT |
| 6 | BASEBALL FIELD (250'), PITCHING MOUND, DUGOUTS, BLEACHERS, FENCES AND OUTFIELD PER VALLEY-WIDE STANDARDS |
| 7 | TENNIS COURT |
| 8 | SOCCER FIELD PER VALLEY-WIDE STANDARDS |
| 9 | BASKETBALL COURT |
| 10 | OPEN SPACE / CONSERVATION |
| 11 | INTERIM DETENTION BASIN & INTERCEPTOR CHANNEL |
| 12 | TRACT BOUNDARY |
| 13 | MAJOR ENTRY MONUMENT |
| 14 | NEIGHBORHOOD MONUMENT |
| 15 | EXISTING INFORMAL TRAIL |
| 16 | 15'-6" WIDE REGIONAL TRAIL |
| 17 | 8' WIDE PASEO PEDESTRIAN TRAIL |
| 18 | LOT Y MAINTENANCE EASEMENT |
| 19 | AMPHITHEATER |
| 20 | LOT B FUTURE PARK BY OTHERS |
| 21 | VALLEY-WIDE MAINTAINED EDIBLE COMMUNITY GARDEN |
| 22 | VALLEY-WIDE MAINTAINED POLLINATOR HABITAT |

- SITE MAP LEGEND:**
- | SYMBOL | DESCRIPTION |
|-----------|--|
| [Pattern] | 4" THICK NATURAL GRAY CONCRETE FLATWORK W/ MEDIUM BROOM FINISH PER VALLEY-WIDE STANDARDS |
| [Pattern] | BASEBALL INFIELD MIX |
| [Pattern] | TOT LOT PLAY AREA |
| [Pattern] | TURF AREAS |
| [Pattern] | PLANTING AREA |
| [Pattern] | COMMUNITY / EDIBLE GARDEN |
| [Pattern] | POLLINATOR HABITAT |
| [Pattern] | BASIN BOTTOM PER CIVIL |
| [Symbol] | MAJOR MONUMENT (1X) |
| [Symbol] | NEIGHBORHOOD MONUMENT (1X) |
| [Symbol] | MAILBOXES (14X FOR 359 HOMES & MULTIFAMILY LOTS) |
| [Symbol] | 3-RAIL THEME FENCE |
| [Symbol] | 6' WROUGHT IRON FENCE |
| [Symbol] | VINYL SIDE YARD FENCE |
| [Symbol] | CMU SPLIT FACE BLOCK WALL WITH PILASTERS |
| [Symbol] | SPLIT WALL / VIEW FENCE WITH PILASTERS |



DIGALERT
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG

NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution or revising the plans for approval by the county.

DATE	CHECKED BY	REVISIONS	APPR. DATE	COUNTY

SEAL-LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECT
 462 STEVENS AVENUE, SUITE 107
 SOLANA BEACH, CA 92075-2042
 619-294-8484
 FAX 619-574-0626
 Seal: Allen
 Registered Landscape Architect
 Cert No. 6595 Exp. 12-31-2025

COUNTY OF RIVERSIDE

BENCHMARK:
 SCALE: 1"=100"
 H: _____ V: _____

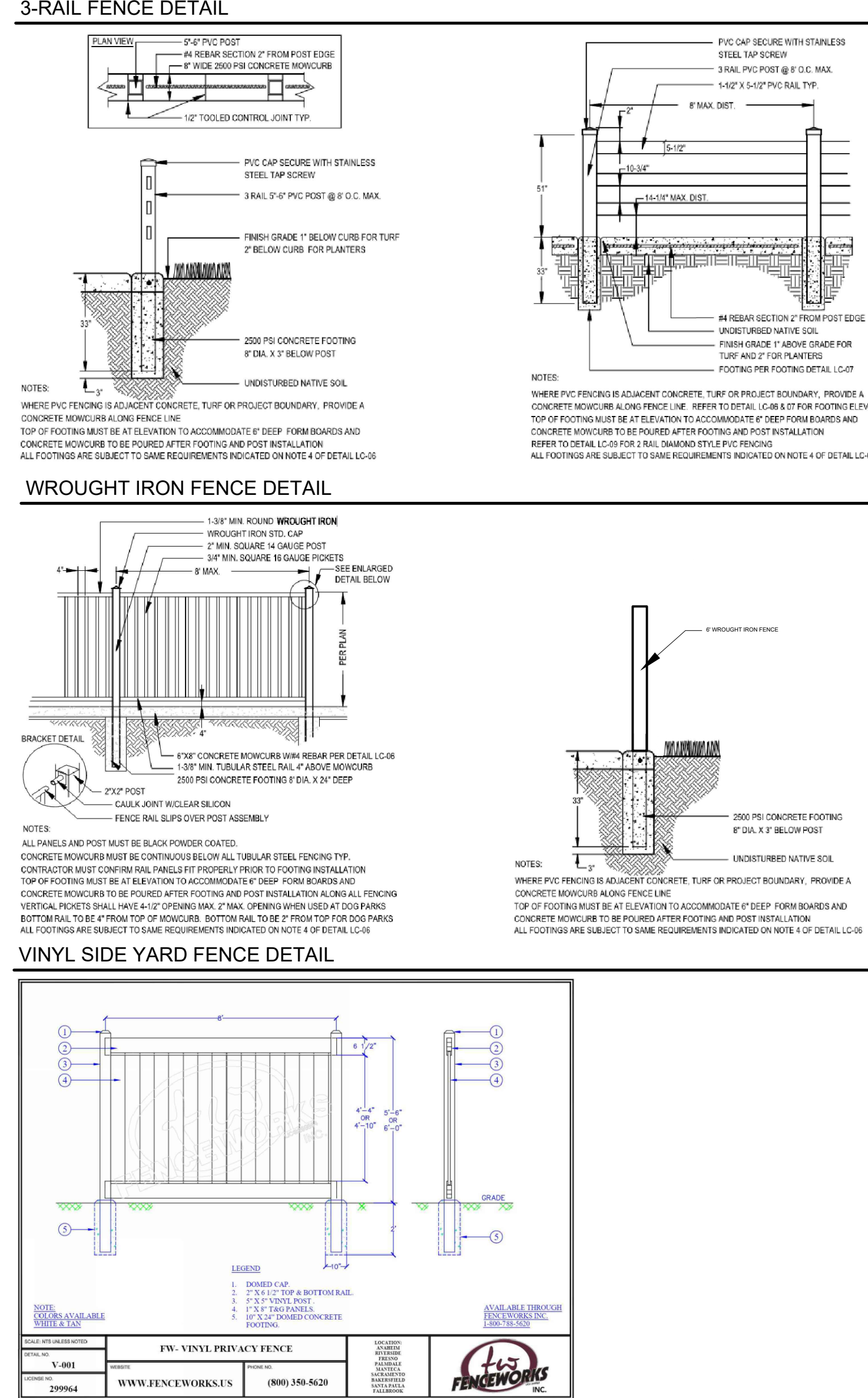
TRACT 36467 PPA
 COUNTY OF RIVERSIDE
 TRACT 36467 SAN PEDRO FARMS TENTATIVE TRACT MAP WALLS & FENCES, PARKS & OPEN SPACES, MONUMENTS, AND MAILBOX MASTER PLAN EXHIBIT L
 1 OF 2 SHEETS
 COUNTY FILE NO. _____

HOLD HARMLESS & INDEMNIFICATION CLAUSE
 CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE DESIGNER.

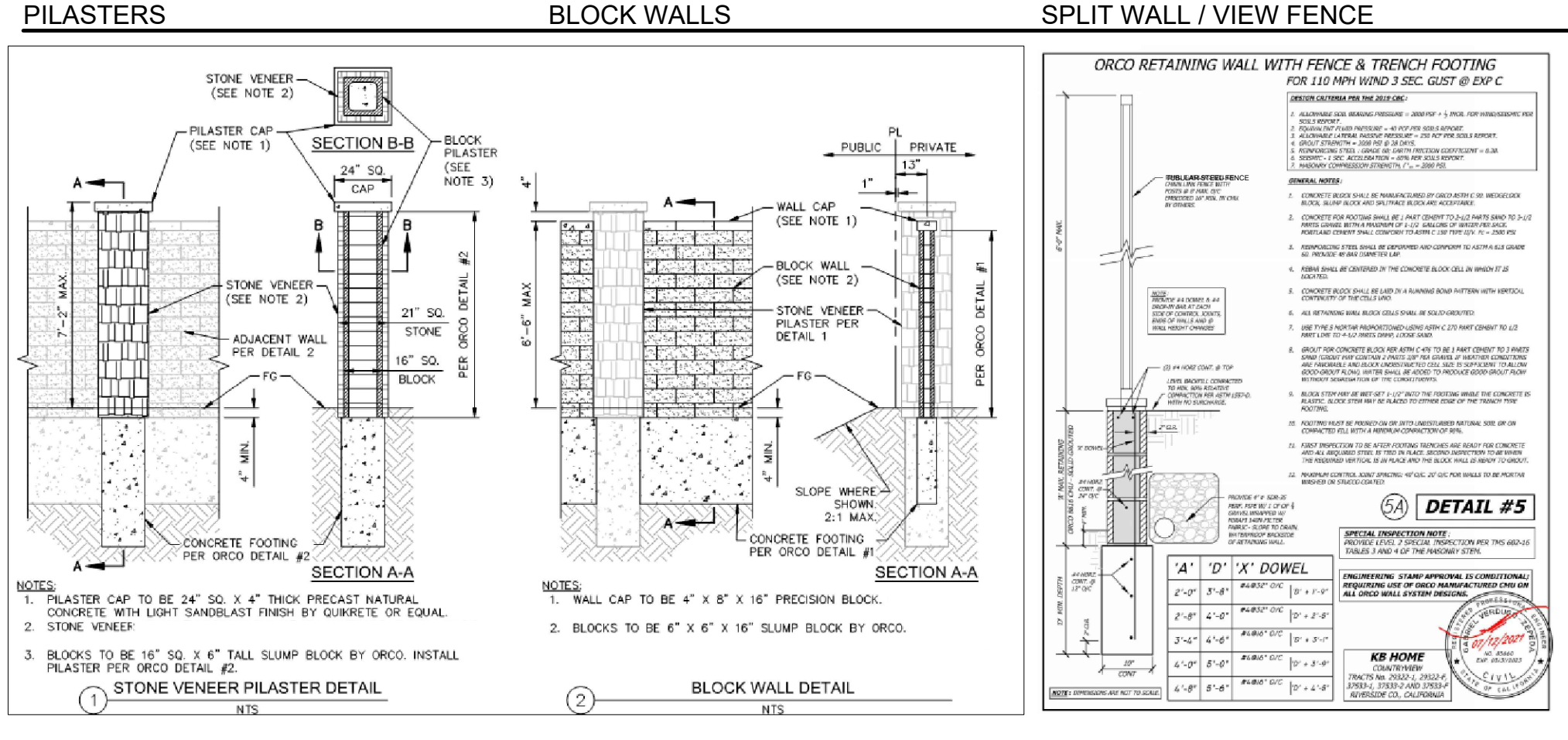
NOT FOR CONSTRUCTION 04-10-2024

TENTATIVE APP. # / DATE SIGNED / REGISTRATION NUMBER / PLAN CHECK OVERSIGHT LLA / ID / APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE) / APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES / DATE SIGNED / REGISTRATION NUMBER / PLAN CHECK OVERSIGHT ENGINEER / APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

