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

ITEM: 1.3
(ID # 29539)
MEETING DATE:
Tuesday, January 13, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE NOTICE OF DECISION FOR TENTATIVE TRACT MAP NO. 38958 (TTM38958) – Nothing Further Is Required Under California Environmental Quality Act (CEQA) – Applicant: Hannah Soroudi, SR Crossroads South, LLC – Engineer/Representative: Aaliyah Webb, Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Community Development: High Density Residential (CD:HDR) – Zoning: SP288A2 (The Crossroads in Winchester Specific Plan) – Location: Southeast corner of Domenigoni Parkway and Rice Road, north of Old Newport Road, and west of Highway 79/Winchester Road – Approximately 8.67 Acres – REQUEST: Receive and File the Notice of Decision for November 5, 2025 related to TTM38958, which is a proposal for a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings. Landscape areas are located throughout the development and will be maintained by a homeowner's association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7. APN(s): 461-220-025 & 461-220-026 [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 November 5, 2025.

ACTION:Consent

John Hildebrand, Planning Director 12/29/2025

Rania Odenbaugh, TLMA Director 1/7/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	January 13, 2026
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:
Summary

TENTATIVE TRACT MAP No. 38958 (TTM38958) is a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings. Landscape areas are located throughout the development and will be maintained by a homeowner's association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7.

PPT240022 was approved at Planning Commission for the design and development associated with TTM38958. PPT240022 includes architectural design plans for 122 attached and detached residential condominium units, with 2-car garages and private yards.

The "project" was approved by the Planning Commission on November 5, 2025. A 20-day notice was sent to surrounding property owners advising them of a public hearing. The Planning Department did not receive written communication from the public indicating support or opposition to the proposed Project. Following staff's presentation on the project and soliciting public comment during the Planning Commission Hearing, the Planning Commission approved TTM38958 and PPT240022 with conditions of approval.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the Development Advisory Committee and public hearing process by the Planning Department.

Additional Fiscal Information

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

ATTACHMENTS:
Attachment A: PC Report of Actions
Attachment B: Planning Commission Hearing Staff Report
Attachment C: Tentative Tract Map No. 38958 and Plot Plan No. 240022

Attachment D: Architectural Plans
Attachment E: Conceptual Wall and Landscape Plan
Attachment F: Conditions of Approval and Advisory Notification Document
Attachment G: GIS Exhibits
Attachment H: Mailing Labels and Radius Map

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 1/8/2026

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 5, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 2.1

CONDITIONAL USE PERMIT NO. 240012 (CUP240012) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section §15303 (New Construction of Conversion of Small Structures) – Applicant: Ron Meraz – Engineer/Representative: CJ Hortsman, HAB Design Group – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Mixed Use Area (MUA) – Location: The project site is in the community of Vista Santa Rosa, currently with an assigned address of 56400 Monroe Street. The property is east of the Palms Golf Club – 3.28 Gross Acres – Zoning: Community Development: Mixed Use (MU).

PROJECT DESCRIPTION:

Conditional Use Permit No. 240012 proposes the conversion of an existing 3,752 square-foot (SF) grocery store with attached two-story residence to a grocery market and delicatessen, with administrative office space on second floor. A detached, 1,674 SF one-story residence at the rear of the site will be converted into commercial kitchens to prepare food for onsite consumption as well as local catering. The Project scope includes approximately 282 SF of additions to both buildings, 1,290 SF of new outdoor covered dining areas, attached trellis structures, fencing and landscape improvements. Related cases PAR230092 – APN: 760-080-003, -004. CONTINUED FROM OCTOBER 22, 2025.

II. MEETING SUMMARY:

The proposed item was presented by: Dat Tran (951) 955-1119

Spoke in opposition: Valerie Murphy (neighbor), concerns regarding noise and loitering.

Spoke in favor: Ron Meraz, Anita Cardenas, Dr. Frances Esparza, and Juan De Lara.

No one spoke in a neutral position.

III. CONTROVERSIAL ISSUES:

None

IV. PLANNING COMMISSION ACTION:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

FOUND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 240012, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 5, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 3.1

CONDITIONAL USE PERMIT NO. 220001 (CUP220001) – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Inland Boat Center, Inc. c/o John Dakan – Engineer/Representative: Empire Design Group, Inc. c/o Greg Hann – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan - Community Development (CD) : Light Industrial (LI) – Location: North of State Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – Zoning: Rural Residential (R-R).

PROJECT DESCRIPTION:

CUP220001 is a proposal for the construction of a 10,000 sq. ft. commercial boat showroom with an open storage yard facility that will include an outdoor sales display area and 128 boat storage spaces. The interior showroom will include a sales area, a conference hall, four (4) offices, four (4) unisex bathrooms, a storage room, and a shop area. The exterior will include a fourteen (14) space boat display area, twenty-six (26) parking stalls, one (1) ADA parking stall, two (2) EV charging stalls, one (1) 35' flagpole, a 6' high wrought iron and 8" CMU wall surrounding the property yard area, and landscaping. APN(s): 342-120-052.

II. MEETING SUMMARY:

The proposed item was presented by: Vice-Chair Gruytch

No one spoke in favor, opposition, or a neutral position.

III. CONTROVERSIAL ISSUES:

None

IV. PLANNING COMMISSION ACTION:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

CONTINUED item to November 19, 2025.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 5, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 250007 (GPA250007) – Intent to Consider an Addendum to an Environmental Impact Report (EIR) NO. 521 – (SCH No. 2009041065) for General Plan Amendment No. 960 – All Supervisorial Districts – Countywide.

PROJECT DESCRIPTION:

Consider GPA250007, which proposes adoption of an updated Climate Action Plan ("CAP") to provide new and revised guidelines and processes to support streamlined California Environmental Quality Act ("CEQA") review and help meet state and local greenhouse gas ("GHG") reduction goals. The proposed CAP builds upon the GHG reduction strategies from the 2019 CAP with updated measures to achieve improvements in energy efficiency, reduced water usage, expanded transportation options, electrification of fleets, and reduced landfilled waste, among other areas of improvement. This CAP achieves this by converting the existing 100-point system into a CEQA checklist with guidelines encouraging clean energy use, electrification, and best management practices in industry clusters such as residential development, manufacturing, aviation, and agriculture. The Riverside County 2025 Climate Action Plan update applies to all unincorporated areas of Riverside County and seeks to support the County's efforts to grow and thrive sustainably.

II. MEETING SUMMARY:

The proposed item was presented by: Vice-Chair Gruytch

No one spoke in favor, opposition, or a neutral position.

III. CONTROVERSIAL ISSUES:

None

IV. PLANNING COMMISSION ACTION:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

CONTINUED item off calendar.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 5, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 3.3

PLOT PLAN NO. 240022 (PPT240022) AND TENTATIVE TRACT MAP NO. 38958 (TTM38958) – Nothing Further Is Required Under California Environmental Quality Act (CEQA) – Applicant: Hannah Soroudi, SR Crossroads South, LLC – Engineer/Representative: Aaliyah Webb, Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Community Development: High Density Residential (CD:HDR) – Zoning: SP288A2 (The Crossroads in Winchester Specific Plan) – Location: Southeast corner of Domenigoni Parkway and Rice Road, north of Old Newport Road, and west of Highway 79/Winchester Road – Approximately 8.67 Acres.

PROJECT DESCRIPTION:

TTM38958 is a proposal for a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings. Landscape areas are located throughout the development and will be maintained by a homeowner's association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7. PPT240022 is for the design and development of TTM38958. PPT240022 includes architectural design plans for 122 attached and detached residential condominium units, with 2-car garages and private yards. APN(s): 461-220-025 & 461-220-026.

II. MEETING SUMMARY:

The proposed item was presented by: Dat Tran (951) 955-1119

No one spoke in favor, opposition, or a neutral position.

III. CONTROVERSIAL ISSUES:

None

IV. PLANNING COMMISSION ACTION:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following actions:

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Tract Map No. 38958; and,

APPROVED Plot Plan No. 240022, subject to the Advisory Notification Document and Conditions of Approval.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 5, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.1

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240022 (GPA240022) – First Supervisorial District – Mead Valley District and North Perris Area– Mead Valley Area Plan – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer / Representative: T&B Planning Inc., c/o Tracy Zinn – Existing Zoning: A-1 (Light Agriculture), R-R (Rural Residential), R-A (Residential-Agricultural) – Existing Land Use: Very Low Density Residential (RC:VLDR) and Rural Residential (R: RR) – Location: north of Orange Ave., east of Day St., south of Cajalco Rd., and west of Patterson Ave. – APN(s): 317-060-037, 317-060-038, 317-070-001, 317-080-002, 317-080-033, 317-090-010, 317-090-011, 317-180-007, 317-180-008, 317-180-009, 317-220-025, 317-190-007, 317-190-003, 317-190-004, and 317-200-004 through -040 – 648.5 Gross Acres.

PROJECT DESCRIPTION:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240022 to change the General Plan Foundation Component of fifty-one (51) parcels from Rural Community: Very Low Density Residential (RC: VLDR) and Rural: Rural Residential (R: RR) to Community Development: Mixed-Use Area (CD: MUA), Open Space: Recreation (OS: R) and Open Space: Conservation (OS: C) to allow for submittal of an application for a Specific Plan consisting of Open Space for Recreation and Conservation, Residential, Commercial, Business Park, and Light Industrial uses. 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 GPA240022 is initiated by the Board of Supervisors.

II. MEETING SUMMARY:

The proposed item was presented by: Edward Lincoln (951) 955-8514

Spoke in opposition:
Franco Pacheco (neighbor), concerns regarding mining rights, location of project, industrial near residential.
Karla Cervantes (neighbor), concerns regarding warehouses, location of project, and lack of information.
Debbie Walsh (interested party), concerns regarding wildlife & habitat conservation, warehouse increases.
Mike McCarthy (interested party), concerns regarding warehouse increases & habitat conservation.
Brad Lincoln (neighbor), concerns regarding wildlife & habitat conservation.

Spoke in favor: John Byrnes, Tony Torres, Lily Gaxiova, Maricela Martinez, Maria Saucedo, Jennifer Prieto, and Rodrigo Mendoza.

Spoke in a neutral position: Yolanda Williams

III. CONTROVERSIAL ISSUES:

None

IV. PLANNING COMMISSION ACTION:

Public Hearing: Closed

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

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240022 move forward to the Board of Supervisors.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.3
(ID # 29076)
MEETING DATE:
Wednesday, November 05, 2025

SUBJECT: PLOT PLAN NO. 240022 (PPT240022) AND TENTATIVE TRACT MAP NO. 38958 (TTM38958) – Nothing Further Is Required Under California Environmental Quality Act (CEQA) – Applicant: Hannah Soroudi, SR Crossroads South, LLC – Engineer/Representative: Aaliyah Webb, Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Community Development: High Density Residential (CD:HDR) – Zoning: SP288A2 (The Crossroads in Winchester Specific Plan) – Location: Southeast corner of Domenigoni Parkway and Rice Road, north of Old Newport Road, and west of Highway 79/Winchester Road – Approximately 8.67 Acres – REQUEST: TTM38958 is a proposal for a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings. Landscape areas are located throughout the development and will be maintained by a homeowner's association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7. PPT240022 is for the design and development of TTM38958. PPT240022 includes architectural design plans for 122 attached and detached residential condominium units, with 2-car garages and private yards. APN(s): 461-220-025 & 461-220-026 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org.

PROPOSED PROJECT	
Case Number(s):	TTM38958, PPT240022
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Dat Tran
Project APN(s):	461-220-025 & 026
Continued From:	

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 38958 is a proposal for a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings. Reciprocal access is proposed between dwelling developments. Landscape areas are located throughout

the development and will be maintained by a homeowner's association (HOA). This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7 (PA 7).

Plot Plan No. 240022 is a proposal for the design and development for **TTM38958** (see above). The development consists of 122 attached and detached residential condominium units on two separate lots, and common areas designated for guest parking and private streets. Each condominium unit provides a 2-car garage and a private yard. The condominium development provides a total of 75 guest parking spaces.

The descriptions as included above constitutes the "Project" as further reference in this staff report.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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 adopted **ENVIRONMENTAL IMPACT REPORT NO. 376** and approved addendum for **SPECIFIC PLAN NO. 288, SUBSTANTIAL CONFORMANCE NO. 2**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE TENTATIVE TRACT MAP NO. 38958, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 240022, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	The Crossroads in Winchester (SP288)
Specific Plan Land Use:	PA 7: High Density Residential (HDR)

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: High Density Residential (CD: HDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Very High Density Residential (CD: VHDR)
East:	Open Space: Recreational (OS: R)
South:	Community Development: Medium High Density Residential (CD: MHDR)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Specific Plan (SP 288, Planning Area 7)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 288, PA6, Very High Density Residential)
East:	Specific Plan (SP 288, PA8, Open Space Recreation)
South:	Specific Plan (SP 288, PA10, Medium High Density Residential)
West:	Specific Plan (SP 293, PA45B, Medium Density Residential)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential Condominiums
East:	Vacant Land
South:	Vacant Land
West:	Single-family Residences

Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	8.67 Gross Acres	N/A
Existing Building Area (SQFT):	N/A	N/A
Density:	14 du/ac	8-14 du/ac
Building Height (FT):	2 stories up to 30 feet	Per SP#288 (PA7): 3 stories with maximum height of 40 feet
Total Proposed Number of Lots:	122 attached & detached condominium homes	PA 10, 14 and 16 was approved for 405 units in total under Specific Plan #288, Substantial Conformance #2. TTM37119, encompassing PA 10, 14 and 16, was recently approved for the development of 372 units, 33 fewer units than approved. PA 7 proposes 122 units, 22 more units than approved under SP288 (100 units approved). To make up the deficit, 22 unused units under TTM37119 were transferred to PA 7.
Map Schedule:		

Parking:

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Tract Map (Attached & Detached Condominiums)	122	2.00 parking spaces per dwelling for residence and 0.50 per unassigned guest spaces.	305 parking spaces	319 parking spaces (2.00 parking spaces per dwelling and 75 parking spaces for guests)
TOTAL:				**319**

Located Within:

City's Sphere of Influence:	Located approximately 2.5 miles from City of Menifee
Community Service Area ("CSA"):	Yes – CSA #146 – Street Lighting and Library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High to Very High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High to Very High (CalFire State Responsibility Area)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (Mt. Palomar Observatory)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

Figure 1: TTM38958 Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 288 (SP288 - The Crossroads in Winchester) was approved by the Board of Supervisors and final resolution adopted on April 29, 1997. Objectives of SP 288 are to "establish a comprehensive land use plan that is responsive to providing varied type of housing products for wider marketability, advance build-out of adjacent urban arterials to enhance traffic flow and safety, while providing highway access points in accordance with the minimum distance guidelines of the County of Riverside Department, and design a distinctive community, where all forms of design-landscaping, entry monumentation, signage, architecture and street layout; which can be inviting to potential residents as well as responsive to Riverside County Objectives."

There have been two amendments processed associated with SP288; Amendment No. 1 was initiated in November 2005 to revise the land use concept and add an additional 15 acres of property not originally included as a part of Specific Plan No. 288. However, Amendment No. 1 was subsequently withdrawn and never approved by the County. Amendment No. 2 proposed modifications to certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel. This second amendment was approved by the Board on December 17, 2013.

In addition to the two amendments, there have been two Substantial Conformance applications with Specific Plan No. 288. Substantial Conformance No. 1 (SP288S1), approved along with Tentative Tract Map 37119 (TR37119) and Change of Zone No. 7497 (CZ7497) in February 2018, modified the development standards for Planning Area 10, 14 and 16 to allow for the development of 372 dwellings units, 33 fewer units than originally approved. In February 2022, Substantial Conformance No. 2 (SP288S2) was approved. SP288S2 moved the Regional Trail segment between Winchester Road and Rice Road identified for the north side of Domenigoni Parkway, to the south side of Western Hills Drive along the northern boundary of Planning Area 6 and through Planning Area 3. SP288S2 also removed a north-to-south Community Trail segment between Domenigoni Parkway and Old Newport Road.

In July 2024, the applicant and representatives applied for Tentative Tract Map No. 38958 and Plot Plan No. 240022.

Tentative Tract Map No. 38958 (TTM38958) and Plot Plan No. 240022 consists of 122 attached and detached residential condominium units on two legal lots, within PA7 for SP288, accessible via private roadways or reciprocal access easements. The tract development includes

sidewalks, which connects to the trail network north of Domenigoni Parkway and the Salt Creek Channel Combination Trail.

The subdivision map proposes a total of 122 units, 22 units more than currently approved for PA 7. However, this 22-unit increase in residential density is offset by the 33-unit decrease in PA 10, 14 and 16 (an overall net decrease of seven units) from the development projects in those Planning Areas. For the proposed subdivision maps, this results in intensity similar to what was approved under the Specific Plan originally (via SP288A2), while still retaining Community Development density ranges of 8 to 14 dwelling units (per HDR residential density standards).

General Plan Consistency

The General Plan designations for the Tentative Tract Map for the proposed building areas are Community Development: High Density Residential (CD:HDR). In these designations, the following is allowed: 1) For HDR, 8 to 14 dwellings per acre are the required building intensity range, and 2) Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. The Project is in conformance with the High-Density designation.

The Housing Element of the General Plan adopted 9/28/2021, first Goals is to," Facilitate new housing opportunities to meet the needs of existing and future unincorporated Riverside County residents in all income categories. The Housing Element Policy, H.1.5, further details, "Encourage the development of higher-density, multifamily housing in locations where adequate infrastructure and public services are planned or are available. The Project is in agreeance with this Housing Element Goal and Policy.

Ordinance No. 348 Consistency

The existing zone classification for the project site is Specific Plan No. 288, Planning Areas 7 (SP288 – PA7). PA7 is approximately 8.67 gross acres and within the Specific Plan zoning ordinance reference of One-Family Dwellings (R-1) zone for permitted uses and development standards, with certain modifications. The R-1 Zone allows for detached one-family dwellings as well as planned residential developments in conjunction with a subdivision map entitlement. The proposed subdivision is a planned residential development consisting of tract maps with attached/detached condominium dwelling units. Additionally, the plot plans are associated with the tentative tract maps and shows proposed improvements that are consistent with a residential neighborhood (e.g., sidewalks, landscaping). As such, the project is consistent with the permitted uses of PA7.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Environmental Impact Report No. 376 (EIR 376) analyzed the potential effects for Specific Plan No. 288. Based on the findings and conclusions in Environmental Impact Report No. 376, including all amendments or addendums, plus the recently approved modifications under Specific Plan No. 288, Substantial Conformance No. 1 in February 2018 and Substantial Conformance No. 2 in February 2022, the County of Riverside has determined no further environmental document is needed.

No new environmental document is required for this current Projects because all potentially significant effects have been adequately analyzed in the previously adopted EIR 376 and their associated addendums and none of the conditions described in State CEQA Guidelines section 15162 exist based on the fact that no substantial changes are proposed or have occurred with respect to circumstances for which the initial study analyzed and/or mitigated for no new physical environmental impacts would occur; no underlying changes to the environment have occurred; and no impacts previously evaluated will now be substantially worse than that were evaluated within the prior initial study/ environmental impact report didn't address. The Projects currently proposed is the same or similar to those mentioned within Environmental Impact Report No. 376.

Furthermore, per State CEQA Guidelines section 15182.c, the County of Riverside prepared EIR 376 for a specific plan (SP288) and was approved after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements. Residential projects covered by section 15182.c include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. Both projects in this staff report are planned residential projects and meet this CEQA guideline section.

The most recent Addendum to EIR 376 and related applications were noticed February 6, 2022, for a 10-day noticing as required by law. Additionally, the current proposed project was also noticed for a 20-day noticing on October 16, 2025. No comment letters in response to the circulated Addendum or project noticing were received. Requests for additional information and documentation was provided to the public as requested. No further comments or responses were received.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day care centers, libraries, and other cultural and civic uses. The Project site has General Plan Land Use Designations of Community Development: High Density Residential (CD: HDR) and is located with Specific Plan 288 (SP288 - The Crossroads in Winchester). The HDR designation within the General Plan allows for detached, small lot single family and attached single family dwellings, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses, with the potential for clustered developments as well. Similarly, SP288 outlines residential development for the Project site and include details such as the number of dwelling units within specific sub-areas and required infrastructure to support the necessary densities. SP288 identifies Planning Area 7 as high-density residential developments. As proposed, PA7 includes 122 attached and detached multi-family condominium dwelling units on two residential lots, 22 units more than currently approved for PA7. However, this 22-unit increase in residential density combined with the 33-unit decrease in TR37119 (a net decrease of eleven units) results in intensity similar to what was approved under the Specific Plan originally (via SP288A2), retaining Community Development density ranges of 8 to 14 dwelling units (per HDR residential density standards). PA 7 will be improved with infrastructure (e.g., streets, landscaped areas) to support residential communities. As such, the proposed project site is consistent with the General Plan and SP288.

2. The project site is within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the area (Temecula, Hemet, San Jacinto, and Banning). The proposed residential development would not increase the residential densities for SP288 as originally approved. With many infrastructure roadways already developed and the reduction of eleven dwelling units from the original SP288 approval plus the development of Domenigoni Parkway and Rice Road per the project based on the approved Specific Plan, the proposed residential subdivision developments are consistent with the policy area.

3. The project site has a Zoning Classification of Specific Plan (SP288, PA7), which is consistent with the Riverside County General Plan and underlying Specific Plan 288 (SP288). Under SP288, PA7's zoning classification is based on One Family Dwelling (R-1), with certain modifications. The Project proposes new homes of attached and detached one-family dwelling units with architectural designs complementary to the homes built in the area. In conclusion, the project is consistent with the intended uses approved in SP288, PA7. Condominium and planned residential developments are

consistent with the zoning for this Planning Area and are permitted subjected to subdivision development projects, tract maps, and the approval of plot plans.

Tentative Tract Map Findings:

The following findings shall be made prior to making a recommendation to approve a Tentative Tract Map, pursuant to Riverside County Ordinance No. 460:

1. The proposed maps, subdivision designs and improvements are consistent with General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed Tentative Tract Map provides for a variety of housing types in one-family residential and multi-family dwelling communities with a variety of lot sizes and complies with the density limits of the specific land use designations. The proposed subdivision is also consistent with all provisions of Specific Plan 288, which outlines residential subdivision development for the Project site and outlines infrastructure to support the necessary densities.

2. The sites of the proposed land divisions are physically suitable for the types of developments and densities because it is sensitive to the portions of the project site with unusual terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state that are to be conserved. The overall densities and lot sizes proposed are compatible with the existing and planned surrounding land uses, which consist of varying existing and planned residential densities including Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) and Very High Density Residential (VHDR). The surrounding land uses also include planned Commercial Retail (CR), and Open Space: Recreation and Open Space: Conservation (OC-R, OC-S), intended to serve these communities.

3. The designs of the proposed land divisions or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the original initial study and addendum to Environmental Impact Report No. 376 (EIR376), the residential development projects' impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.

4. The designs of the proposed land divisions or the type of improvements are not likely to cause serious public health problems, as detailed in the original initial study and addendums prepared for the residential planned developments, the projects would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.

5. The proposed projects are consistent with a "Schedule A" subdivision pursuant to Ordinance No. 460. 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. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below:

   a) Streets. Streets are proposed as shown on the Tentative Tract Map. Frontage improvements are proposed to Domenigoni Parkway and Rice Road consistent with the required improvements for an Urban Arterial Highway and Secondary Highway, respectively. The projects will create local streets that will be privately maintained collector streets within Planning Area 7.

   b) Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

   c) Fire Protection. The projects will provide water system(s) for fire protection as set forth in Ordinance No. 787 (COA 10. FIRE) and the required water system will be installed prior to any combustible building material being placed on the site (COA 50. FIRE)

   d) Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District.

   e) Fences/Walls. The project will install a minimum 6-foot-high slump stone wall with stucco finish and river rock-finish pilasters along the majority of the project's perimeter and in select areas of the project's interior. The project will also provide 6-foot-high vinyl fencing along interior side and rear yards where stone walls are not provided.

   f) Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines place underground

6. The designs of the proposed land divisions or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land divisions. Private communal driveways and privately maintained collector streets within PA7 will have easements that provide reciprocal access to dwelling units from public arterials (Rice Road, Domenigoni Parkway, etc.). There will be two drive entryways connecting from public rights-of-way to the internal driveways and private collector streets. No other easements or dedications exist on the site for the public.