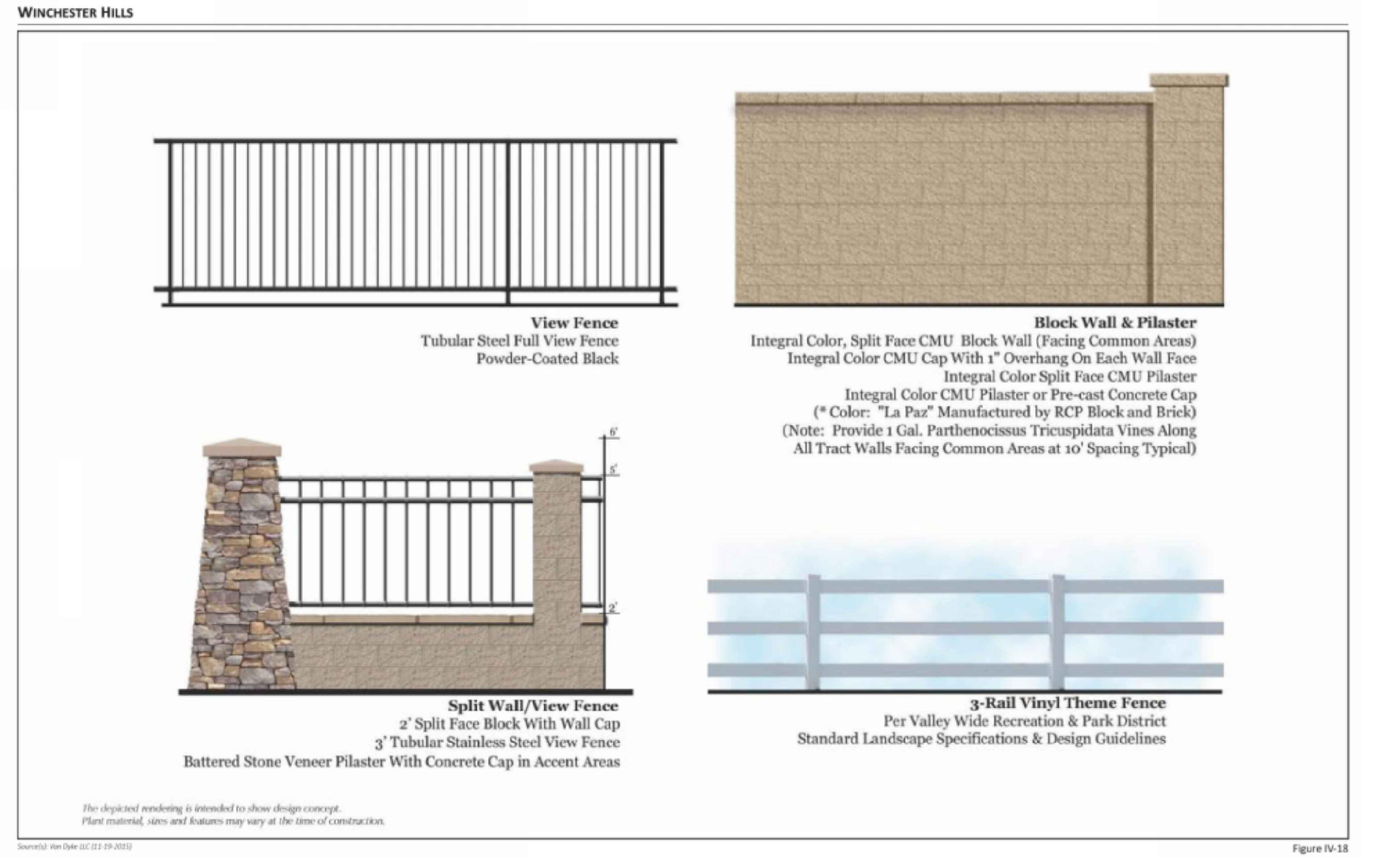
FENCING DETAILS / CROSS-SECTIONS



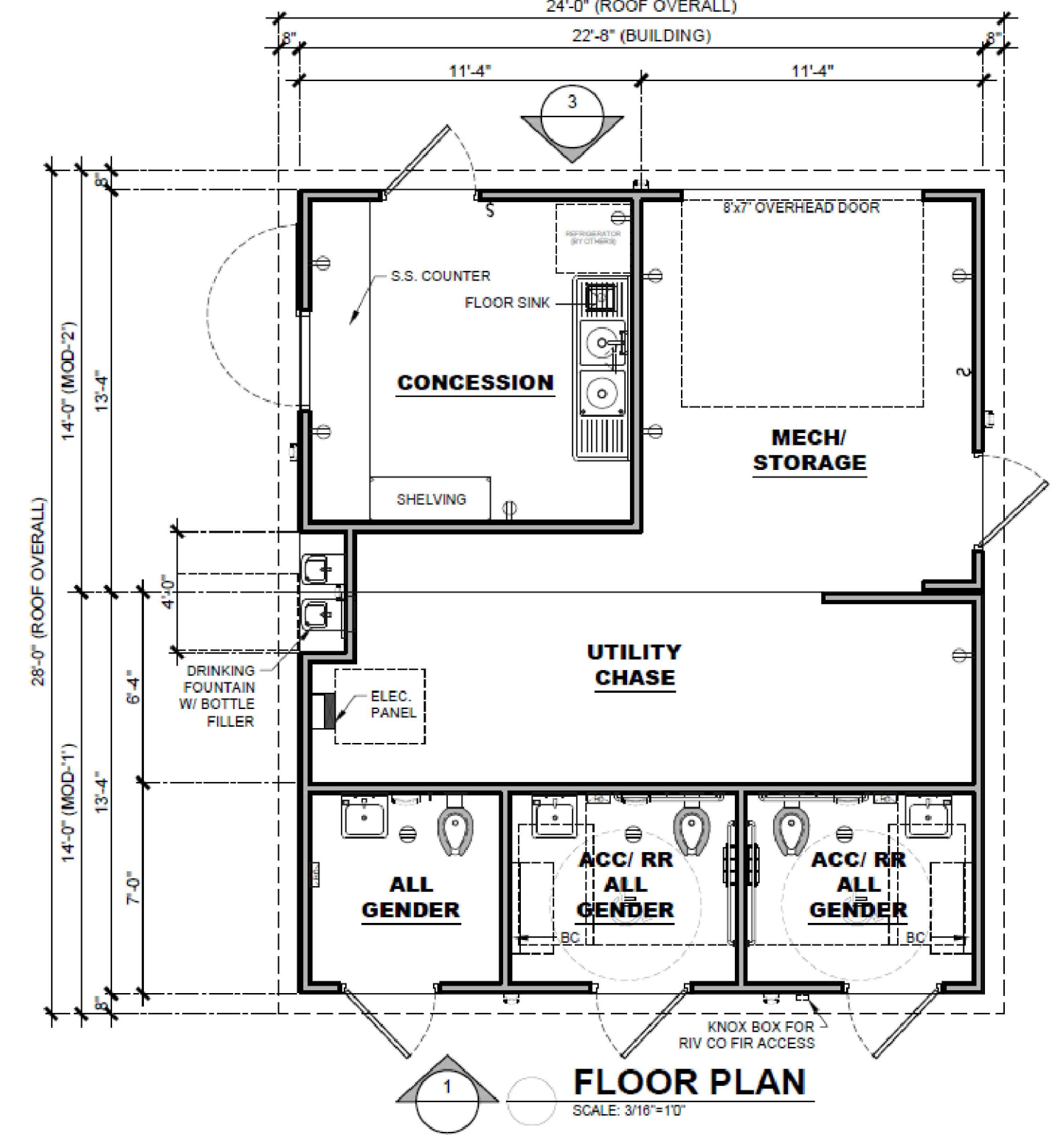
WALL & FENCING DETAILS / CROSS-SECTIONS



WALL & FENCE PRODUCT INFORMATION



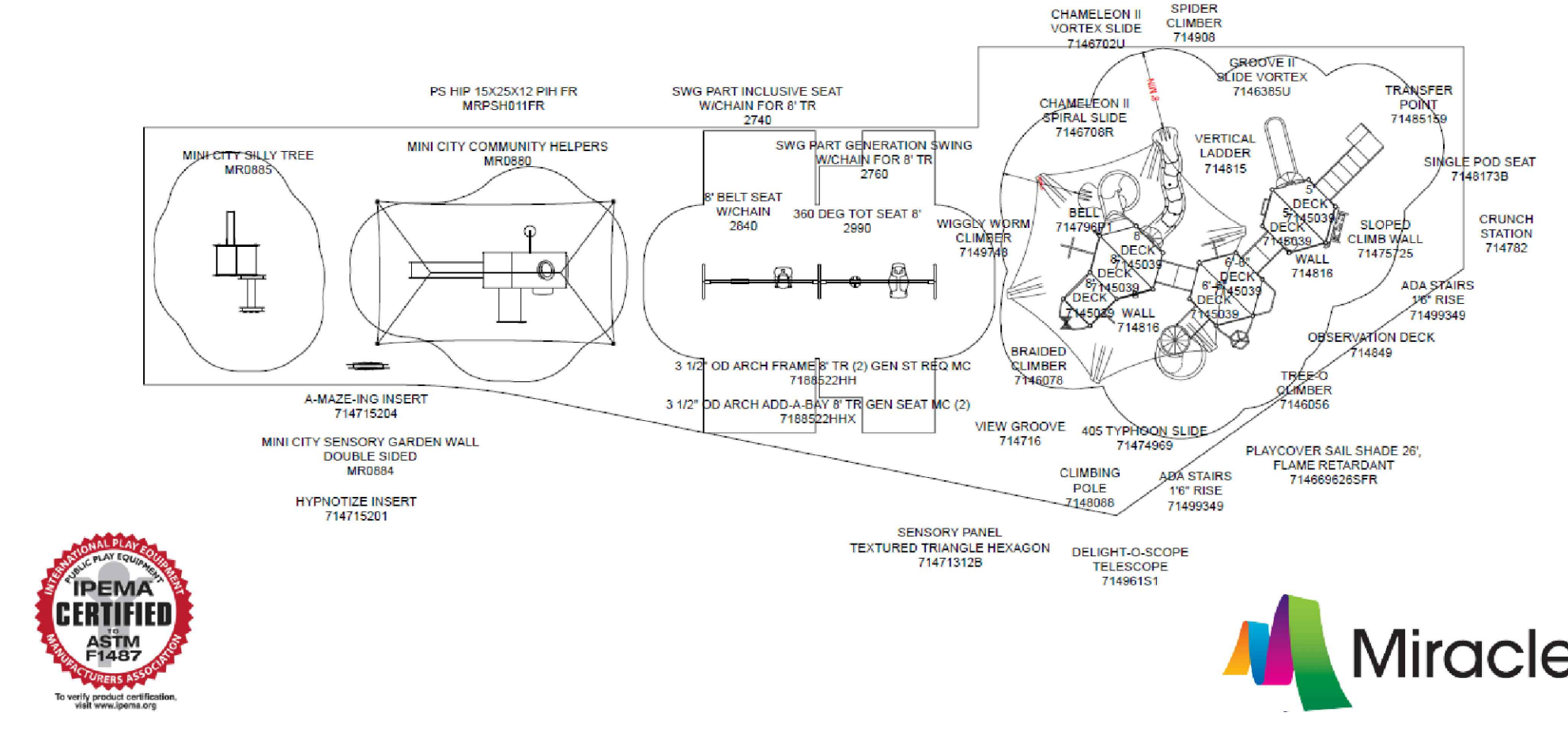
COMFORT STATION PRODUCT INFORMATION



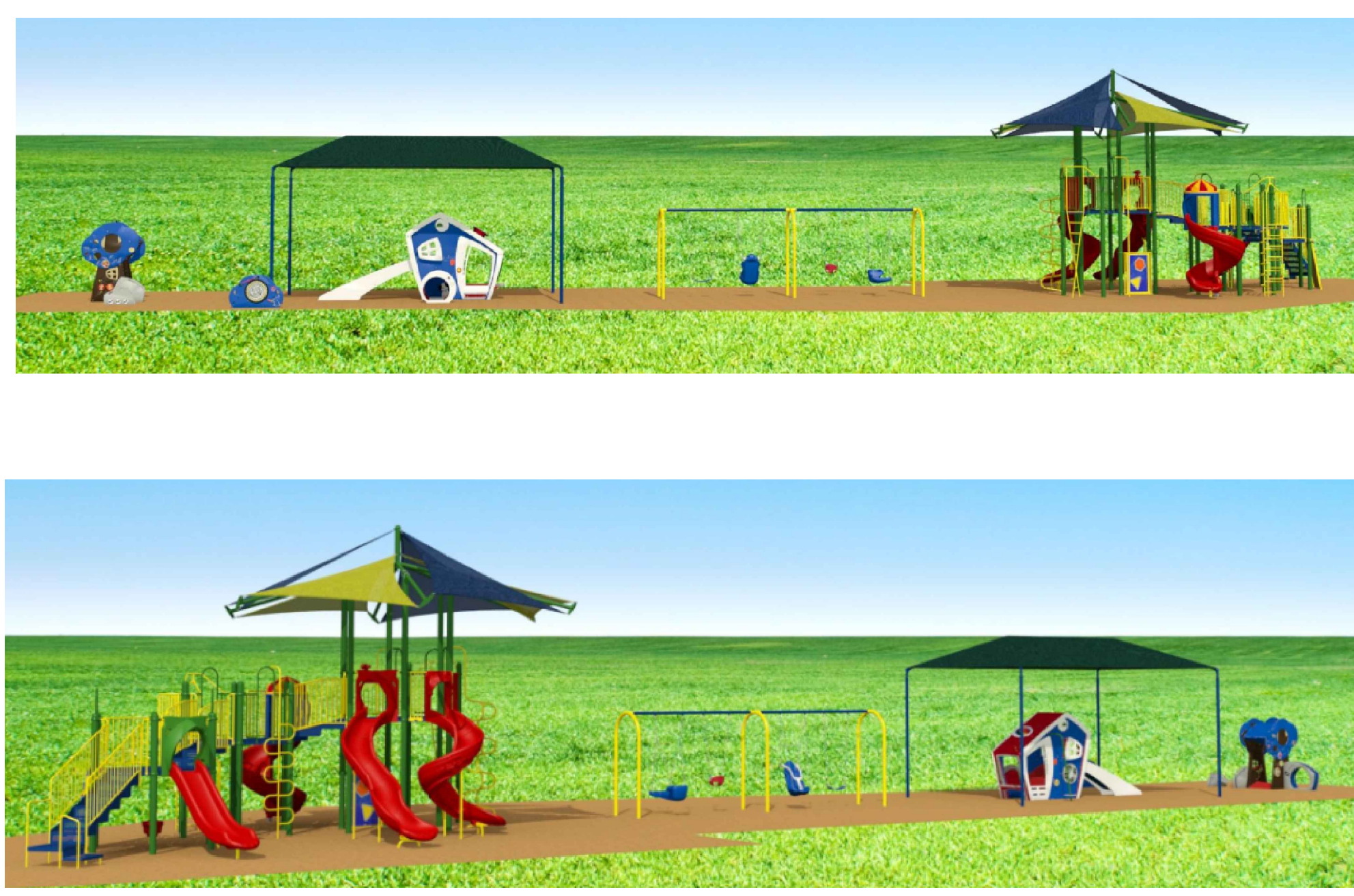
MAJOR COMMUNITY ENTRY MONUMENT



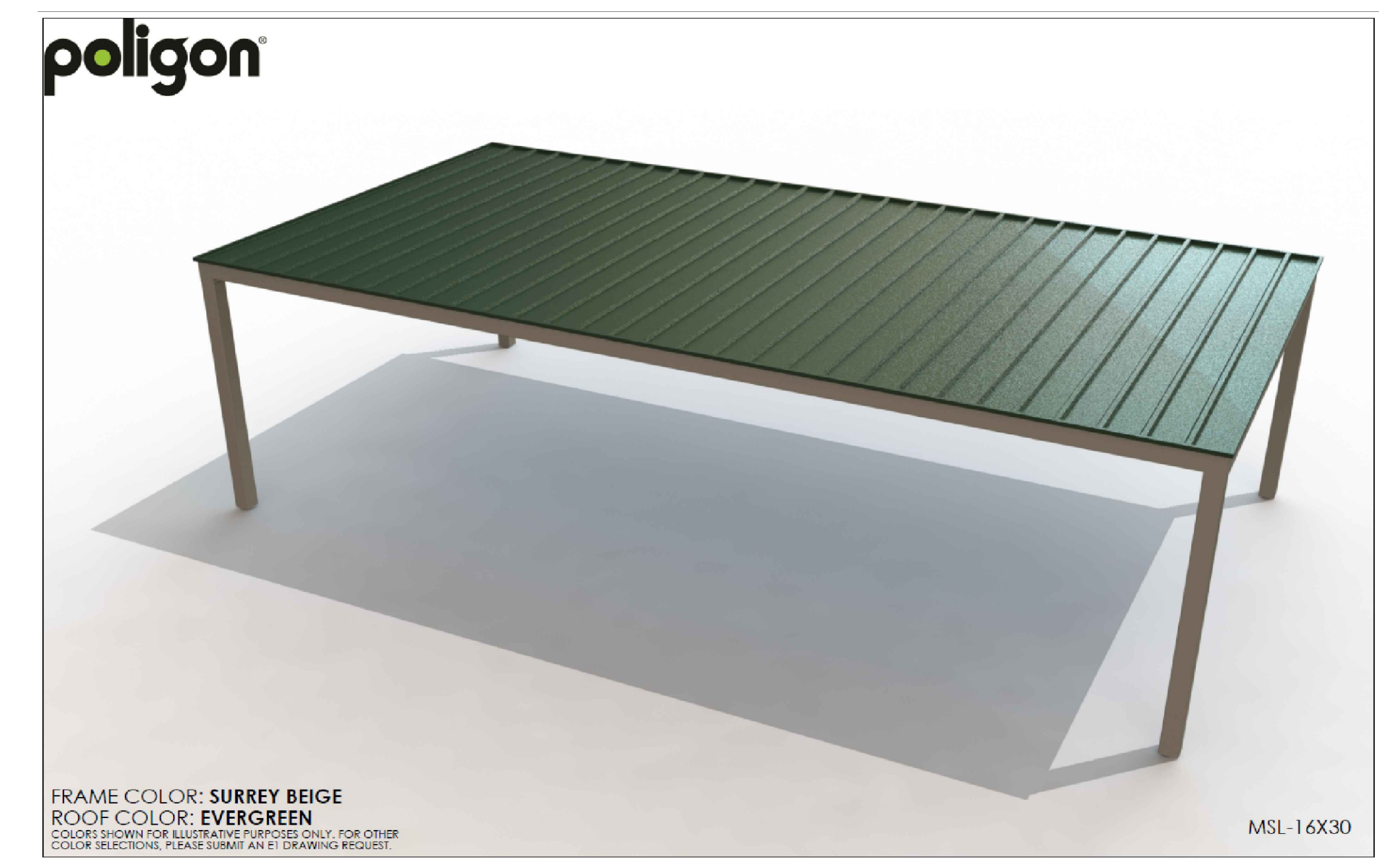
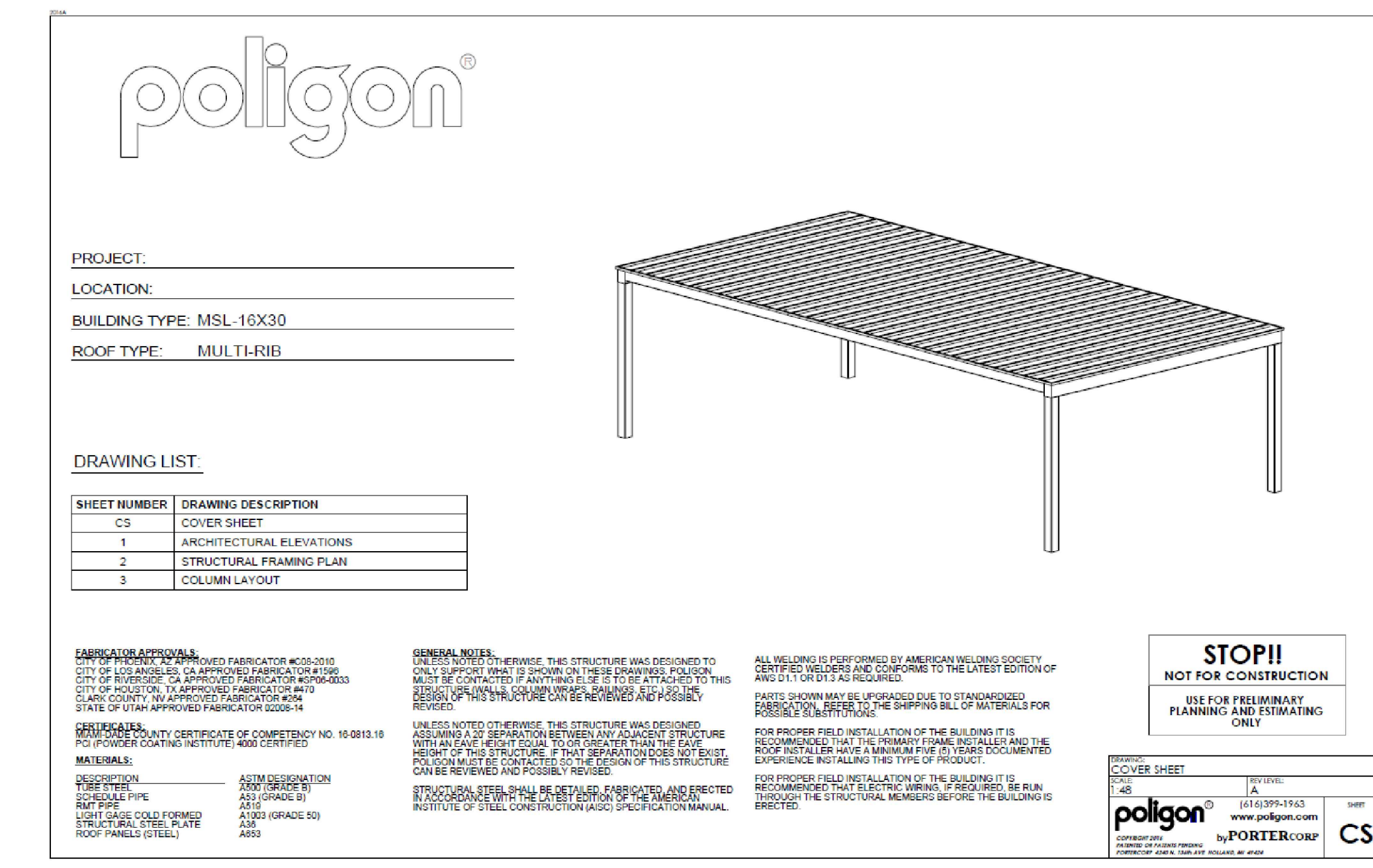
TOT LOT EXAMPLE



NEIGHBORHOOD COMMUNITY ENTRY MONUMENT



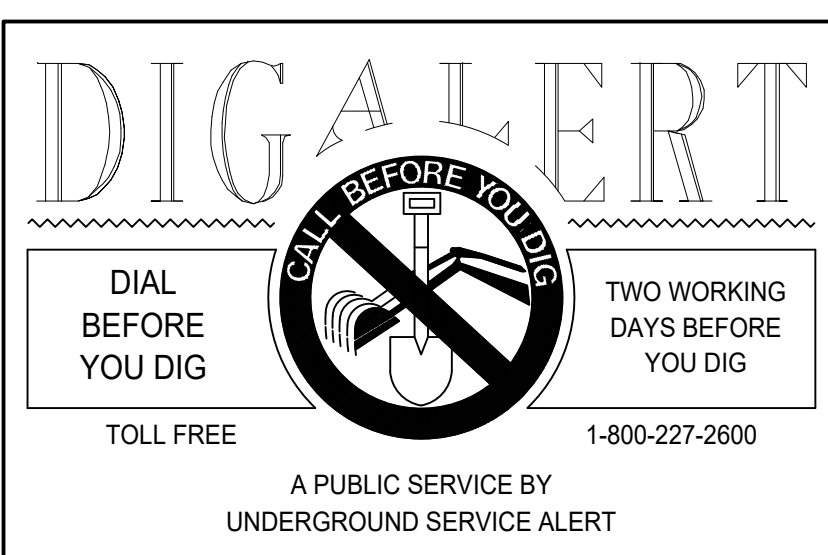
POLIGON SHADE STRUCTURE



POLLINATOR HABITAT



COMMUNITY GARDEN



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

RECOMMENDED FOR APPROVAL	DATE
CHECKED BY	DATE

MARK	BY	DATE	REVISIONS	APPR. DATE	COUNTY

SEA-LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

462 STEVENS AVENUE, SUITE 107
SOLANA BEACH, CA 92075-2042
619-294-8484
FAX 619-574-0626

Stell Allen
Registered Landscape Architect
Cert No. 6595 Exp. 12-31-2025

COUNTY OF RIVERSIDE

BENCHMARK:
SCALE: 1"=100'
H: _____ V: _____

TRACT 36467 PPA
COUNTY OF RIVERSIDE
TRACT 36467 SAN PEDRO FARMS TENTATIVE TRACT MAP WALLS & FENCES, PARKS & OPEN SPACES, MONUMENTS, AND MAILBOX MASTER PLAN
EXHIBIT L SUPPLEMENTAL INFORMATION

SCALE: 1"=100'
H: _____ V: _____

FOR: STELL ALLEN LANDSCAPE ARCHITECTS
2511 N. ALIX DRIVE, SUITE 107, SOLANA BEACH, CA 92075
PHONE: 619-294-8484 FAX: 619-574-0626
WWW.SEA-LLA.COM

W.D. _____

2 OF 2 SHEETS
COUNTY FILE NO. _____

HOLD HARMLESS & INDEMNIFICATION CLAUSE
CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE DESIGNER.

NOT FOR CONSTRUCTION 04-10-2024

RIVERSIDE COUNTY PLANNING DEPARTMENT

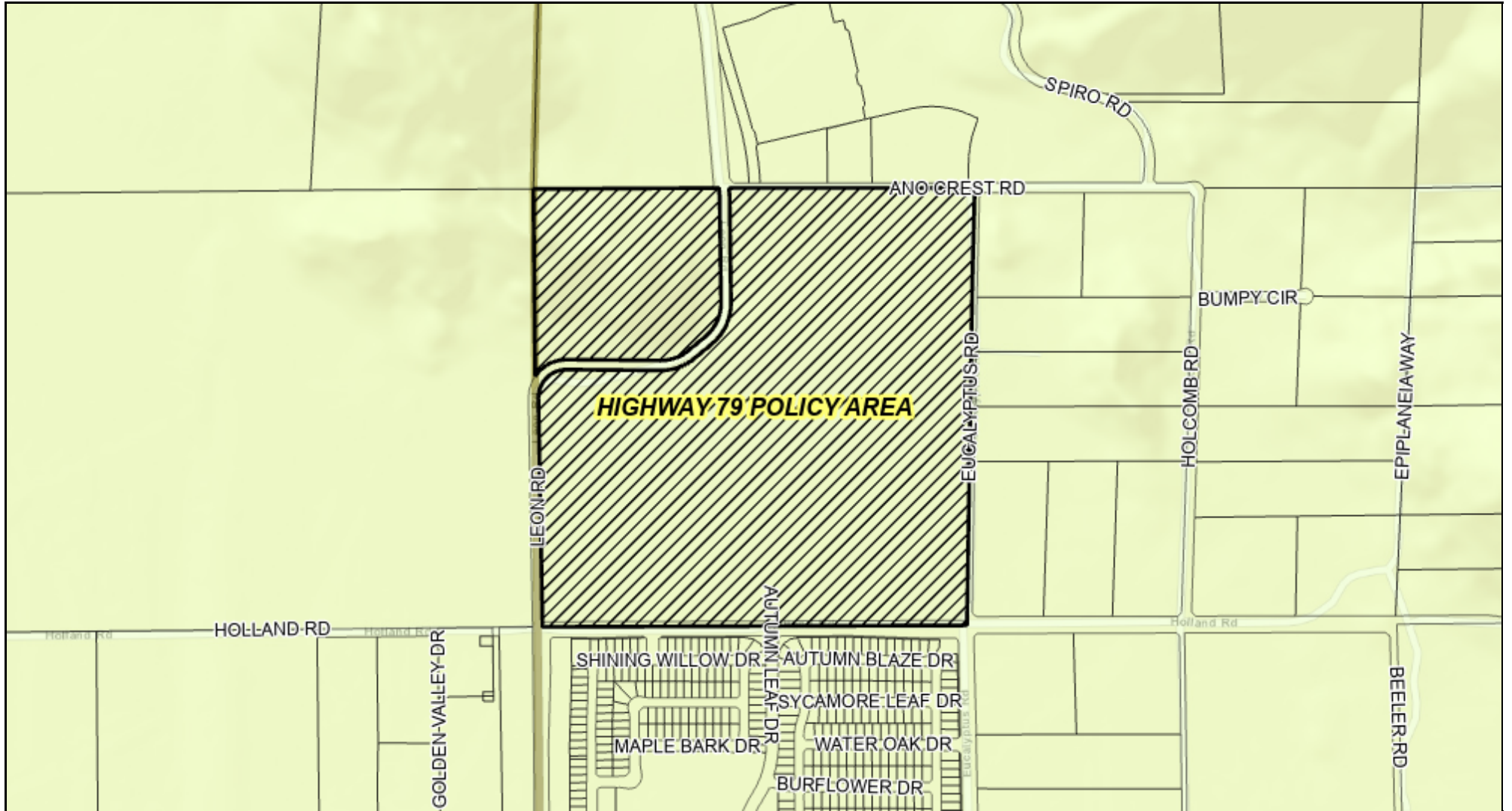
TR36467R01

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

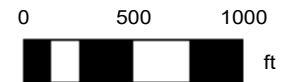
Date: 8-30-2024

District: 3



Zoning Area/District: WINCHESTER

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

TR36467R01

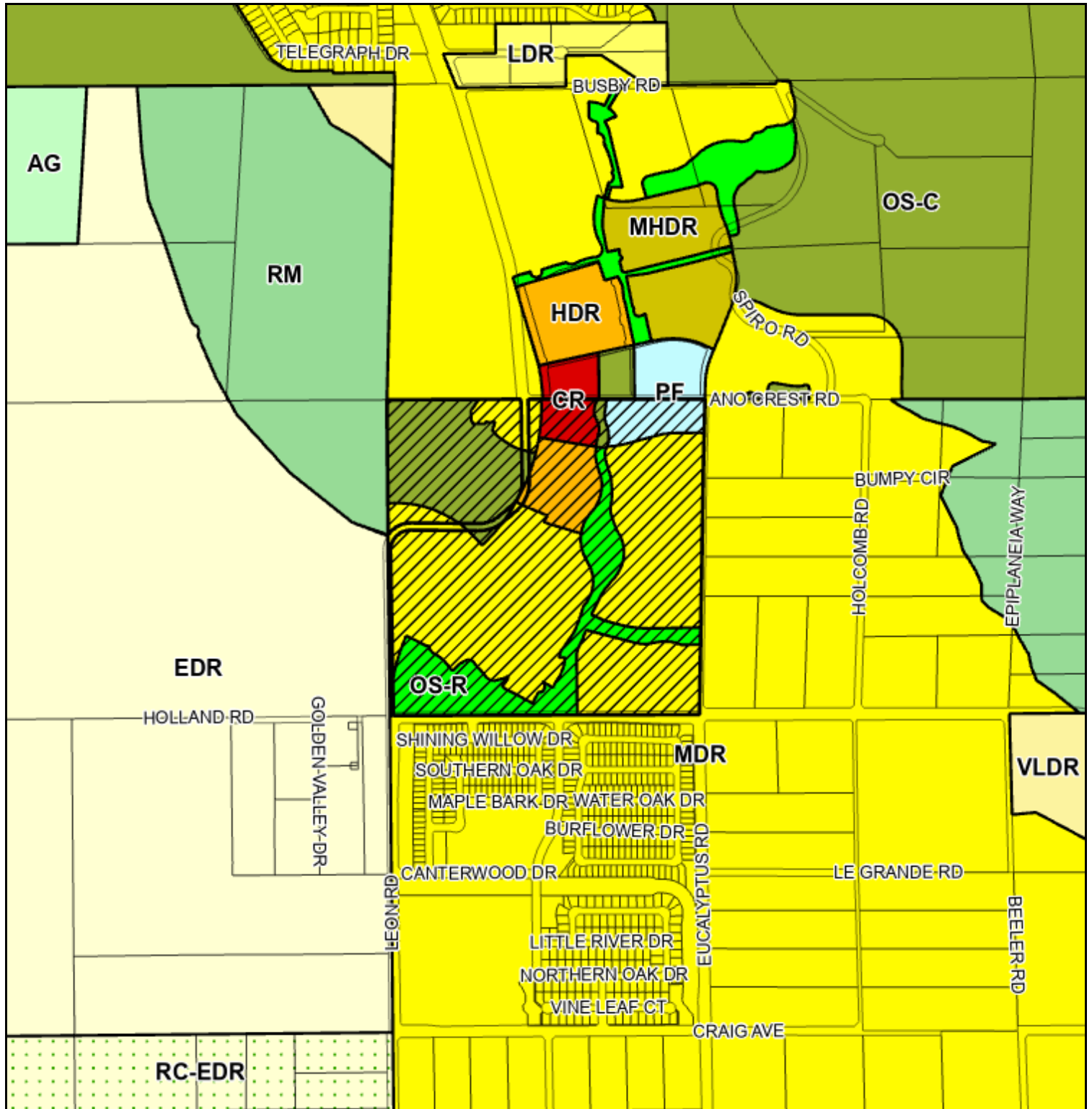
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

Date: 8-30-2024

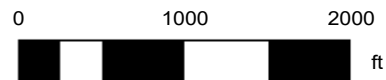
District: 3

Exhibit: 5



Zoning Area/District: WINCHESTER

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36467R01

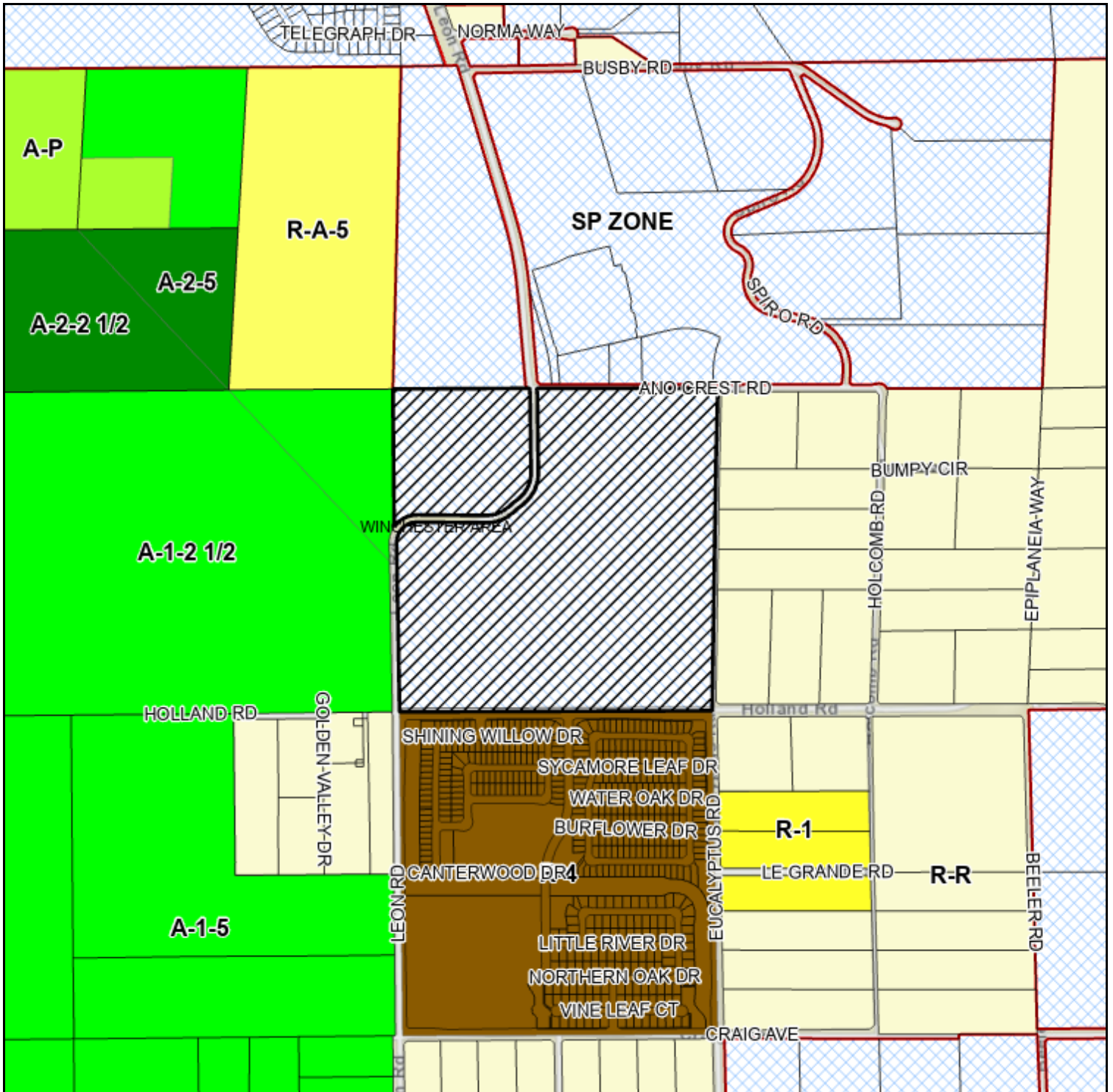
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