7. The lots shown on the Tentative Tract Map is consistent with the minimum sizes allowed by the project site's Zoning Classification of Specific Plan, as noted in the Specific Plan zoning ordinance and for planned residential developments.

Plot Plan Findings:

1. Plot Plan No. 240022 is a plot plan for the design manual for Tentative Tract Map No. 38958. The findings required to approve the plot plan pursuant to the previsions of Riverside County Zoning Ordinance No. 348, are followed below.

   a) The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinances of Riverside County as detailed in the Land Use Findings.

   The General Plan land use designation of Community Development: High Density Residential (CD: HDR) was established to provide for the development of detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre. The proposed use is for the development of 122 attached and detached residential condominium dwellings on 8.67 acres, consistent with the residential land use and density established per the General Plan. The Project also complies with established densities under the Ordinance No 348 (Zoning), which also designates residential land density of up to 14 dwelling units per acres, and all other County of Riverside Ordinances such as Ordinance No. 460 (Subdivision), Ordinance No. 847 (Noise), etc. Additionally, the Project has been conditioned to comply with all State Law such as the California Building Code and Fire Code.

   b) The overall development of the land shall be designed for the protection of the public health, safety and general welfare.

As detailed in the Final Environmental Impact Report (EIR) No. 376 and subsequent addendums prepared for the Crossroads in Winchester Specific Plan 288, impacts related to health and safety factors were considered in the long-term use of the land. The Project is consistent with Specific Plan 288 and includes mitigations measures (as Conditions of Approvals) outlined in the EIR to help mitigate any potential impacts to public health, safety and general welfare. Additionally, construction activities relating to the Project shall comply with California Building Code, California Fire Code and CAL OSHA standards, which collectively mandate requirements for site safety, structural integrity, fall protection, and hazard prevention.

c) *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.*

The proposed use is consistent with the High Density Residential (CD: HDR) land use designation established under the Crossroads in Winchester Specific Plan 288. Specific Plan 288 envisions high-density residential development for the Project site, which is substantially surrounded by other residential and neighborhood-supporting commercial development. As such, the proposed high-density townhomes are logically consistent and compatible with the existing and future development of the surrounding communities and land uses.

d) *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall consider topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*

The Project was reviewed and conditioned by Transportation, Fire, and Grading in relation to street improvements, access, traffic, drainage, and on-site circulation. Proposed improvements include the following: geometric improvements at the Rice Road/Seta Street intersection and Rice Road/Newport Road intersection, light signal modifications, flood catch basins, and storm drains, collectively ensuring that the onsite circulation and site drainage are compatible with the need of the proposed residential community. The Project has been conditioned to ensure construction of these infrastructure improvements and will provide necessary land dedication where required to accommodate them.

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

A condition of approval is included which prohibits sales of any structure(s) constructed subsequent to this approval, unless otherwise permitted under California State Law, until a Final Map is recorded in accordance with Ordinance No. 460. Until the Final Map is recorded, no building is permitted to be sold separate from the other buildings within the Project site.

Development Standards Findings:

1. The proposed TTM38958 and PPT240022 are consistent with the development standards for Planning Area 7 (PA7) for attached and detached condominium homes as detailed below:

a) *A subdivision map prepared substantially in accordance with the conditions of approval thereof and the requirements of this section, shall be recorded pursuant to County Ordinance No. 460.* The Tentative Tract Map will be required to be recorded with the Riverside County Survey Department before any process grading or any building permit can be issued.

b) Height. *The height of buildings shall not exceed forty-five feet (45').* The Tentative Tract Map does not have any buildings higher than forty-five feet (45'). The tallest building is thirty feet (30') high.

c) Setbacks. *(Per Amended Ordinance No. 348 as modified under SP288; PA7, Section 3)*

a. *The distance between buildings shall not be less than six feet (6').* For detached units, the Tentative Tract Map's buildings provide a distance between buildings that exceeds six feet (6').
b. *The minimum buildings setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum buildings setback from the interior drives shall be three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.* The Tentative Tract Map

setbacks from the exterior streets and boundary lines are 2.5 feet or greater. Typical setbacks from exterior streets and boundary lines are 9 feet, whereas the typical setback to interior drives is 5 feet.

d) Streets. *Streets, which may be permitted to be private, shall be required in accordance with the provisions of County Ordinance No. 460.* Private streets shall meet the requirements of Riverside County Ordinance No. 460 and requirements from the Riverside County Transportation Department.

e) Residential Structures. *(Per Amended Ordinance No. 348 as modified under SP288; PA7, Section 3)*

a. *The number of dwelling units in one building shall not exceed eighteen (18) units.* The Tentative Tract Map does not have any of its individual buildings exceed eighteen units. The Tentative Tract Map and Plot Plan maximum dwelling unit amount per building is two (2).
b. *No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.* The Tentative Tract Map does not have any dwelling units less than 750 square feet.
c. *Tandem garages are permitted.* The Tentative Tract Map does not provide any dwelling with tandem garages.

f) Recreational Buildings. *Recreational public assembly, and similar buildings may be permitted within a project if they are intended for the primary use of persons residing within the project and are located so as not to be detrimental to adjacent properties.* The Tentative Tract Map does not provide for any recreational, public assembly, or similar buildings in its subdivision development.

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

time of the recording of the final subdivision map. The Tentative Tract Map has been conditioned to record a declaration of covenants, conditions and restrictions (CC&R) prior to or in conjunction with the recordation the Tentative Tract Map.

h) Trash Areas*. Adequate enclosed trash pickup areas, convenient to the residents which they are intended to serve, shall be provided in the project.* The Tentative Tract Map for condominium dwelling units will have their residents keep their own trash receptacles (cans) within their garages of their homes and trash receptacles (cans) pickups will be in accordance with the proposed trash pickup location exhibit provided for approval with the Tentative Tract Map and will be incorporated into the CC&Rs for the residential development.

i) Screening*. A six-foot-high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zone in which the project is located.* The Tentative Tract Map is providing six-foot-high masonry walls as a part of the overall wall and fencing for the residential development.

j) Walkways*. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project*. The Tentative Tract Map provides pedestrian walkways greater than four feet (4') in width between dwellings and recreational areas.

k) Access*. Vehicular access openings into a project shall be limited to one for each 400 feet of public street frontage; however, all projects shall be permitted two access drives regardless of the amount of frontage.* The Tentative Tract Map complies with this requirement by providing two (2) access openings. Staff has reviewed and determined that the relatively short street frontage width make the 400-foot minimum separation infeasible. Requiring the 400-foot minimum separation would result in drive entryways relocating closer to other street intersections. Additionally, requiring the separation would result in a forced misalignment of the drive entryway from the PA10 drive entryway to the south.

l) Parking. All parking for the Tentative Tract Map meets the requirements for Ordinance No. 348, Section 18.12. A minimum requirement of 2.5 spaces per dwelling unit is required (122 units * 2.5 spaces = 305 spaces required). Each dwelling unit is provided with a 2-car garage (244 covered parking spaces in total) and the residential development provides 75 unassigned or guest parking spaces, totaling 319 spaces.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.

2. The Project site is not located within a city's Sphere of Influence.

3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. Pursuant to the requirements of AB 52, tribal consultation was not required for these Projects since EIR 376 (including all amendments or addendums) were previously considered for the underlining Specific Plan and no further environmental document is being required. These project site locations were detailed in the previous Environmental Findings and Initial Studies. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and the Specific Plan will still apply to the Tentative Tract Maps and Plot Plan 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.

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

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a High to 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 Maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 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) Review of this development project was done by the Riverside County Fire Department, Fire Marshall's office to make sure that the proposed project meets all requirements of Ordinance No. 787, plus fire suppression elements as addressed within the current California Building Code (CBC). The project has been conditioned by the Riverside County Fire Department.

    b) Fire protection and suppression services will be available for the development through the Riverside County Fire Department. The closest Fire Station is Station No. 34 at 32655 Haddock Street, approximately 2.8 miles north of the project site.

    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 – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc. and other fire standards.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of

this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed Project.

This project was presented before the Winchester/Homeland Municipal Advisory Council (MAC) on September 12, 2024. The MAC unanimously approved the tentative tract map as proposed.

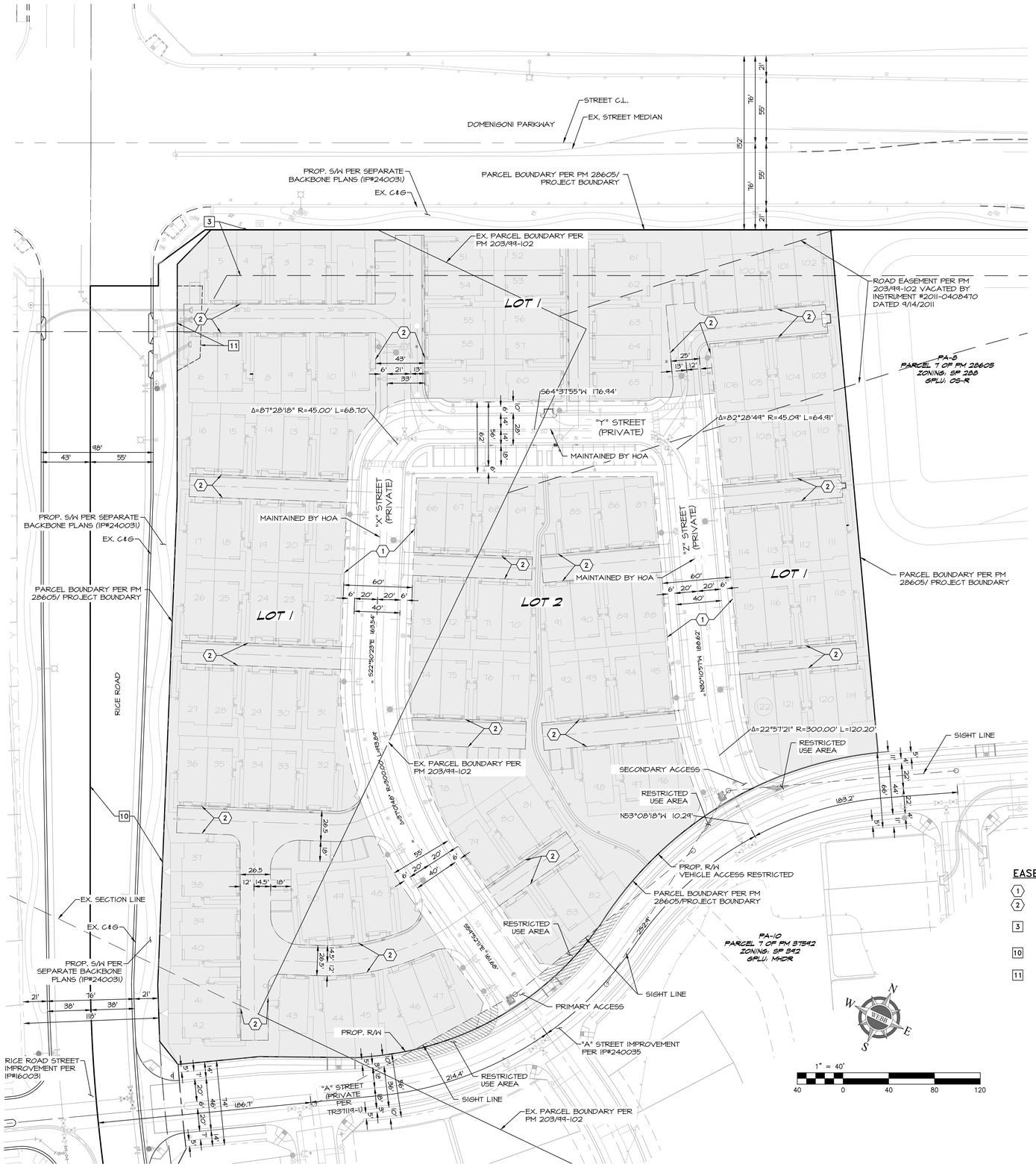
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. The decision of the Planning Commission shall be considered final unless the applicant or an interested party files an appeal with the Clerk of the Board of Supervisors accompanied by the fee set forth in County Ordinance No. 671 within ten days after the notice of decision appear on the Board's agenda.