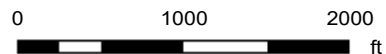
Date: 8-30-2024

Exhibit: 2



Zoning Area/District: WINCHESTER

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36467R01

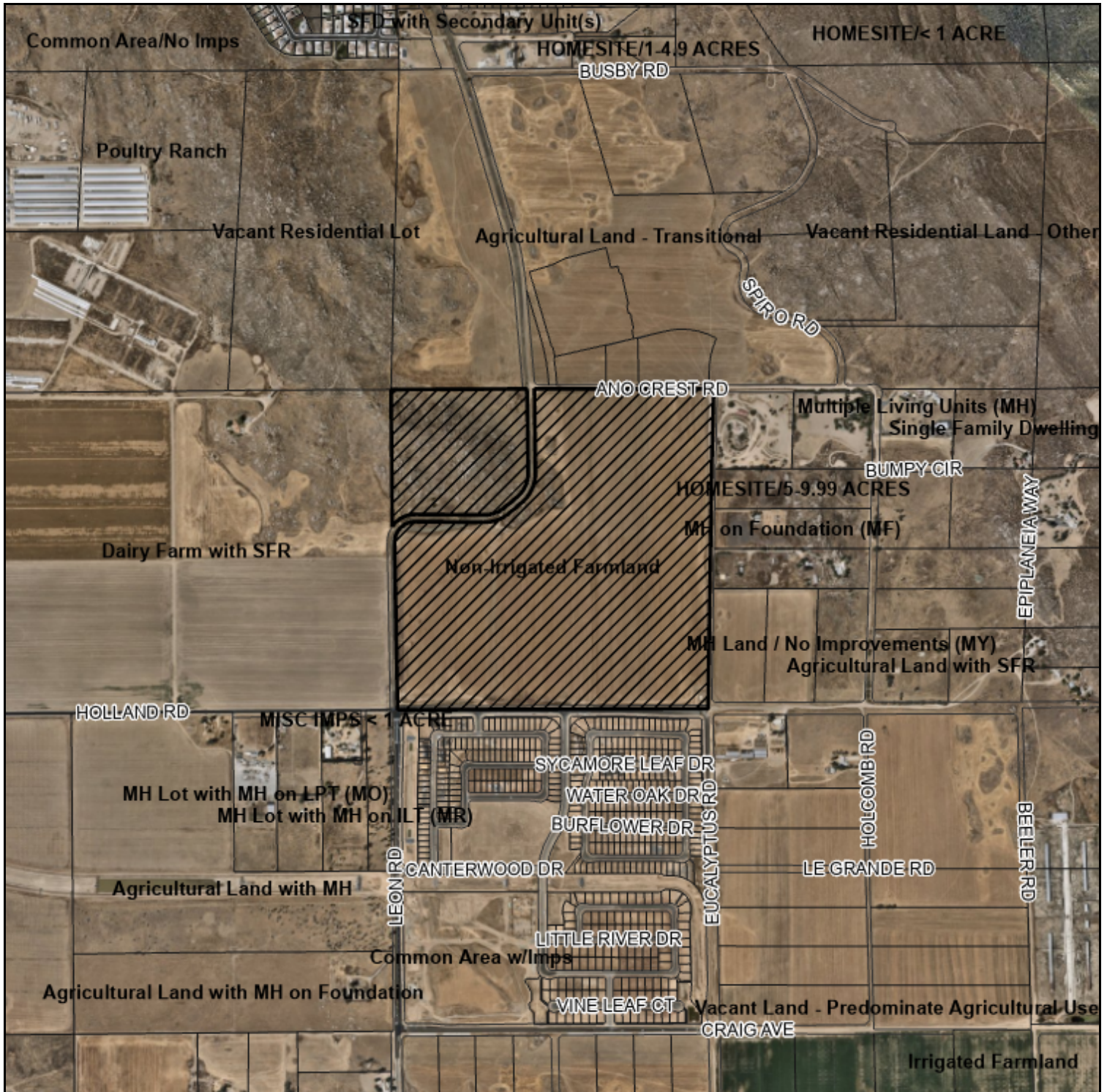
LAND USE

Supervisor:CHUCK WASHINGTON

Date: 8-30-2024

District: 3

Exhibit: 1



Zoning District: WINCHESTER



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

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



10/11/24, 3:59 pm

TR36467R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36467R01. 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 (TR36467R01) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 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 square feet.

The Tentative Tract Map was originally approved with a total of 381 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space lot, 12 basin/swale lots, and 20 private open space lots. The Tentative Tract Map Revision would increase the amount of residential lots to 396, but this is still consistent with the allowed number of dwelling units within the Specific Plan overall and the respective Specific Plan Planning Areas. Since the approval of the Tentative Tract Map, certain elements of the design of the project were not as feasible or efficient in design, in particular the roads and open space areas. The previous alley loaded lot design included in the approved Tentative Tract Map resulted in a large amount of street paving that was not efficient site design. These alley loaded lots have been removed and replaced with more typical front loaded lot design in the proposed Tentative Tract Map Revision.

The open space design in the Tentative Tract Map Revision is modified for greater efficiency and usability as the prior open space design left more isolated and smaller open space areas and the Revision provides for larger consolidated open space areas with improved connection between them and with the residential areas. Of particular note is the increase in size of the PA 55 main park area in the southwest corner of the site from 5.61 acres to 8.1 acres. Another item to note is the realignment of PA 55's northern reach from an area that was functionally a park in a median area that made access and usability difficult to an area in between residential lots and that provided greater north to south pedestrian connection.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)

The Tentative Tract Map Revision would retain the lots for future development of schools (PA 56), commercial (PA 54A), and High Density Residential (PA 57) in the northern portion of the subdivision.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan Design Guidelines

Advisory Notification. 4 AND - Exhibits

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

Tentative Map, Exhibit A, dated 5/9/2024.

Exhibit L (Conceptual Landscape Plan), dated 5/9/2024.

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

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. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TR36467R01 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 TR36467R01, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Advisory Notification. 7 AND - Mitigation Measures

Mitigation Measures from the Specific Plan's Environmental Impact Report have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the Specific Plan Environmental Impact Report.

Fire

Fire. 1 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 2022 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 Department Fire Protection Water Supply and Access Review – The Fire Department will require a submittal of a site plan, building information and other supporting documentation for the review of required fire protection water supply and access. Reference CFC 503 and CFC 507
2. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

FLOOD HAZARD REPORT (cont.)

TR 36467 R1
FLOOD HAZARD REPORT
DAC DATE: 5/9/24

TR 36467 R1 consists of approximately 159 acres and is bound by Ano Crest Road to the north, Eucalyptus Road to the east, Holland Road to the south, and Leon Road to the west. The project consists of 394 residential lots, a school lot, commercial lot, recreational vehicle (RV)/boat storage lot, homeowner's association (HOA) recreation area lot, 3 parking lots, an open space lot, multiple basin and/or swale lots, and multiple private open space lots. TR 36467 was originally approved in July 2016. This case is being revised to increase the park area to 9.6 acres and reduce the streets and alleys by 322,00 square feet. TR 36467 R1 is a part of the Winchester Hills Specific Plan (SP 293).

This site receives substantial sheet flow runoff from a hilly watershed of approximately 320 acres from the north. The existing site drains in a southwesterly direction. Per the hydrology report dated May 2024, this project is dependent on the downstream Holland Channel built by TR 37439 (to the south) which is currently awaiting plan check approval. The report notes that TR 36467 R1 is currently planned to be developed after the completion of the drainage infrastructure for TR 37439. The improvements by the downstream development are necessary for the drainage of this project and shall be completed prior to the construction of this project. The hydrology report analysis was completed with the "existing" condition analysis assuming the completion of those surrounding projects. In the event that this project is developed before the projects to the north, this project shall incorporate appropriate drainage infrastructure. TR 30976 and 30977 to the north are also currently awaiting plan check approval.

The ultimate alignment of Leon Road shifts the northern portion of Leon Road to the east. Once TR 30976 and 30977 are constructed, the ultimate alignment of Leon Road will be used. In the interim condition, a slightly amended alignment is being proposed by TR 36467 R1 which will utilize the existing road alignment to the north of the project.

The ultimate condition assumes a detention basin built by TR 30976 and 30977 north TR 36467 R1 to reduce flows before entering TR 36467 R1. In the interim condition before the offsite basin is built, TR 36467 R1 proposes to construct an interim collection basin and interim detention basin at the northern edge of the project site to collect the offsite flows. These basins are to be maintained by CFD or as approved by the Transportation Department. A graded area west of the current alignment of Leon Road collects approximately 185 cfs of offsite flows and conveys it to the interim collector basin via 3-36" RCP culverts. The interim collector basin collects an additional 230 cfs of offsite flows and conveys these flows east to the interim detention basin via 4-48" RCP culverts. Approximately 90 cfs from the northeastern portion of the site are collected via an interim interceptor channel located on the future park Lot B and school Lot C and routes flows to the interim detention basin. Downstream of the basin, offsite flows are combined with the majority of the onsite flows and are collected and conveyed on Leon Rd via a proposed 4ftx8ft RCB which the District will take over for operations and maintenance. The District requires a minimum of 7' in height for RCBs. However, per the hydrology report, it is infeasible for this project to meet this requirement. Considering the design elevation constraints set by the pending Leon Road Storm Drain (DWG 4-1216) in the southwest corner of the project, utility crossings and maintaining a minimum 4ft pipe cover a maximum 4 foot tall RCB is feasible for this project. To minimize maintenance for the RCB due to the limited height, the design will include features to prevent sedimentation within the system. For example, there are proposed

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

basins upstream to collect sediment and debris prior to entering the system and the grades of the proposed RCB will be considered self-cleaning.

There are minimal offsite flows from the eastern portion of the site. The northern side of the eastern border collects flows via a catch basin on "S" Street. The southern side of the eastern border collects flows into water quality Basin C at the southeastern corner of the project site.

This project proposes connections to TR 37439 to the south at two locations: one at Holland Rd and Leon Rd and one at Holland Road and Eucalyptus Rd.

The proposed 4'x8' RCB that collects the outflow from the interim detention basin continues south on Leon Road to Holland Road. This facility collects the majority of onsite flows downstream of several water quality basins. TR 37439 proposes a 7'x8' RCB culvert under Holland Road near the intersection with Leon Road which will have the capacity to convey 503 cfs in the ultimate condition (DWG 4-1216). TR 36467 R1 proposes to convey 383 cfs to the connection at Leon Road.

TR 37439 proposes a 78" storm drain under Holland Road at the intersection with Eucalyptus Road that has the capacity to convey approximately 300 cfs in the ultimate condition (DWG 4-1217). However, due to the majority of the flows being collected on Leon Road, the proposed flowrate from this project is approximately 15 cfs at this connection.

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

Please note that all proposed storm drain improvements collecting and/or conveying the 100-year storm event shall be maintained by County Transportation Department, if smaller than 36" or equivalent, or Flood Control, if larger than 36" or equivalent, (based on the MOU) and shall be designed to the corresponding standards.

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

This project proposes several areas of offsite grading and improvements shown on the property of TR 30976 and 30977. A permission letter signed by the owners of TR 30976 and 30977 dated May 21, 2024, has been provided acknowledging the proposed improvements and provides permission for right of entry and permission to grade.

The submitted hydrology and hydraulic analysis has been reviewed by the District and has been deemed satisfactory for entitlement level approval. Additional and/or revised analysis may be required for plan check approval.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Plans indicate that the tract may be developed in two phases, with the residential portion of the site being developed first followed by the school and commercial portion after drainage improvements are constructed by TR 30976 and 30977. 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. TR 30976 and 30977 improvements are necessary to protect the site from flood hazards and allow the removal of the interim interceptor channel and basin. The construction of all necessary improvements along with easement and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual change (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map. See Flood conditions 50/60 PHASING.

Any questions pertaining to this project may be directed to Ava Moussavi at 951-955-4954 or amoussav@rivco.org.

Planning

Planning. 1 015 - 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. 2 90 Days to Protest

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

Planning. 3 CONCEPTUAL PHASE GRADING

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

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. 461.11.

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

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>.

Transportation. 2 RCTD-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.

I-215 Southbound Ramps (NS) at:
Newport Road (EW)

I-215 Northbound Ramps (NS) at:
Newport Road (EW)

Antelope Road (NS) at:
Newport Road (EW)

Menifee Road (NS) at:
Newport Road (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)

Rice Road (NS) at:
Domenigoni Parkway (EW)

SR-79 (Winchester Road) (NS) at:
Domenigoni Parkway (EW)

Leon Road (NS) at:
Holland Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 RCTD-MAP - TS/Conditions (cont.)

Scott Road (EW)

SR-79 (Winchester Road) at:
Simpson Road (EW)
Olive Street (EW)

Leon Road (NS) at:
Project Street "A" (EW)
La Piedra Road (EW)

Project Street "B" (NS) at:
Holland Road (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.

Waste Resources

Waste Resources. 1 Waste - General

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

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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.,

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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

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Parcel: 466350018

50. Prior To Map Recordation

E Health

050 - E Health. 1 No Water System Not Satisfied

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

Fire

050 - Fire. 1 Fire - Prior to Map Recordation Not Satisfied

Hazardous Vegetation and Fuel Management Plan - 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.

050 - Fire. 2 Fire - Prior to Map Recordation Not Satisfied

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

050 - Fire. 3 Fire - Prior to Map Recordation Not Satisfied

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

050 - Fire. 4 Fire - Prior to Map Recordation Not Satisfied

The following note shall be included on the Environmental Constraint Sheet or equivalent: "Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations."

050 - Fire. 5 Fire - Prior to Map Recordation Not Satisfied

Provide information on complying with requirements for the Setback of Structures for Defensible Space from the California Code of Regulations Title 14 Section 1276.01.

050 - Fire. 6 Fire - Prior to Map Recordation Not Satisfied

The following note shall be included on the Environmental Constraint Sheet or equivalent: "Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Additional requirements may be required pursuant to this plan."

Flood

050 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND 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

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50. Prior To Map Recordation

Flood

050 - Flood. 3 Phasing (cont.) 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. 4 Submit ECS & Final Map Not Satisfied

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

050 - Flood. 5 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.

050 - Flood. 6 Written Permission for Grading Not Satisfied

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

Planning

050 - Planning. 1 AG/DAIRY NOTIFICATION Not Satisfied

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

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

050 - Planning. 2 ANNEX TO PARK DISTRICT Not Satisfied

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

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

Plan: TR36467R01

Parcel: 466350018

50. Prior To Map Recordation

Planning

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

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

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

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

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

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

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

Plan: TR36467R01

Parcel: 466350018

50. Prior To Map Recordation

Planning

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

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. 4 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

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

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

050 - Planning. 5 ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Lot Nos. 1-2, 14-19, 21-39 as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those

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Planning

050 - Planning. 5 ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied
lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 6 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. 7 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. 8 Finalize MOU for Parks in SP00293 Not Satisfied
Prior to recordation of the final map, finalization of the Memorandum of Understanding (MOU) for the Public Parks Implementation Agreement for Specific Plan No. 293 is required. Satisfaction of this condition of approval can only be determined by the TLMA Director or TLMA Assistant Director.

050 - Planning. 9 PA 28B PARK AGREEMENT Not Satisfied
Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4. Excerpt from SP293A5, Section G. (Project Phasing Plan), Section 3 (Cost Sharing and Benefit Area Description), Subsection 4 (on page II-37 of SP document): "4. Regional Building Permit-Park Fee Agreement shall be required amongst the Property Owners, hereinafter known as the "Owners" within this Specific Plan 293 and each Property Owner shall be required to execute said Agreement as "Owners," and each individually, as an "Owner" along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD"). It is understood that each Owner owns a portion of that certain real property in the County of Riverside hereinafter known as the "County", more specifically described as the Winchester Specific Plan 293 (the "Specific Plan")."

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-MAP – ECS SHALL BE PREPARED Not Satisfied
Project must 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 final exhibit for recordation.

Prior to a grading permit being issued, an ECS must be on the final exhibit and all maps for recordation as referenced showing areas outside the impact area on Figure 10 in the document, SAN PEDRO FARMS General MSHCP Habitat Assessment and Consistency Analysis Unincorporated Riverside County, prepared by ESA, updated November 24, 2015. These areas are designated as Non-Native Grassland, Disturbed Non-Native Grassland, Riversidean Sage Scrub, and Disturbed Riversidean Sage Scrub on Figure 10,

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Survey

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

Lot access shall be restricted on Holland Road, Leon Road, La Piedra Road and Eucalyptus Road, B Street, the south side of the A Street and Enhance Entry Streets AA, C, E, H, M, S and T and so noted on the final map.

050 - Survey. 2 RCTD-MAP - 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 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. 3 RCTD-MAP - Vacation Not Satisfied

The project proponent has submitted a design that necessitates a vacation of the existing dedicated rights-of-way along Leon Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Leon 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.

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

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

Transportation

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

Landscape Common Area CCRs

The developer/ permit holder shall:

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

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Transportation

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

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

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

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

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

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

050 - Transportation. 2 050 - Transportation - Sidewalk, trail & landscape buffer Not Satisfied

Sidewalk, trail & landscape buffer along easterly parkway of Leon Rd.

The layout of sidewalk, trail, and landscape buffer along easterly parkway of Leon Road shall match to Tract 30976 & 30977.

050 - Transportation. 3 RCTD-MAP - Annexation into a Maintenance District Not Satisfied

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

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

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

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

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Transportation

- 050 - Transportation. 3 RCTD-MAP - Annexation into a Maintenance District (cont.) Not Satisfied
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

- 050 - Transportation. 4 RCTD-MAP - 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. 5 RCTD-MAP - Coordination with Others Not Satisfied

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

_Coordinate with TR30976, TR30977 and TTM37439, IP220005, IP230021 & IP230022

- 050 - Transportation. 6 RCTD-MAP - Landscaping Design Plans Not Satisfied

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

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

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Transportation

050 - Transportation. 6 RCTD-MAP - Landscaping Design Plans (cont.) Not Satisfied
Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 7 RCTD-MAP - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Leon Road on the project side, from Holland Road to Street A, shall be conveyed for public use to provide for a 130.5 FT full-width right-of-way per Standard No. 92, Ordinance No. 461.11. Modified the right of way full-width in Standard No. 92 to 130.5 Ft. Sufficient public street right-of-way along Leon Road as it approaches La Piedra Road on the project side shall be conveyed for public use to provide for a 140.5 FT full-width right-of-way per Standard No. 92, page 2 of 2, Ordinance No. 461.11. Modified the full-width right of way width in standard No 92 to 140.5 Ft.

Sufficient public street right-of-way along Holland 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 Holland Road as it approaches Leon Road on the project side shall be conveyed for public use to provide for a 76 FT full-width right-of-way per Standard No. 93, page 2 of 2, Ordinance No. 461.11.

Sufficient public street right-of-way along La Piedra Road and Street B on the project side shall be conveyed for public use to provide for a 74 FT full-width right-of-way per Standard No. 103, Ordinance No. 461.11. Sufficient public street right-of-way along La Piedra Road as it approaches Leon Road on the project side shall be conveyed for public use to provide for a 96 FT full-width right-of-way per modified Standard No. 103, with 59 FT half-width right of way on the south side of the street centerline.

Sufficient public street right-of-way along Eucalyptus Road on the project side shall be conveyed for public use to provide for a 37 FT half-width right-of-way per Standard No. 103, Ordinance No. 461.11.

Sufficient public street right-of-way along the Entry Street AA, C, E, H, M, S, and T on the project side shall be conveyed for public use to provide for a 76 FT full-width right-of-way per Standard No. 806, Ordinance No. 461.11. Modify the full-width right-of-way width in Standard No. 806 to 76 FT.

Sufficient public street right-of-way along the Enhance Local Street A on the project side shall be conveyed for public use to provide for a 66 FT full-width right-of-way per Standard No. 104, Ordinance No. 461.11.

Sufficient public street right-of-way along the Interior local streets on the project side shall be conveyed for public use to provide for a 56 FT full-width right-of-way per Standard No. 105B, Ordinance No. 461.11. Sufficient public street right-of-way for offset cul-de-sac, cul-de-sac and knuckle associated with the interior local street shall be conveyed for public use per Standard Nos. 800A, 800, and 801, Ordinance No. 461.11.

If the final map for TR30976 is recorded, sufficient public street cul-de-sac right-of-way on the project side shall be conveyed for public use to provide for cul-de-sac right-of-way at the south end of TR30976, Street A (Buckhead Drive) per Standard No. 800, Ordinance No. 461.11. or

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Transportation

050 - Transportation. 7 RCTD-MAP - Right-of-Way Dedication (cont.) Not Satisfied
as approved by the Director of Transportation.

050 - Transportation. 8 RCTD-MAP - Road Improvements (Plan) Not Satisfied

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

OFF- SITE ACCESS

A paved access road, with 32 FT of AC pavement within a 60 FT dedicated right-of-way in accordance with County Standard No. 106, Section A, Ordinance No. 461.11, consisting of the northerly extension of Leon Road to Domenigoni Pkwy.

NOTE:

1. Where offsite drainage flow approaches the project north boundary, provide earthen swale with riprap improvements, on both sides of the street to convey offsite Q100 year drainage flow.

ROAD IMPROVEMENTS

Leon Road shall be improved along the project frontage with 86 FT full-width of AC pavement, within a 130.5 FT full width dedicated right-of-way in accordance with County Standard No. 92, Ordinance No. 461.11. Modify the full-width right of way to 130.5 FT in Standard No. 92 to widen the easterly parkway width to 23.5 FT.

NOTE:

1. Provide 5-FT meandering sidewalk to be constructed within the 21 FT parkway along the west side per Standard 404.
2. A raised landscape median shall be constructed at the centerline of the street per Standard No. 92 and Standard No. 113.
3. As Leon Road approaches La Piedra Road, widen the pavement width to install a southbound right turn lane, per Standard No 92, page 2 of 2. Modify the Standard No. 92, to provide 96 FT full-width pavement on 140.5 FT full-width right of way.
4. Install a 6 FT sidewalk at curb adjacent, 12 FT regional DG trail and landscape within the 23.5 FT parkway along the east side. Where power pole conflict with the trail, install a 6 FT sidewalk at curb adjacent, the DG trail can vary from 8 FT to 12 FT within 23.5 FT parkway along the east side.
5. Provide superelevation along the horizontal curve layout of Leon Street per Caltrans Design Manual using curve radii of 1600 FT, using a 60 MPH design speed, 86 FT full-width pavement and a maximum cross slope of 3 percent.

La Piedra Road and Street B shall be improved with 44 FT of full-width of AC pavement, within 74 full width dedicated right-of-way in accordance with County Standard No. 103, Section A, Ordinance No. 461.11.

NOTE:

1. As La Piedra Road approaches Leon Road, widen the pavement to the south to install a 12 FT right turn lane. Modify the Standard No. 103, Section A to provide 66 FT full-width pavement on 96 FT full-width right of way.

Holland Road shall be improved with 56 FT of part-width of AC pavement (38 FT on the project side and minimum of 18 FT on the opposite side of the centerline), within 89 FT of part-width

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050 - Transportation. 8 RCTD-MAP - Road Improvements (Plan) (cont.) Not Satisfied
dedicated right-of-way (59 FT on the project side and minimum of 30 FT on the opposite side of the centerline) in accordance with County Standard No. 93, Ordinance No. 461.11.

NOTE:

1. As Holland Road approaches Leon Road, widen the pavement and the right of way to the north to install a right turn lane per County Standard No. 93, page 2 of 2, Ordinance No. 461.11.

Street A shall be improved with 44 FT of full-width of AC pavement, within 66 full width dedicated right-of-way in accordance with County Standard No. 104, Section A, Ordinance No. 461.11.

NOTE:

1. A 6 FT sidewalk shall be constructed adjacent to the south right of way line within the 11 FT parkway, per County Standard No. 401, Ordinance No. 461.11. Modify the 5 FT sidewalk in Standard No. 401 to 6 FT sidewalk.
2. A 11 FT sidewalk shall be constructed adjacent to the north curb within the 11 FT parkway, per County Standard No. 401, Ordinance No. 461.11.

Eucalyptus Road shall be improved with 34 FT of part-width of AC pavement (22 FT on the project side and minimum of 12 FT on the opposite side of the centerline), within 52 FT of part-width dedicated right-of-way (37 FT on the project side and minimum of 15 FT on the opposite side of the centerline) in accordance with County Standard No. 103, Section A, Ordinance No. 461.11.

NOTE:

1. A 5 FT sidewalk shall be constructed per County Standard No. 401, Ordinance No. 461.11.
2. Provide a temporary hammerhead turnaround and connect to existing 30" wide dirt road, north of the project north boundary, per the County of Riverside Fire Department.

All interior streets shall be improved with 40 FT full-width pavement, 6 in concrete curb & gutter within 56 FT full-width dedicated right of way in accordance with County Standard No. 105B, Section A, Ordinance No. 461.11. Modify the Standard No. 105B, section A to provide 40 FT full-width pavement and 8 FT parkway.

NOTE:

1. A 5 FT sidewalk shall be constructed adjacent to right of way line within 8 FT parkway per County Standard No. 401, Ordinance No. 461.11.

Alternate interior streets shall be improved with 36 FT full-width pavement, 6 in concrete curb & gutter within 56 FT full-width dedicated right of way in accordance with County Standard No. 105B, Section A, Ordinance No. 461.11.

NOTE:

1. The street parking shall be limited to one side of the street.

INTERIM LEON ROAD

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD-MAP - Road Improvements (Plan) (cont.) Not Satisfied

If the final map for TTM30976 and TTM30977 do not record, then interim Leon Road shall be improved from Street A to the existing Leon Road on the project north boundary, with 32 FT full-width pavement, 6 AC dike and 8 FT of graded shoulder within minimum 60 FT full-width dedicated right of way in accordance with County Standard No. 106, Section A, Ordinance No. 461.11.