ATTACHMENTS

Attachment A – Tentative Tract Map and Plot Plans
Attachment B – Architectural Plans
Attachment C – Conceptual Wall & Landscape Plans
Attachment D – Conditions of Approval and Advisory Notifications
Attachment E – GIS Exhibits
Attachment F – Public Comments

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38958
FOR CONDOMINIUM PURPOSES
APN 461-220-025, -026



ACREAGE

GROSS ACREAGE 8.67 AC
DENSITY 14.0 HOMES PER ACRE

LOTTING SUMMARY

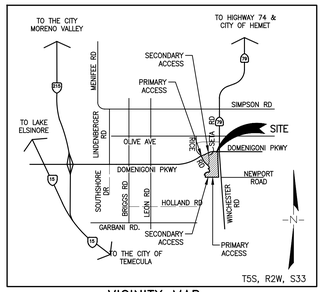
2 RESIDENTIAL LOTS FOR CONDO PURPOSES
LOT 1 (5.2 AC): UNITS 1-65, UNITS 99-122
LOT 2 (1.9 AC): UNITS 66-98

LEGEND

- R/W
- PARCEL BOUNDARY
- PROP. EASEMENT
- EX. EASEMENT
- PROP. WTR
- PROP. SEWER
- PROP. SD
- EX. WTR
- EX. SEWER
- EX. SD
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- FLOWLINE
- PROP. FIRE HYDRANT
- PROP. STREET LIGHT
- PROP. CROSSWALK

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
HDR	HIGH DENSITY RESIDENTIAL
LOS	LINE OF SIGHT
MDR	MEDIUM DENSITY RESIDENTIAL
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
OHU	OVER-HEAD UTILITY
OS-C	OPEN SPACE- CONSERVATION
OS-CH	OPEN SPACE- CONSERVATION HABITAT
OS-R	OPEN SPACE RECREATION
PE	PAD ELEVATION
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TC	TOP OF CURB
WTR	WATER



VICINITY MAP

2010 THOMAS BROS. MAP BOOK:
PAGE 839, GRID F7
PAGE 869, GRID E1, E2, F1, F2
NTS

OWNER/APPLICANT

SR CROSSROADS SOUTH, LLC
12100 WILSHIRE BLVD, SUITE 1150
LOS ANGELES, CA 90025
ATTN: HANNAH SOROUDI
TEL: 310-806-4823
EMAIL: HSOROUDI@REGENTPROPERTIES.COM

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
TEL: (951) 320-6001
FAX: (951) 788-1256
ATTN: DANIELLE LOGSDON
ATTN: DANIELLE.LOGSON@WEBBASSOCIATES.COM

TOPOGRAPHY SOURCE

BASED ON AERIAL TOPOGRAPHY FLOWN MAY 27, 2015 BY INLAND AERIAL SURVEYS, INC.

ASSESSOR'S PARCEL NO.

461-220-025, -026

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 7 OF PARCEL MAP NO. 28605, AS SHOWN BY MAP ON FILE IN BOOK 203 OF PARCEL MAPS AT PAGES 99 THROUGH 102, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 7, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT "U"

SCHOOL DISTRICT

HEMET UNIFIED SCHOOL DISTRICT

FEMA FLOOD ZONE

ZONE X- AREA OF MINIMAL FLOOD HAZARD
MAP 06065C2080H

LAND USE

EXISTING LAND USE: VACANT
EXISTING ZONING: SP (SPECIFIC PLAN 288-THE CROSSROADS IN WINCHESTER)

UTILITIES

WATER_____EASTERN MUNICIPAL WATER DISTRICT
SEWER_____EASTERN MUNICIPAL WATER DISTRICT
GAS_____SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC_____SOUTHERN CALIFORNIA EDISON
TELEPHONE___VERIZON
TELEVISION___TIME WARNER CABLE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2010 THOMAS BROS. MAP BOOK: PAGE 839, GRID F7 AND PAGE 869, GRID E1, E2, F1, AND F2.
3. THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN SPECIFIC PLAN NO. 288 P.A. 7 (MEDIUM DENSITY RESIDENTIAL)
5. ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE EXHIBIT.
6. ACCESS SHALL BE RESTRICTED ON DOMENIGONI PARKWAY, WINCHESTER ROAD, RICE ROAD AND SETA STREET.
7. PROJECT IS WITHIN THE LAKEVIEW/NUEVO/ROMOLAMD/HOMELAND #146 COUNTY SERVICE AREA.
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
9. TOPOGRAPHY FLOWN IN 2015.
10. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
11. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
12. XXXXX INDICATES PRELIMINARY PAD ELEVATION.
13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
14. A PORTION OF THE SITE IS SUBJECT OF LIQUEFACTION AND SUBSIDENCE BUT NO OTHER KNOWN GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
15. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
16. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
17. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENCE.
18. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENT AS REQUIRED BY NPDES SUPPLEMENT "A".
19. ENTRY MONUMENTATION PER SP288 A2.
20. THE PROJECT IS IN THE HIGHWAY 79 POLICY AREA.
21. THE PROJECT IS NOT IN A HIGH FIRE AREA.
22. THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATIONAL VEHICLES SPACES, DWELLING UNITS, OR LOTS.
23. THE PROJECT IS WITHIN THE HARVEST VALLEY/WINCHESTER RCIP AREA PLAN.

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

EASEMENT TABLE

1	PROPOSED PUBLIC UTILITY EASEMENT
2	PROPOSED INGRESS/EGRESS EASEMENT
3	AN EASEMENT FOR PERPETUAL DRAINAGE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998480 OF OFFICIAL RECORDS IN FAVOR OF COUNTY OF RIVERSIDE.
10	AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 2017 AS INSTRUMENT NO. 2017-0311972 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF RIVERSIDE.
11	RECORDED JULY 16, 2018 AS INSTRUMENT NO. 2018-0286598 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION.

PRELIMINARY

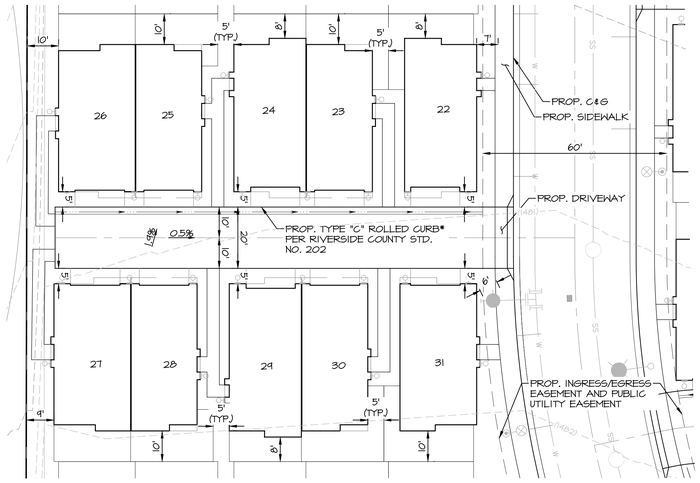
REVISIONS	DATE	BY

TENTATIVE TRACT MAP NO. 38958

FOR CONDOMINIUM PURPOSES
SCHEDULE "A"
SOLEADA PARCEL 7

SCALE: 1"=40'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 23-3358
DATE: 5/20/2025			SHEET 1
DESIGNED: DL			OF 2 SHEETS
CHECKED: TMG			
PLN CK REF:			DWG. NO.
F.B.			

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA7.DWG 5/20/2025 8:49:58 AM Wenyi



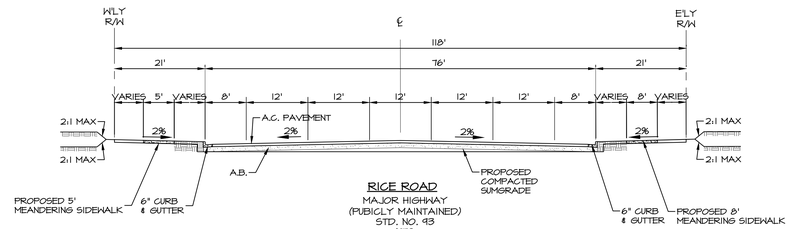
TYPICAL PRIVATE STREETS CLUSTER DETAIL
SCALE 1"=20'

*ROLLED CURB NOTE

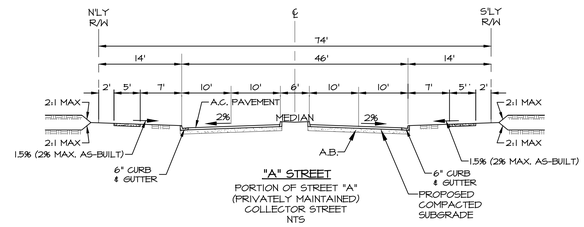
ROLLED CURB TO BE PLACED IN ALLEY ON THE LOW SIDE OF THE STREET

SETBACK DIMENSIONS:

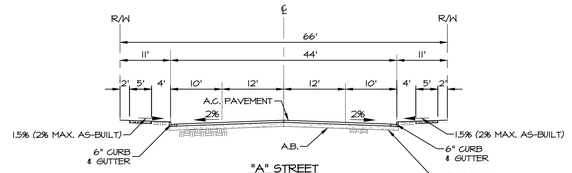
BUILDING TO BUILDING:	6' MIN
BUILDING TO R/W (FRONT YARDS):	3' MIN
BUILDING TO SIDE FENCE:	3' MIN
BUILDING TO SIDE FENCE (CORNER & REVERSE LOT):	5' MIN
BUILDING TO REAR FENCE:	3' MIN
BUILDING TO SIDEWALK (PRIVATE STREET):	5' TYP



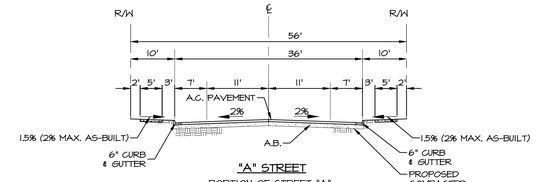
RICE ROAD
MAJOR HIGHWAY
(PUBICLY MAINTAINED)
STD. NO. 93
NTS



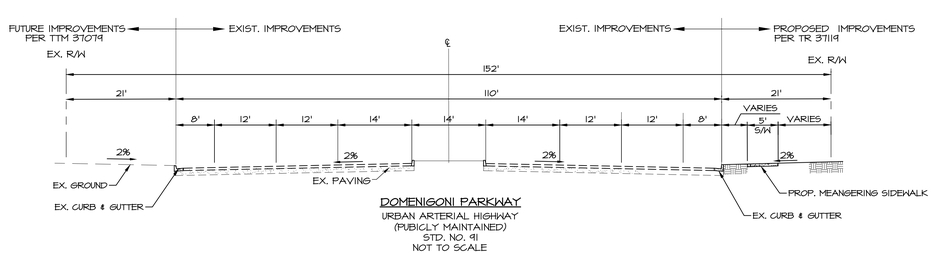
"A" STREET
PORTION OF STREET "A"
(PRIVATELY MAINTAINED)
COLLECTOR STREET
NTS



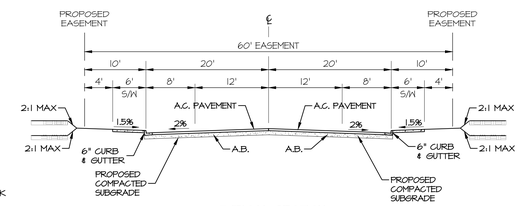
"A" STREET
PORTION OF STREETS "A"
ENHANCED LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 104
NOT TO SCALE



"A" STREET
PORTION OF STREET "A"
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 105
NOT TO SCALE

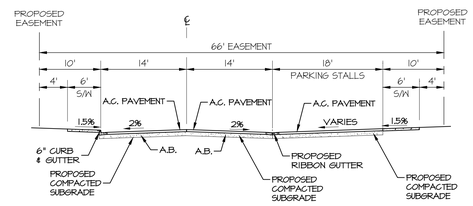


DOMENIGONI PARKWAY
URBAN ARTERIAL HIGHWAY
(PUBICLY MAINTAINED)
STD. NO. 91
NOT TO SCALE



TYPICAL SECTION
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE

TYPICAL UNIT DRAINAGE
N.T.S.