NOTE:

1. A knuckle design per County Standard No. 801, Ordinance No. 461.11.
2. Provide earthen swale with riprap improvements, on sides of the street to convey offsite Q100 year drainage flow into a graded low point.
3. Provide storm drain culverts, inlet, and outlet drainage structures to convey the Q100 year drainage flow across interim Leon Road.
4. The interim road improvements, drainage improvements and LOT AQ shall be CFD maintained.
5. Provide a cross gutter at the interim T-intersection per County Standard No. 209.
6. Provide access driveway to access interim collection basins for maintenance per County Standard No 206.
7. If the applicant proceeds with the construction of the Interim Leon Road, the applicant shall pay cash-in-lieu for the following items:
 - a. Removal of interim improvements installed within Lot AQ and the Interim Leon Road.
 - b. Installation of a cul-de-sac per Standard No. 800 at the existing Leon Road.
 - c. Installation of the ultimate Leon Road improvements at Lot AQ.
 - d. Drainage improvements to capture offsite drainage runoff toward Ultimate Leon Road

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.

050 - Transportation. 9 RCTD-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:

- I-215 Southbound Off-Ramp (NS) at Newport Road (EW) (signal timing optimization)
- Antelope Road (NS) at Newport Road (EW) (signal timing optimization and modification)
- Menifee Road at Newport Road (signal modification)
- Domenigoni Parkway (NS) at SR-79 (Winchester Road) (signal timing optimization)
- Leon Road (NS) at Project Street "B" (EW)

Signals eligible for fee credit if installed in the ultimate location:

- Leon Road (NS) at Scott Road (EW)
- Leon Road (NS) at Holland Road (EW)
- Leon Road (NS) at La Piedra Road (EW)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 RCTD-MAP - TS/Design (cont.) Not Satisfied
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. 10 RCTD-MAP - TS/Geometrics Not Satisfied

The intersection of Antelope Road (NS) at Newport Road (EW) is signalized and shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, one through lane, one right-turn lane
Southbound: two left-turn lanes, one through lane, one right-turn lane with overlap
Eastbound: two left-turn lanes, two through lanes, one right-turn lane
Westbound: one left-turn lane, three through lanes
NOTE: The eastbound left-turn lane shall be prohibited from U-turn movements.

The intersection of Menifee Road (NS) at Newport Road (EW) is signalized and shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane
Southbound: one left-turn lane, two through lanes, one right-turn lane with overlap
Eastbound: one left-turn lane, three through lanes
Westbound: one left-turn lane, two through lanes, one right-turn lane
NOTE: The eastbound left-turn lane shall be prohibited from U-turn movements.

The intersection of Leon Road (NS) at Scott Road (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 shared through/right-turn lane
Westbound: one left-turn lane, one through lane

The intersection of Leon Road (NS) at Holland Road (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 shared through/right-turn lane
Westbound: one left-turn lane, one through lane, one right-turn lane

The intersection of Leon Road (NS) at Project Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes

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Transportation

050 - Transportation. 10 RCTD-MAP - TS/Geometrics (cont.) Not Satisfied

Eastbound: one left-turn lane, one shared through/right-turn lane – stop controlled

Westbound: one left-turn lane, one shared through/right-turn lane – stop controlled

The intersection of Leon Road (NS) at La Piedra Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn, two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, one shared through/right-turn lane

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

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one shared through/right-turn lane

Eastbound: one left-turn lane, one through/right-turn lane

Westbound: one through lane

NOTE: Pay cash in lieu of Traffic signalized intersection may be an option given the following requirements.

1. Verify the existing right of way at the northeast and southeast corner intersection is insufficient for installation.
2. Provide existing traffic counts and traffic engineer recommendation.
3. Refer to the Cash in-lieu of construction process per Plan Check Policies and Guidelines, Section IV, O.

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. 11 RCTD-MAP - Utility Plan Not Satisfied

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

The Street Improvement Plans are approved.

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

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

Per the Preliminary WQMP approved March 7th, 2024, DMA A-1 is identified as self-treating for the interim condition. A separate WQMP will be prepared for this area in the ultimate condition. The proposed Water Quality basins shall be designed per the LID BMP Handbook and approved by the Transportation Department. Due to this size of the basins may change during Final Engineering.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

E Health

060 - E Health. 1 Gen - Custom Not Satisfied

Prior to grading provide plan that recognize found water wells and onsite wastewater treatment systems to be destroyed under permit with DEH Land Use. Riverside County records indicate there was an Electric to Well permit issued under permit number 108923 at this site. Provide additional information and plot any wells on Exhibit. Please note that all existing wells will have to be abandoned under permit by this Department prior to grading final. Application and fees

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60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 Gen - Custom (cont.) Not Satisfied
apply.

Fire

060 - Fire. 1 Fire - Prior to Grading - Hazardous Vegetation and Fuel Not Satisfied

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

060 - Fire. 2 Fire - Prior to Grading - 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 FOR DISTRICT OPERATION AND 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 FEE BALANCE Not Satisfied

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

060 - Planning. 2 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 158.81 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.

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga and/or Soboba Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the Tribes and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, 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 Native American 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 Tribe. 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 of collected cultural items be preferred, it shall not

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

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 and the repository and curation method shall be described in the Phase IV monitoring report. .

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas

with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be

included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for 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 Project Monitor shall have the 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 special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed digital copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

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

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

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

060 - Planning-EPD. 3 060-EPD-Grading Plan Compliance-Open Space Not Satisfied

The area discussed as "Open Space" on Figure 10 and discussed on page 2 in the document SAN PEDRO FARMS General MSHCP Habitat Assessment and Consistency Analysis Unincorporated Riverside County, prepared by ESA, updated November 24, 2015 will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Open Space" on the Grading Plan to the satisfaction of the Environmental Programs Department.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
- b. PRIMP must be accompanied by the final grading plan for the subject project.
- c. Description of the proposed site and planned grading operations.
- d. Description of the level of monitoring required for all earth-moving activities in the project area.
- e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j. Procedures and protocol for collecting and processing of samples and specimens.
- k. Fossil identification and curation procedures to be employed.
- l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m. All pertinent exhibits, maps, and references.
- n. Procedures for reporting of findings.
- o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
- p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD-MAP - Approved Maintenance Exhibit (ME) Not Satisfied

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

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

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

060 - Transportation. 2 RCTD-MAP - Credit/Reimbursement Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBB D/Public-Works-Bidding-Requirements>.

060 - Transportation. 3 RCTD-MAP - Sight Distance Analysis Not Satisfied

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

060 - Transportation. 4 RCTD-MAP - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RCTD-MAP - Submit Grading Plans (cont.) Not Satisfied

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

NOTE:

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

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

or as approved by the Director of Transportation.

060 - Transportation. 5 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

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

Per the Preliminary WQMP approved March 7th, 2024, DMA A-1 is identified as self-treating for the interim condition.

A separate WQMP will be prepared for this area in the ultimate condition. The proposed Water Quality basins shall be designed per the LID BMP Handbook and approved by the Transportation Department. Due to this size of the basins may change during Final Engineering.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

PRIOR TO GRADING FINAL

Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, 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

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70. Prior To Grading Final Inspection

Planning-CUL

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

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 facility identifying that archaeological materials have been received and that all fees have been paid.

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 No Building Permit W/O Grading Permit Not Satisfied

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

080 - BS-Grade. 2 Rough Grade Approval Not Satisfied

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

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

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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Fire - Prior to Permit - Hazardous Vegetation and Fuel 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.

080 - Fire. 2 Fire - Prior to Permit - Phased Construction Access and Wa Not Satisfied

If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Contact our office for submittal instructions.

080 - Fire. 3 Fire - Prior to Permit - Tract Water Verification Not Satisfied

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

Flood

080 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 PARK PLANS (cont.) Not Satisfied

Prior to issuance of the 100th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 57, PA 58, PA 60, and PA 61, Detailed Park Construction Plans for Planning Areas (PA) 55 and the portion of PA 54B, within the tract boundary, said Parks shall be approved by the County and Valley-Wide Recreation and Park District.

The detailed park plans shall conform with the design criteria in the specific plan document 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. 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.

080 - Planning. 4 RENEWABLE ENERGY Not Satisfied

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

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

080 - Planning. 5 ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 6 SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 7 SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 8 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 9 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot 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 TR36467 EXHIBIT A and EXHIBIT L. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 WALLS/FENCING PLAN (cont.) Not Satisfied

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

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

C. 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.

K. Per the noise analysis for the project, a minimum seven (7) foot tall wall is required located along Leon Road.

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Not Satisfied

Landscape Inspection Deposit Required

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Not Satisfied

The developer/ permit holder shall:

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

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

Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

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

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

When applicable, plans shall include the following components:

- 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;

Plan: TR36467R01

Parcel: 466350018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Not Satisfied
and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

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

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

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

Landscape Project Specific Requirements

The developer/ permit holder shall:

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

- a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
- i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- j. Project shall use County standard details for which the application is available in County Standard Detail Format regardless of maintenance responsibility except the project/area to be maintained by Valley-Wide Recreation & Park District.

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Parcel: 466350018

80. Prior To Building Permit Issuance

Transportation

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

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

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

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

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

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

p. Project shall use (50) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

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

r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.

s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 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 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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan (cont.) Not Satisfied
can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Fire

090 - Fire. 1 Fire - Prior to Final - Hazardous Vegetation and Fuel Not Satisfied

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

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

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

Planning

090 - Planning. 1 BLOCK WALL ANTIGRAFFITI Not Satisfied

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

090 - Planning. 2 LANDSCAPE SIGNAGE Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

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

090 - Planning. 3 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 RENEWABLE ENERGY (cont.) Not Satisfied

renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 4 WALL/FENCING COMPLIANCE Not Satisfied

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

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Signage Required on Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

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

090 - Transportation. 2 090 - Transportation - Landscape Signage Required on Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

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

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

090 - Transportation. 3 RCTD-MAP - 80% Completion Not Satisfied

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

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

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks, and driveway approaches shall be installed. The final lift of asphalt concrete

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90. Prior to Building Final Inspection

Transportation

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

pavement on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary are completed and accepted into the County maintained system.

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

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

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

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

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

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

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

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

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

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

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90. Prior to Building Final Inspection

Transportation

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

or as approved by the Director of Transportation.

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department.

Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD-MAP - Regional Transportation Fees Not Satisfied

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

All Transportation Uniform Mitigation Fees (TUMF) with accordance with Ordinance 824.

All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District shall be paid in accordance with the fee schedule in effect at the time of recordation.

090 - Transportation. 6 RCTD-MAP - Road Improvements (Installation) Not Satisfied

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

OFF- SITE ACCESS

A paved access road, with 32 FT of AC pavement within a 60 FT dedicated right-of-way in accordance with County Standard No. 106, Section A, Ordinance No. 461.11, consisting of the northerly extension of Leon Road to Domenigoni Pkwy.

NOTE:

1. Where offsite drainage flow approaches the project north boundary, provide earthen swale with riprap improvements, on both sides of the street to convey offsite Q100 year drainage flow.

ROAD IMPROVEMENTS

Leon Road shall be improved along the project frontage with 86 FT full-width of AC pavement, within a 130.5 FT full width dedicated right-of-way in accordance with County Standard No. 92, Ordinance No. 461.11. Modify the full-width right of way to 130.5 FT in Standard No. 92 to widen the easterly parkway width to 23.5 FT.

NOTE:

1. Provide 5-FT meandering sidewalk to be constructed within the 21 FT parkway along the west side per Standard 404.

2. A raised landscape median shall be constructed at the centerline of the street per Standard No. 92 and Standard No. 113.

3. As Leon Road approaches La Piedra Road, widen the pavement width to install a southbound right turn lane, per Standard No 92, page 2 of 2. Modify the Standard No. 92, to provide 96 FT full-width pavement on 140.5 FT full-width right of way.

4. Install a 6 FT sidewalk at curb adjacent, 12 FT regional DG trail and landscape within the

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-MAP - Road Improvements (Installation) (cont.) Not Satisfied

23.5 FT parkway along the east side. Where power pole conflict with the trail, install a 6 FT sidewalk at curb adjacent, the DG trail can vary from 8 FT to 12 FT within 23.5 FT parkway along the east side.

5. Provide superelevation along the horizontal curve layout of Leon Street per Caltrans Design Manual using curve radii of 1600 FT, using a 60 MPH design speed, 86 FT full-width pavement and a maximum cross slope of 3 percent.

La Piedra Road and Street B shall be improved with 44 FT of full-width of AC pavement, within 74 full width dedicated right-of-way in accordance with County Standard No. 103, Section A, Ordinance No. 461.11.

NOTE:

1. As La Piedra Road approaches Leon Road, widen the pavement to the south to install a 12 FT right turn lane. Modify the Standard No. 103, Section A to provide 66 FT full-width pavement on 96 FT full-width right of way.

Holland Road shall be improved with 56 FT of part-width of AC pavement (38 FT on the project side and minimum of 18 FT on the opposite side of the centerline), within 89 FT of part-width dedicated right-of-way (59 FT on the project side and minimum of 30 FT on the opposite side of the centerline) in accordance with County Standard No. 93, Ordinance No. 461.11.

NOTE:

1. As Holland Road approaches Leon Road, widen the pavement and the right of way to the north to install a right turn lane per County Standard No. 93, page 2 of 2, Ordinance No. 461.11.

Street A shall be improved with 44 FT of full-width of AC pavement, within 66 full width dedicated right-of-way in accordance with County Standard No. 104, Section A, Ordinance No. 461.11.

NOTE:

1. A 6 FT sidewalk shall be constructed adjacent to the south right of way line within the 11 FT parkway, per County Standard No. 401, Ordinance No. 461.11. Modify the 5 FT sidewalk in Standard No. 401 to 6 FT sidewalk.

2. A 11 FT sidewalk shall be constructed adjacent to the north curb within the 11 FT parkway, per County Standard No. 401, Ordinance No. 461.11.

Eucalyptus Road shall be improved with 34 FT of part-width of AC pavement (22 FT on the project side and minimum of 12 FT on the opposite side of the centerline), within 52 FT of part-width dedicated right-of-way (37 FT on the project side and minimum of 15 FT on the opposite side of the centerline) in accordance with County Standard No. 103, Section A, Ordinance No. 461.11.

NOTE:

1. A 5 FT sidewalk shall be constructed per County Standard No. 401, Ordinance No. 461.11.

2. Provide a temporary hammerhead turnaround and connect to existing 30" wide dirt road, north of the project north boundary, per the County of Riverside Fire Department.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-MAP - Road Improvements (Installation) (cont.) Not Satisfied

All interior streets shall be improved with 40 FT full-width pavement, 6 in concrete curb & gutter within 56 FT full-width dedicated right of way in accordance with County Standard No. 105B, Section A, Ordinance No. 461.11. Modify the Standard No. 105B, section A to provide 40 FT full-width pavement and 8 FT parkway.

NOTE:

1. A 5 FT sidewalk shall be constructed adjacent to right of way line within 8 FT parkway per County Standard No. 401, Ordinance No. 461.11.

Alternate interior streets shall be improved with 36 FT full-width pavement, 6 in concrete curb & gutter within 56 FT full-width dedicated right of way in accordance with County Standard No. 105B, Section A, Ordinance No. 461.11.

NOTE:

1. The street parking shall be limited to one side of the street.

INTERIM LEON ROAD

If the final map for TTM30976 and TTM30977 do not record, then interim Leon Road shall be improved from Street A to the existing Leon Road on the project north boundary, with 32 FT full-width pavement, 6 AC dike and 8 FT of graded shoulder within minimum 60 FT full-width dedicated right of way in accordance with County Standard No. 106, Section A, Ordinance No. 461.11.

NOTE:

1. A knuckle design per County Standard No. 801, Ordinance No. 461.11.
2. Provide earthen swale with riprap improvements, on sides of the street to convey offsite Q100 year drainage flow into a graded low point.
3. Provide storm drain culverts, inlet, and outlet drainage structures to convey the Q100 year drainage flow across interim Leon Road.
4. The interim road improvements, drainage improvements and LOT AQ shall be CFD maintained.
5. Provide a cross gutter at the interim T-intersection per County Standard No. 209.
6. Provide access driveway to access interim collection basins for maintenance per County Standard No 206.
7. If the applicant proceeds with the construction of the Interim Leon Road, the applicant shall pay cash-in-lieu for the following items:
 - a. Removal of interim improvements installed within Lot AQ and the Interim Leon Road.
 - b. Installation of a cul-de-sac per Standard No. 800 at the existing Leon Road.
 - c. Installation of the ultimate Leon Road improvements at Lot AQ.
 - d. Drainage improvements to capture offsite drainage runoff toward Ultimate Leon Road

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.

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Transportation

090 - Transportation. 6 RCTD-MAP - Road Improvements (Installation) (cont.) Not Satisfied
or as approved by the Director of Transportation.

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

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

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

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

090 - Transportation. 8 RCTD-MAP - TS/Instllation 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:

- I-215 Southbound Off-Ramp (NS) at Newport Road (EW) (signal timing optimization)
- Antelope Road (NS) at Newport Road (EW) (signal timing optimization and modification)
- Menifee Road at Newport Road (signal modification)
- Domenigoni Parkway (NS) at SR-79 (Winchester Road) (signal timing optimization)
- Leon Road (NS) at Project Street "B" (EW)

Signals eligible for fee credit if installed in the ultimate location:

- Leon Road (NS) at Scott Road (EW)
- Leon Road (NS) at Holland Road (EW)
- Leon Road (NS) at La Piedra Road (EW)

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. 9 RCTD-MAP - TS/Interconnect Not Satisfied

The project proponent shall be required to interconnect the traffic signals on Leon Road (NS) at La Piedra Road (EW) and at Holland Road (EW).

or as approved by the Transportation Department.

090 - Transportation. 10 RCTD-MAP - Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 RCTD-MAP - Utility Installation (cont.) Not Satisfied
nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

090 - Transportation. 11 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.

Waste Resources

090 - Waste Resources. 1 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>).

PROPERTY OWNERS CERTIFICATION FORM
TR36467R01
APN 466-350-019

I, Tim Wheeler, certify that on
(Print Name)

08/30/2024 the attached property owners list
(Date)

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

Distance Buffered: 2000'

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

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

NAME: Tim Wheeler

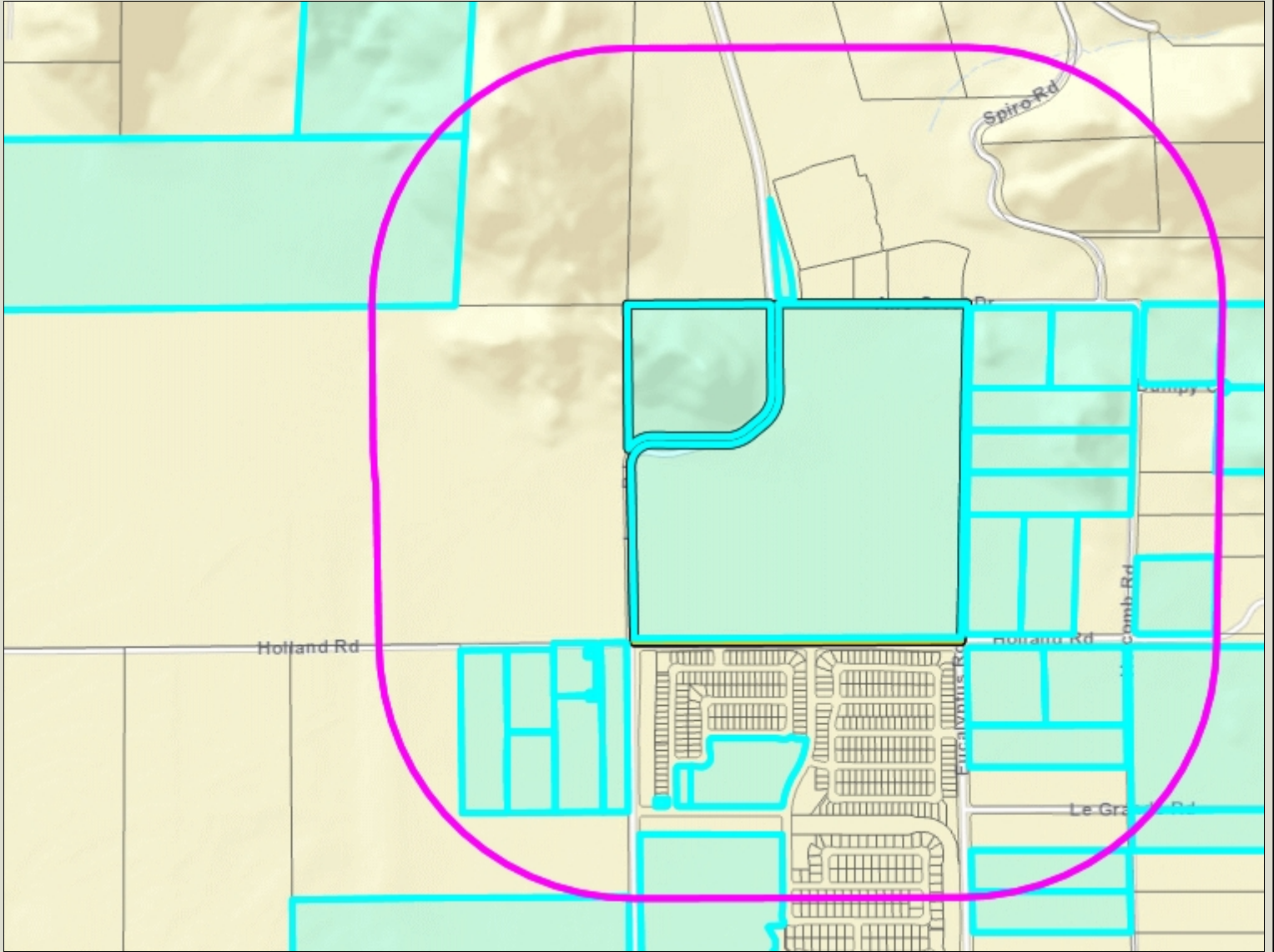
TITLE/REGISTRATION Project Planner

ADDRESS: 4080 Lemon Street, 12 Floor
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 951-6060

Riverside County GIS Mailing Labels

TR36467R01



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

Notes

Radius Map © 2000



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 9/3/2024 11:49:18 AM

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10585 TIERRA SANTA BLVD
SAN DIEGO CA 92124

466020006
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466120011
BERNACCHI FAMILY TRUST 4/18/03
1136 CORONA LN
COSTA MESA CA 92626

466120014
MARTA LUCRETIA VERNOLA PURMER
5221 DEL NORTE CIR
LA PALMA CA 90623

466120018
RAMON RUAN
828 E BONDS ST
CARSON CA 90745

466120020
GALLARDO
806 E HOLT AVE
POMONA CA 91767

466120021
NIGHSWONGER JEFFREY B & KATHY E
REVOCABLE TRUST DTD 06/13/10
28484 NAUTICAL POINT CIR
MENIFEE CA 92586

466120023
LEON PARK
12526 HIGHBLUFF DR 355
SAN DIEGO CA 92130

466120024
BOERE JOHN W
PO BOX 844
GROVELAND CA 95321

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34771 SIMPSON RD
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466310017
TIA KIM NGO
3349 W ARIEL PL
ANAHEIM CA 92804

466310018
JERRY ANDERSON
4239 W 170TH ST
LAWNDALE CA 90260

466310019
RMD INLAND INV
3161 MICHELSON STE 425
IRVINE CA 92612

466310022
KASIN CHAI
1101 TIMERLINE LN
SANTA ANA CA 92705

466310023
KASIN CHAI
1101 TIMBERLINE LN
SANTA ANA CA 92705

466310025
CHANG JOON LEE
PO BOX 10111
FULLERTON CA 92838

466310028
BRPLD
3200 PARK CENTER DR STE 1000
COSTA MESA CA 92626

466310029
VALLEY WIDE RECREATION & PARK
DIST
PO BOX 907
SAN JACINTO CA 92581

466310031
SOG SUN HOLLAND
36875 PAUBA RD
TEMECULA CA 92592

466340031
WEST SAC RIVERS
3161 MICHELSON DR STE 425
IRVINE CA 92612

466350001
COMMUNITY INV
4343 MARKET ST
RIVERSIDE CA 92501

466350005
BRUCE AKERS
200 E LAS PALMAS DR
FULLERTON CA 92835

466350006
DIAMOND FIVE
5311 AVENUE 272
VISALIA CA 93277

466350007
HASEGAWA REVOCABLE TRUST UNDER
DECLARATIO OF TRUST DATED 11/14/2
PO BOX 2851
SAN DIEGO CA 92198

466350009
MARK R. DIETZLER
30590 HOLCOMB RD
WINCHESTER CA 92596

466350010
SIMON B. NGUYEN
33605 FIELDS DR
WINCHESTER CA 92596

466350011
HUY QUANG NGUYEN
14052 SHIRLEY ST
WESTMINSTER CA 92683

466350013
MARKHAM LIVING TRUST U/A DATED
6/27/2019
30550 EUCALYPTUS RD
WINCHESTER CA 92596

466350014
RON G. DOUVAS
31625 ANO CREST RD
WINCHESTER CA 92596

466350015
ANTHONY ROKO ALAGA
1829 BOLKER PL
SAN PEDRO CA 90731

466350016
ANTHONY R. ALAGA
1829 BOLKER PL
SAN PEDRO CA 90731

466350019
SAN PEDRO FARM RANCON
41391 KALMIA ST STE 200
MURRIETA CA 92562

466480001
DR HORTON LOS ANGELES HOLDING
CO INC
980 MONTECITO DR
CORONA CA 92879