TYPICAL SECTION
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP NO. 38958

FOR CONDOMINIUM PURPOSES
SCHEDULE "A"
SOLEADA PARCEL 7

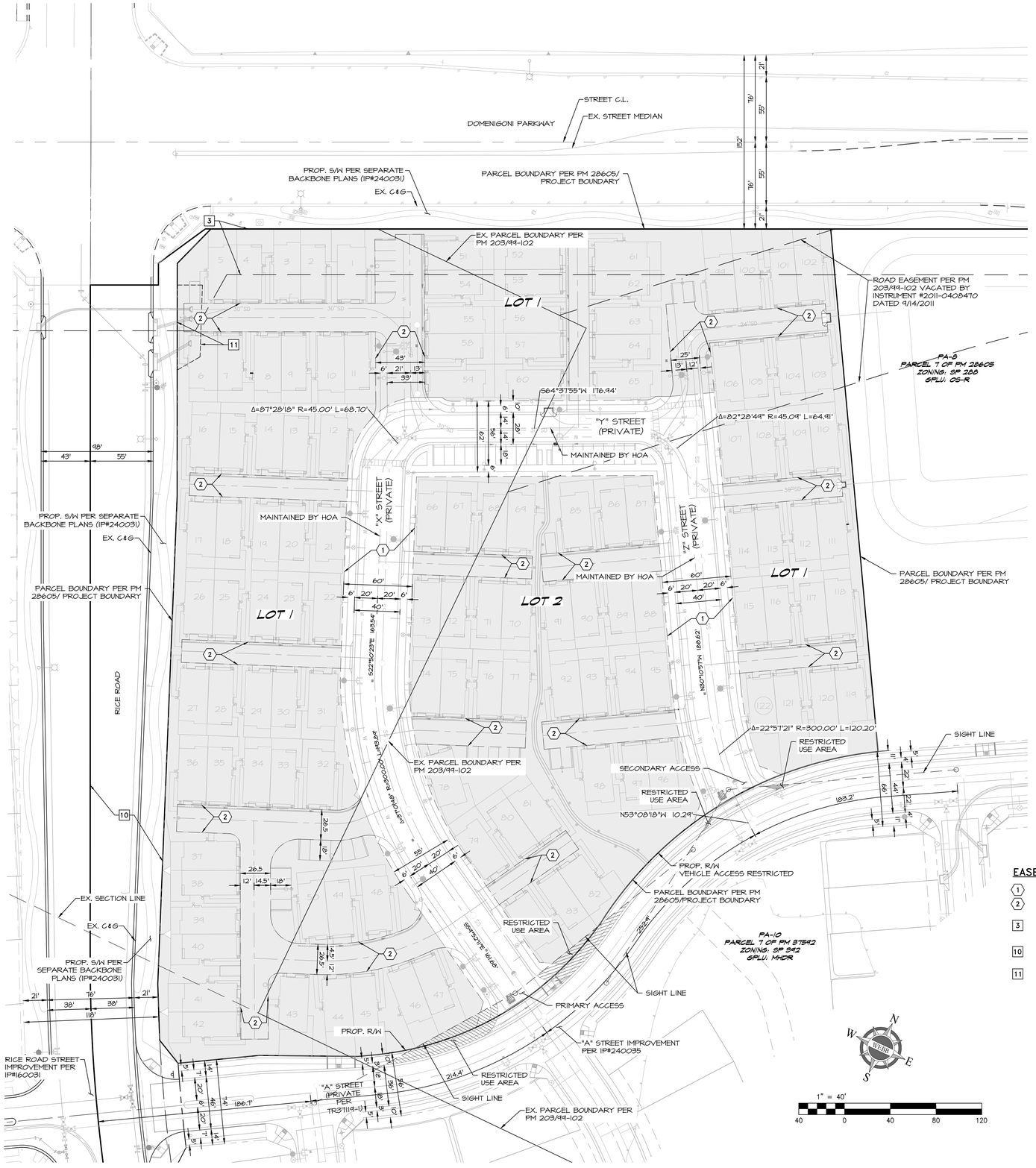
SCALE:	1"=40'
DATE:	5/20/2025
DESIGNED:	DL
CHECKED:	TMG
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	23-3358
SHEET	2
OF	2 SHEETS
DWG. NO.	

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA7.DWG 5/20/2025 8:49:58 AM Wenyig

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN #24-0022 AND CONCEPTUAL GRADING
APN 461-220-025, -026



ACREAGE

GROSS ACREAGE 8.67 AC
DENSITY 14.0 HOMES PER ACRE

LOTTING SUMMARY

2 RESIDENTIAL LOTS FOR CONDO PURPOSES
LOT 1 (5.2 AC): UNITS 1-65, UNIT 99-122
LOT 2 (1.9 AC): UNITS 66-98

LEGEND

- R/W
- PARCEL BOUNDARY
- PROP. EASEMENT
- EX. EASEMENT
- PROP. WTR
- PROP. SEWER
- PROP. SD
- EX. WTR
- EX. SEWER
- EX. SD
- (1450) EX. MAJOR CONTOURS
- (1451) EX. MINOR CONTOURS
- FLOWLINE
- PROP. FIRE HYDRANT
- PROP. STREET LIGHT
- PROP. CROSSWALK

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
HDR	HIGH DENSITY RESIDENTIAL
LOS	LINE OF SIGHT
MDR	MEDIUM DENSITY RESIDENTIAL
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
OHU	OVER-HEAD UTILITY
OS-C	OPEN SPACE- CONSERVATION
OS-CH	OPEN SPACE- CONSERVATION HABITAT
OS-R	OPEN SPACE RECREATION
PE	PAD ELEVATION
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TC	TOP OF CURB
WTR	WATER

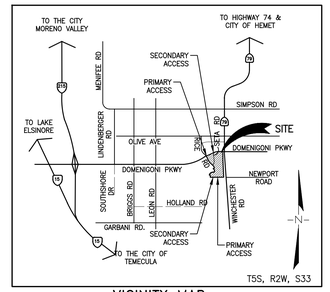
PARKING TABLE

RESIDENTIAL LOTS	PARKING REQUIRED	PARKING PROVIDED
122	305	319

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

EASEMENT TABLE

1. PROPOSED PUBLIC UTILITY EASEMENT
2. PROPOSED INGRESS/EGRESS EASEMENT
3. AN EASEMENT FOR PERPETUAL DRAINAGE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998480 OF OFFICIAL RECORDS IN FAVOR OF COUNTY OF RIVERSIDE.
10. AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 2011 AS INSTRUMENT NO. 2011-0319712 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF RIVERSIDE.
11. RECORDED JULY 16, 2018 AS INSTRUMENT NO. 2018-0286598 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION.



VICINITY MAP

2010 THOMAS BROS. MAP BOOK:
PAGE 839, GRID F7
PAGE 869, GRID E1, E2, F1, F2
NTS

OWNER/APPLICANT

SR CROSSROADS SOUTH, LLC
12100 WILSHIRE BLVD, SUITE 1150
LOS ANGELES, CA 90025
ATTN: HANNAH SOROUDI
TEL: 310-806-4823
EMAIL: HSOROUDI@REGENTPROPERTIES.COM

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
TEL: (951) 320-6001
FAX: (951) 788-1256
ATTN: DANIELLE LOGSDON
ATTN: DANIELLE.LOGSON@WEBBASSOCIATES.COM

TOPOGRAPHY SOURCE

BASED ON AERIAL TOPOGRAPHY FLOWN MAY 27, 2015 BY INLAND AERIAL SURVEYS, INC.

ASSESSOR'S PARCEL NO.

461-220-025, -026

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 7 OF PARCEL MAP NO. 28605, AS SHOWN BY MAP ON FILE IN BOOK 203 OF PARCEL MAPS AT PAGES 99 THROUGH 102, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 7, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT "U"

SCHOOL DISTRICT

HEMET UNIFIED SCHOOL DISTRICT

FEMA FLOOD ZONE

ZONE X- AREA OF MINIMAL FLOOD HAZARD
MAP 06065C2080H

LAND USE

EXISTING LAND USE: VACANT
EXISTING ZONING: SP (SPECIFIC PLAN 288-THE CROSSROADS IN WINCHESTER)

UTILITIES

WATER_____EASTERN MUNICIPAL WATER DISTRICT
SEWER_____EASTERN MUNICIPAL WATER DISTRICT
GAS_____SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC_____SOUTHERN CALIFORNIA EDISON
TELEPHONE___VERIZON
TELEVISION___TIME WARNER CABLE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460, UNLESS OTHERWISE NOTED.
2. 2010 THOMAS BROS. MAP BOOK: PAGE 839, GRID F7 AND PAGE 869, GRID E1, E2, F1, AND F2.
3. THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS WITHIN SPECIFIC PLAN NO. 288 P.A. 7 (MEDIUM DENSITY RESIDENTIAL)
5. ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED ON THE EXHIBIT.
6. ACCESS SHALL BE RESTRICTED ON DOMENIGONI PARKWAY, WINCHESTER ROAD, RICE ROAD AND SETA STREET.
7. PROJECT IS WITHIN THE LAKEVIEW/NUEVO/ROMOLAMD/HOMELAND #146 COUNTY SERVICE AREA.
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
9. TOPOGRAPHY FLOWN IN 2015.
10. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
11. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
12. XXXXX' INDICATES PRELIMINARY PAD ELEVATION.
13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
14. A PORTION OF THE SITE IS SUBJECT OF LIQUEFACTION AND SUBSIDENCE BUT NO OTHER KNOWN GEOLOGICAL HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
15. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
16. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
17. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENCE.
18. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENT AS REQUIRED BY NPDES SUPPLEMENT "A".
19. ENTRY MONUMENTATION PER SP288 A2.
20. THE PROJECT IS IN THE HIGHWAY 74 POLICY AREA.
21. THE PROJECT IS NOT IN A HIGH FIRE AREA.
22. THERE ARE NO EXISTING OR PROPOSED MOBILE HOME OR RECREATIONAL VEHICLES SPACES, DWELLING UNITS, OR LOTS.
23. THE PROJECT IS WITHIN THE HARVEST VALLEY/WINCHESTER RCIP AREA PLAN.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE
2	SECTIONS AND DETAILS
3	PROPOSED SITE PLAN
4	CONCEPTUAL GRADING
5	SECTIONS
6	CONCEPTUAL UTILITIES
7	FIRE ACCESS

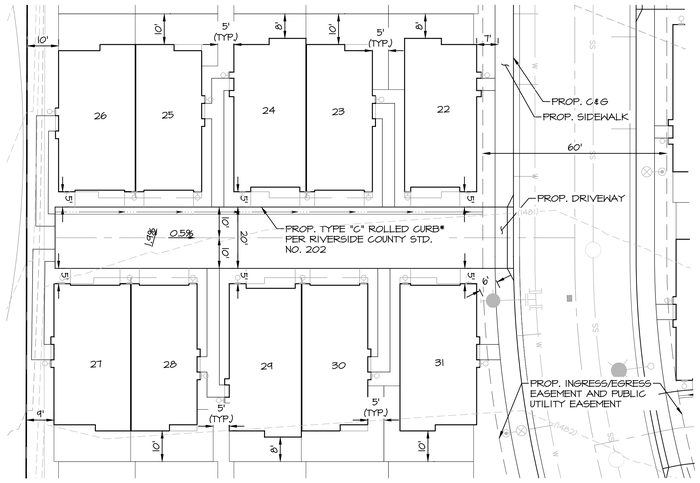
PRELIMINARY

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA7.DWG 5/20/2025 8:49:58 AM Wendy@

SCALE:	1" = 40'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256
DATE:	5/20/2025		
DESIGNED:	WG		
CHECKED:	TMG		
PLN CK REF:			
F.B.			

PLOT PLAN #24-0022
TITLE

W.O.	23-3358
SHEET	1
OF	7 SHEETS
DWG. NO.	



TYPICAL PRIVATE STREETS CLUSTER DETAIL

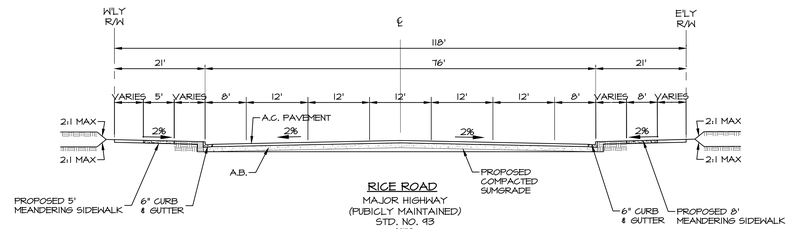
SCALE 1"=20'

*ROLLED CURB NOTE

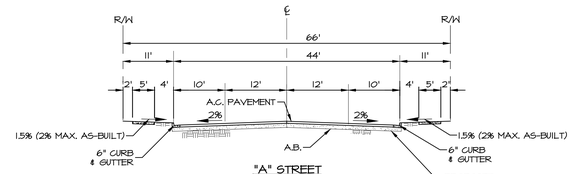
ROLLED CURB TO BE PLACED IN ALLEY ON THE LOW SIDE OF THE STREET

SETBACK DIMENSIONS:

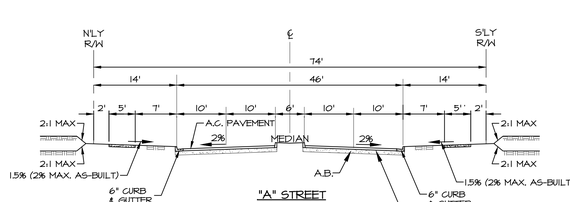
BUILDING TO BUILDING:	6' MIN
BUILDING TO R/W (FRONT YARDS):	3' MIN
BUILDING TO SIDE FENCE:	3' MIN
BUILDING TO SIDE FENCE (CORNER & REVERSE LOT):	5' MIN
BUILDING TO REAR FENCE:	3' MIN
BUILDING TO SIDEWALK (PRIVATE STREET):	5' TYP



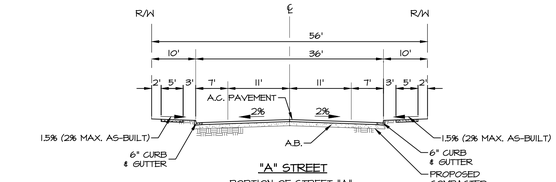
RICE ROAD
MAJOR HIGHWAY
(PUBICLY MAINTAINED)
STD. NO. 93
NTS



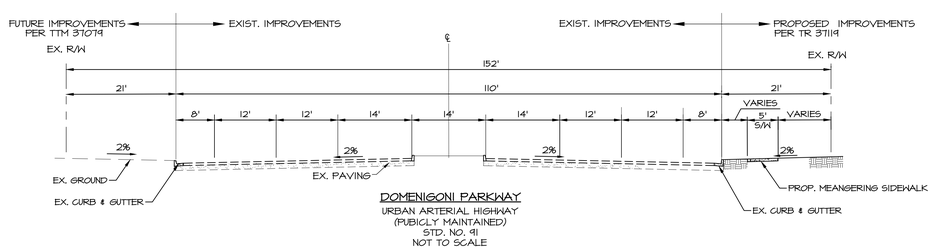
"A" STREET
PORTION OF STREETS "A"
ENHANCED LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 104
NOT TO SCALE



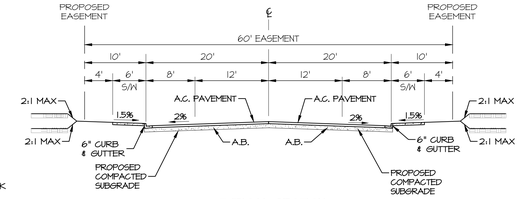
"A" STREET
PORTION OF STREET "A"
(PRIVATELY MAINTAINED)
COLLECTOR STREET
NTS



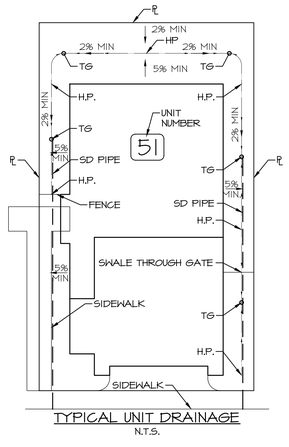
"A" STREET
PORTION OF STREET "A"
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
STD. NO. 105
NOT TO SCALE



DOMENIGONI PARKWAY
URBAN ARTERIAL HIGHWAY
(PUBICLY MAINTAINED)
STD. NO. 91
NOT TO SCALE

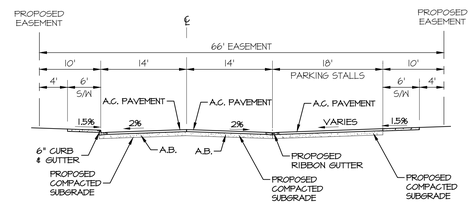


TYPICAL SECTION
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE



TYPICAL UNIT DRAINAGE
N.T.S.

APPROVED
11/05/2025
BY THE PLANNING COMMISSION



TYPICAL SECTION
LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE

PRELIMINARY

SCALE:	1" = 20'
DATE:	5/20/2025
DESIGNED:	WG
CHECKED:	TMG
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PLOT PLAN #24-0022
SECTIONS AND DETAILS

W.O.	23-3358
SHEET	2
OF	7 SHEETS
DWG. NO.	

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DOMENIGONI PARKWAY

STREET C.L.
EX. STREET MEDIAN

PROP. RETAINING WALL H=3.4' MAX

PARCEL BOUNDARY PER PM 28605/ PROJECT BOUNDARY

EX. C&G

PROP. S/W PER SEPARATE BACKBONE PLANS (IP#240031)

EX. PARCEL BOUNDARY PER PM 203/99-102

PROP. ROLLED CURB (TYP.)

PROP. CATCH BASIN

ROAD EASEMENT PER PM 203/99-102 VACATED BY INSTRUMENT #2011-0408410 DATED 9/14/2011

PROP. C&G

PA-8
PARCEL 7 OF PM 28605
ZONING: SP 288
GPLU: OS-R

PROP. RETAINING WALL H=4.5' MAX

PROP. S/W PER SEPARATE BACKBONE PLANS (IP#240031)

EX. C&G

EX. R/W

PROP. RETAINING WALL H=4.8' MAX

PROP. CROSS GUTTER

PROP. CL

"Y" STREET (PRIVATE)

PROP. RIBBON GUTTER

PROP. INLET

PROP. CROSSWALK

PROP. RETAINING WALL H=3.4' MAX

PROP. RETAINING WALL H=5.8' MAX

PROP. CATCH BAISN

MAINTAINED BY HOA

PROP. S/W

PROP. C&G

PROP. S/W

PROP. C.L.

"Z" STREET (PRIVATE)

PROP. RETAINING WALL H=3.4' MAX

PROP. RETAINING WALL H=3.9' MAX

PARCEL BOUNDARY PER PM 28605/ PROJECT BOUNDARY

RICE ROAD

PROP. RETAINING WALL H=6.0' MAX

EX. R/W

PROP. S/W PER SEPARATE BACKBONE PLANS (IP#240031)

EX. C&G

"X" STREET (PRIVATE)

PROP. RETAINING WALL H=4.1' MAX

PROP. RETAINING WALL H=4.8' MAX

PROP. RETAINING WALL H=4.7' MAX

PROP. C&G

PROP. S/W

PROP. C.L.

EX. PARCEL BOUNDARY PER PM 203/99-102

PROP. CROSS GUTTER

SIGHT LINE

SECONDARY ACCESS

RESTRICTED USE AREA

RESTRICTED USE AREA

RESTRICTED USE AREA

PROP. ROLLED CURB (TYP.)

EX. SECTION LINE

"A" STREET

STREET C.L.

PROP. C&G PER SEPARATE PLAN

PROP. S/W PER SEPARATE PLAN

PROP. R/W PER SEPARATE PLAN

PARCEL BOUNDARY PER PM 28605/PROJECT BOUNDARY

PA-10
PARCEL 7 OF PM 37542
ZONING: SP 382
GPLU: MHDR

PRIMARY ACCESS

EX. PARCEL BOUNDARY PER PM 203/99-102

RESTRICTED USE AREA

SIGHT LINE

LEGEND

- R/W
- PARCEL BOUNDARY
- PROP. EASEMENT
- EX. EASEMENT
- PROP. WTR
- PROP. SEWER
- PROP. SD
- EX. WTR
- EX. SEWER
- EX. SD
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ABBREVIATIONS

CB	CATCH BASIN
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HDR	HIGH DENSITY RESIDENTIAL
LOS	LINE OF SIGHT
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MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
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OS-C	OPEN SPACE- CONSERVATION
OS-CH	OPEN SPACE- CONSERVATION HABITAT
OS-R	OPEN SPACE RECREATION
PE	PAD ELEVATION
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TC	TOP OF CURB
WTR	WATER

EASEMENT TABLE

1. PROPOSED PUBLIC UTILITY EASEMENT
2. PROPOSED INGRESS/EGRESS EASEMENT

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

N
W
E
S

1" = 30'
30 0 30 60 90

PRELIMINARY

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA7.DWG 5/20/2025 8:49:58 AM Wenyig

SCALE:	1" = 30'
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PLOT PLAN #24-0022
PROPOSED SITE PLAN

W.O.	23-3358
SHEET	3
OF	7 SHEETS
DWG. NO.	

NOTE: ADD 1400 TO ALL PROPOSED ELEVATIONS

LEGEND

- R/W
- PARCEL BOUNDARY
- PROP. EASEMENT
- EX. EASEMENT
- PROP. WTR
- PROP. SEWER
- PROP. SD
- EX. WTR
- EX. SEWER
- EX. SD
- (1450) EX. MAJOR CONTOURS
- (1451) EX. MINOR CONTOURS
- FLOWLINE
- PROP. CROSSWALK

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
HDR	HIGH DENSITY RESIDENTIAL
LOS	LINE OF SIGHT
MDR	MEDIUM DENSITY RESIDENTIAL
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
OHU	OVER-HEAD UTILITY
OS-C	OPEN SPACE- CONSERVATION
OS-CH	OPEN SPACE- CONSERVATION HABITAT
OS-R	OPEN SPACE RECREATION
PE	PAD ELEVATION
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TC	TOP OF CURB
WTR	WATER

DOMENIGONI PARKWAY

STREET C.L.

EX. STREET MEDIAN

EX. S/W

EX. C&G

PROP. RETAINING WALL H=3.4' MAX

EX. PARCEL BOUNDARY PER PM 203/99-102

ROAD EASEMENT PER PM 203/99-102 VACATED BY INSTRUMENT #2011-0408470 DATED 9/14/2011

PA-8
PARCEL 7 OF PM 28605
ZONING: SP 288
GPLU: OS-R

PROP. RETAINING WALL H=4.5' MAX

PROP. RETAINING WALL H=4.8' MAX

PROP. RETAINING WALL H=5.4' MAX

PROP. RETAINING WALL H=4.2' MAX

PROP. RETAINING WALL H=6.0' MAX

PROP. RETAINING WALL H=5.1' MAX

PROP. RETAINING WALL H=5.5' MAX

PROP. RETAINING WALL H=4.9' MAX

PROP. RETAINING WALL H=3.4' MAX

PROP. RETAINING WALL H=4.8' MAX

PROP. RETAINING WALL H=4.7' MAX

PROP. RETAINING WALL H=3.9' MAX

PROP. RETAINING WALL H=2.5' MAX

PROP. RETAINING WALL H=4.1' MAX

"Y" STREET (PRIVATE)

"X" STREET (PRIVATE)

"Z" STREET (PRIVATE)

"A" STREET

RICE ROAD

48'
43' 55'

76'
38' 38'

STREET C.L.

PARCEL BOUNDARY PER PM 28605/ PROJECT BOUNDARY

EX. PARCEL BOUNDARY PER PM 203/99-102

EX. SECTION LINE

BACKBONE PLANS (IP#240031)

RICE ROAD STREET IMPROVEMENT PER IP#160031

"A" STREET IMPROVEMENT PER IP#240035

PA-10
PARCEL 7 OF PM 37542
ZONING: SP 382
GPLU: MHDR

STREET C.L.

PROP. C&G PER SEPARATE PLAN

PROP. S/W PER SEPARATE PLAN

PROP. R/W PER SEPARATE PLAN

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

1" = 30'
30 0 30 60 90

PRELIMINARY

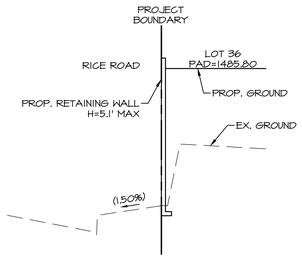
H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA7.DWG 5/20/2025 8:49:58 AM Wenyig

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DATE:	5/20/2025
DESIGNED:	WG
CHECKED:	TMG
PLN CK REF:	
F.B.	

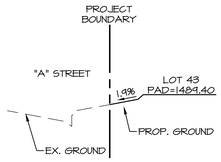
ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PLOT PLAN #24-0022
CONCEPTUAL GRADING

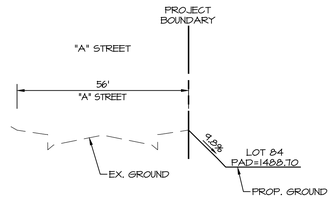
W.O.	23-3358
SHEET	4
OF	7 SHEETS
DWG. NO.	



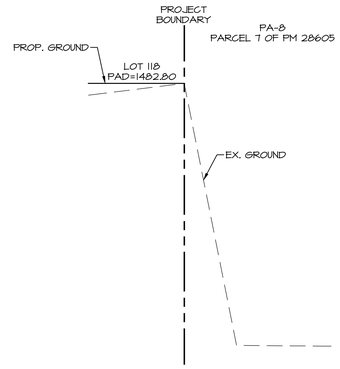
SECTION A-A
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VERT. EX.: 5



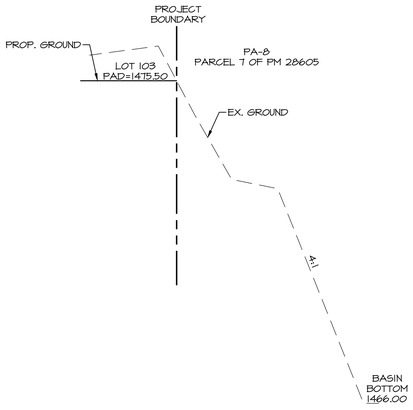
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SCALE: 1"=20'
VERT. EX.: 5



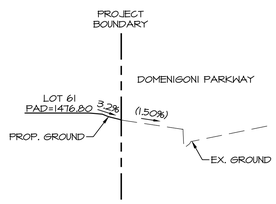
SECTION C-C
SCALE: 1"=20'
VERT. EX.: 5



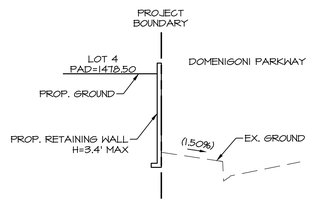
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SCALE: 1"=20'
VERT. EX.: 5



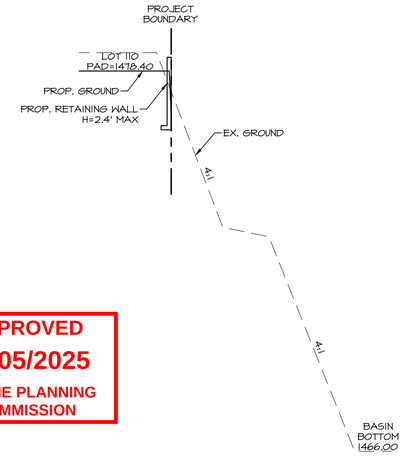
SECTION E-E
SCALE: 1"=20'
VERT. EX.: 5



SECTION F-F
SCALE: 1"=20'
VERT. EX.: 5



SECTION G-G
SCALE: 1"=20'
VERT. EX.: 5



SECTION H-H
SCALE: 1"=20'
VERT. EX.: 5

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

*NOTE:
RETAINING WALLS ARE LOCATED 5' AWAY FROM DAYLIGHT LINE

PRELIMINARY

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA7.DWG 5/20/2025 8:49:58 AM Wendyg

SCALE:	1" = 20'
DATE:	5/20/2025
DESIGNED:	WG
CHECKED:	TMG
PLN CK REF:	
F.B.	

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3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH: (951) 686-1070
FAX (951) 788-1256

PLOT PLAN #24-0022
SECTIONS

W.O.	23-3358
SHEET	5
OF	7 SHEETS
DWG. NO.	



LEGEND

- R/W
- PARCEL BOUNDARY
- PROP. EASEMENT
- EX. EASEMENT
- PROP. WTR
- PROP. SEWER
- PROP. SD
- EX. WTR
- EX. SEWER
- EX. SD
- (1450) EX. MAJOR CONTOURS
- (1451) EX. MINOR CONTOURS
- FLOWLINE
- PROP. FIRE HYDRANT
- PROP. STREET LIGHT

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
HDR	HIGH DENSITY RESIDENTIAL
LOS	LINE OF SIGHT
MDR	MEDIUM DENSITY RESIDENTIAL
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
OHU	OVER-HEAD UTILITY
OS-C	OPEN SPACE- CONSERVATION
OS-CH	OPEN SPACE- CONSERVATION HABITAT
OS-R	OPEN SPACE RECREATION
PE	PAD ELEVATION
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TC	TOP OF CURB
WTR	WATER

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

PRELIMINARY

SCALE:	1" = 30'		
DATE:			
DESIGNED:	KA		
CHECKED:	DML		
PLN CK REF:			
F.B.			

REVISIONS | DATE | BY

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ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH: (951) 686-1070
FAX (951) 788-1256

PLOT PLAN #24-0022
CONCEPTUAL UTILITY

W.O.	23-3358
SHEET	6
OF	7 SHEETS
DWG. NO.	

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LEGEND

- R/W
- PARCEL BOUNDARY
- PROP. EASEMENT
- EX. EASEMENT
- PROP. WTR
- PROP. SEWER
- PROP. SD
- EX. WTR
- EX. SEWER
- EX. SD
- (1450) EX. MAJOR CONTOURS
- (1451) EX. MINOR CONTOURS
- FLOWLINE
- PROP. FIRE HYDRANT
- PROP. STREET LIGHT
- PROP. FIRE LANE

ABBREVIATIONS

CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
HDR	HIGH DENSITY RESIDENTIAL
LOS	LINE OF SIGHT
MDR	MEDIUM DENSITY RESIDENTIAL
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OS-C	OPEN SPACE- CONSERVATION
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PE	PAD ELEVATION
P.I.P.	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SW	SIDEWALK
TC	TOP OF CURB
WTR	WATER

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

N W E S

1" = 30'
30 0 30 60 90

PRELIMINARY

SCALE:	1" = 1'
DATE:	5/20/2025
DESIGNED:	WG
CHECKED:	TMG
PLN CK REF:	
F.B.	

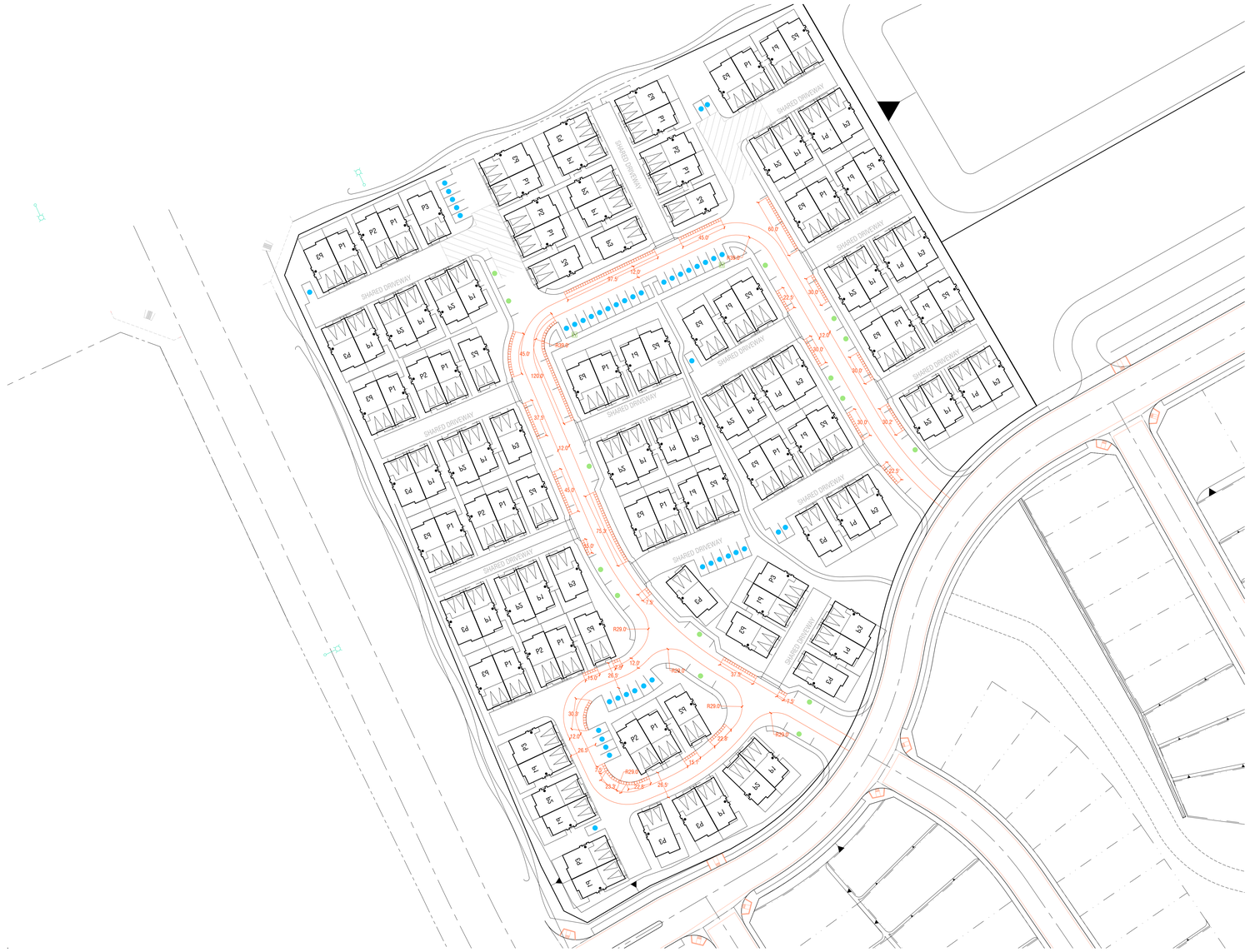
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3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PLOT PLAN #24-0022
FIRE ACCESS

W.O. 23-3358
SHEET 7
OF 7 SHEETS
DWG. NO.

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ARCHITECTURAL SITE PLAN


SHARED DRIVEWAY
SHARED DRIVEWAY
SHARED DRIVEWAY

STREETSCENE
TYPICAL



PLAN 3B
CA BUNGALOW

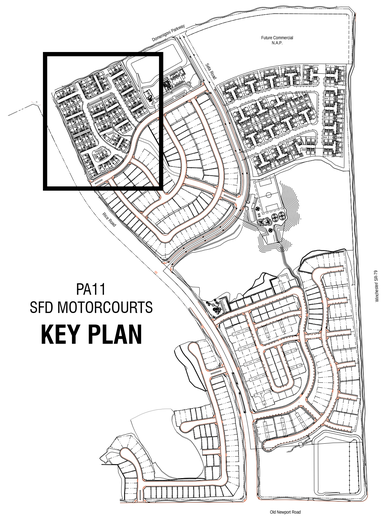
PLAN 2BR
CA CONTEMPORARY

PLAN 2A
CA BUNGALOW

PLAN 3AR
CA CONTEMPORARY

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

PA7 DUPLEXES & SFD
5TH DESIGN SUBMITTAL 09-03-25



PA11
SFD MOTORCOURTS
KEY PLAN

SEPTEMBER 2025
DESIGN PACKAGE - 4TH COUNTY SUBMITTAL
SR CROSSROADS SOUTH, LLC

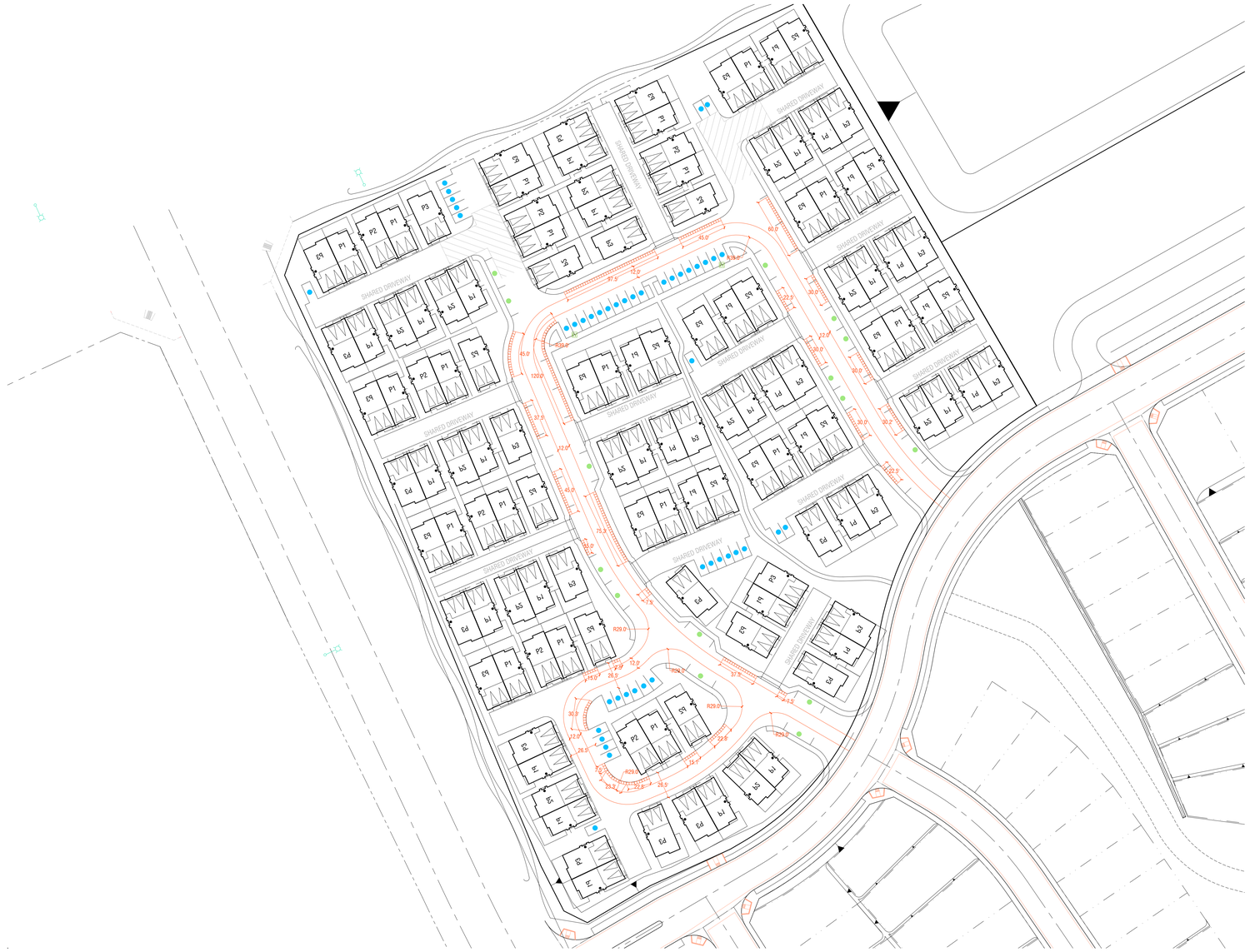
REGENT PROPERTIES
OPTUM DESIGN GROUP

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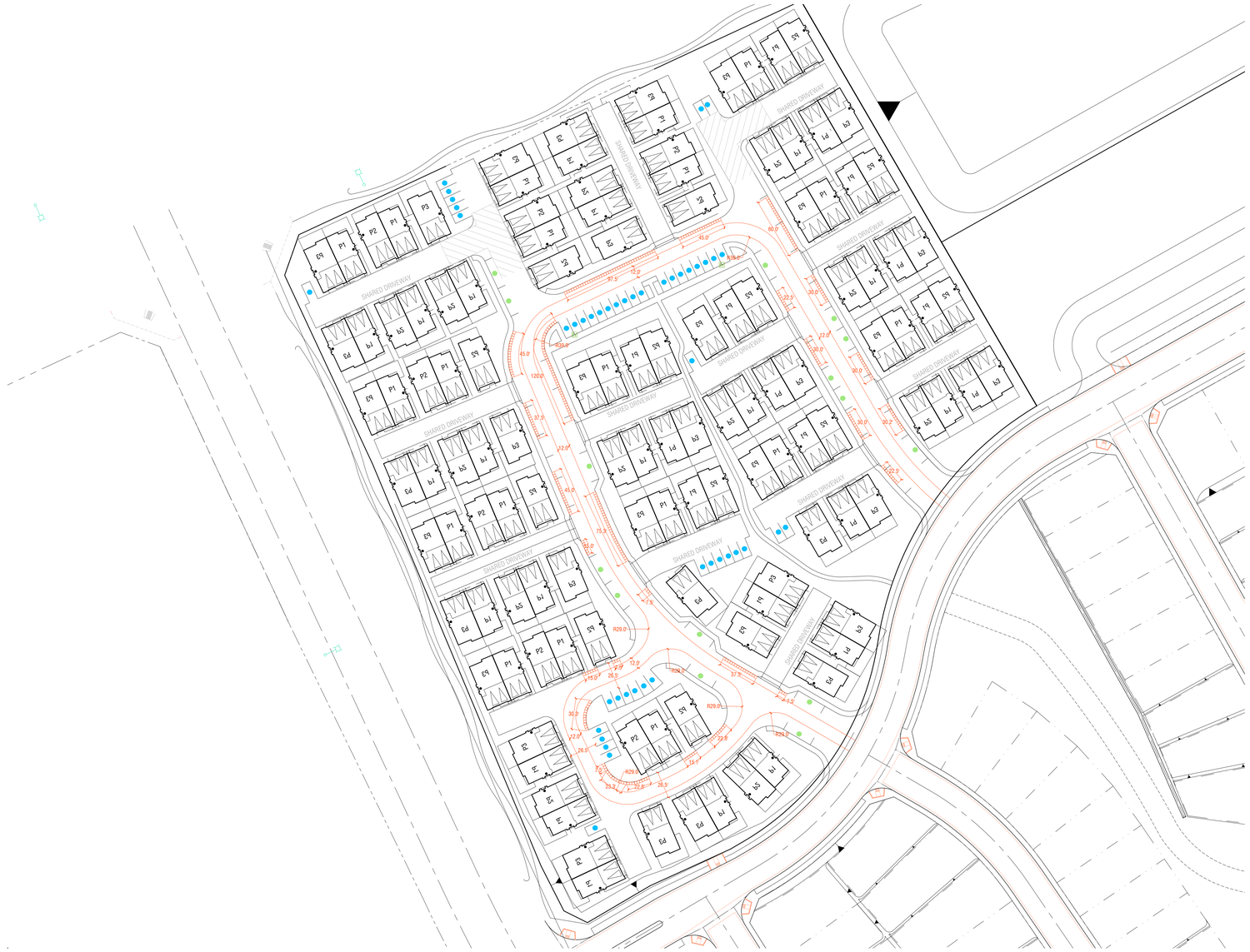
SOLĒADA
WINCHESTER, CA

0 10' 20'
SCALE 1" = 10'

ARCHITECTURAL SITE PLAN


SHARED DRIVEWAY
SHARED DRIVEWAY
SHARED DRIVEWAY

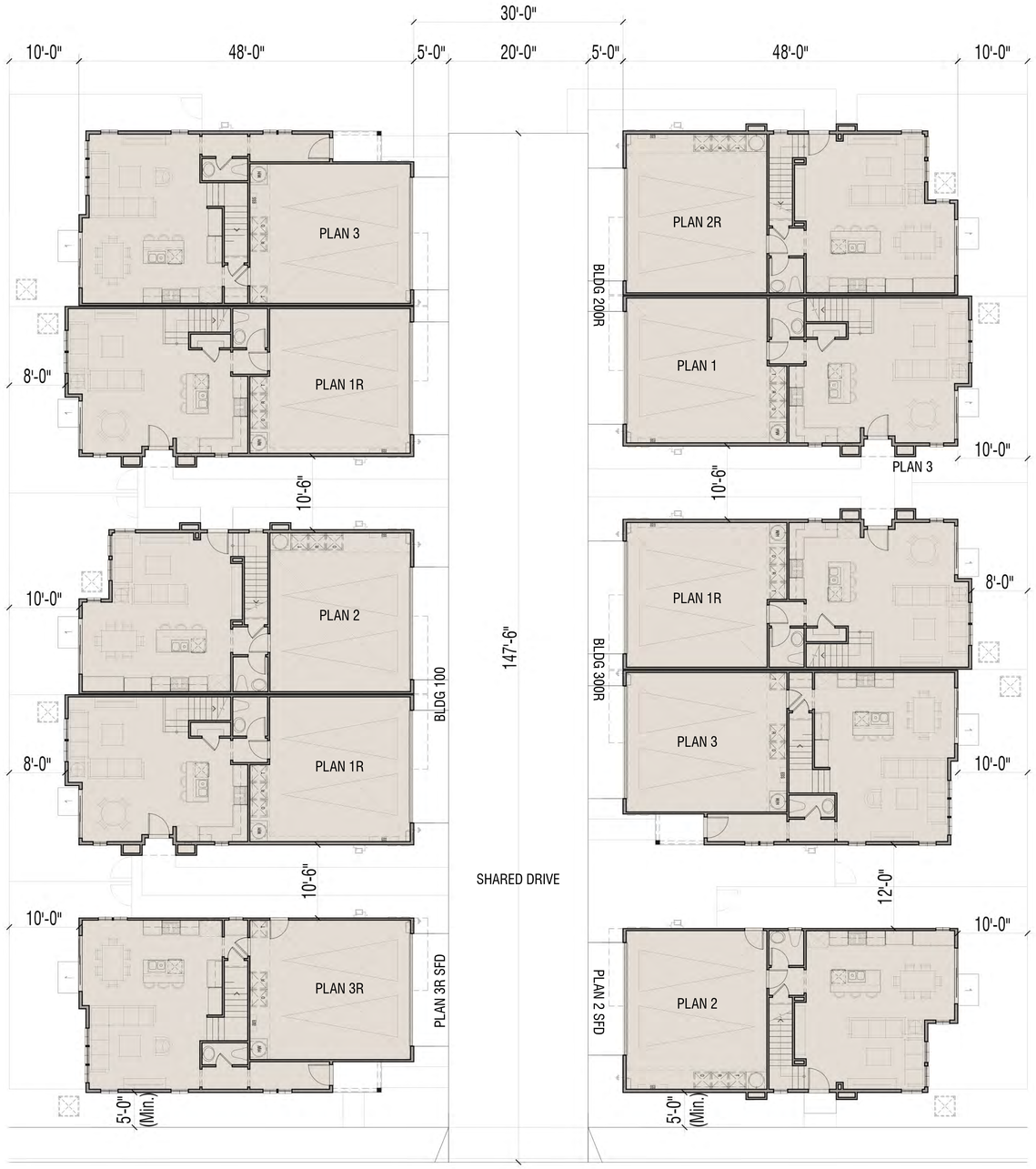
TRASH COLLECTION EXHIBIT


SHARED DRIVEWAY
SHARED DRIVEWAY
SHARED DRIVEWAY

TYPICAL SHARED DRIVE
SITE PLAN



PA7
DUPLEXES & SFD
KEY PLAN



PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,637 SF

PLAN 3
4 BD | 2.5 BA
2-CAR GARAGE
1,737 SF

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

SEPTEMBER 2025
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SR CROSSROADS SOUTH, LLC

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SOLĒADA
WINCHESTER, CA

PA7 DUPLEXES & SFD

0 8' 16'
SCALE 1" = 8'

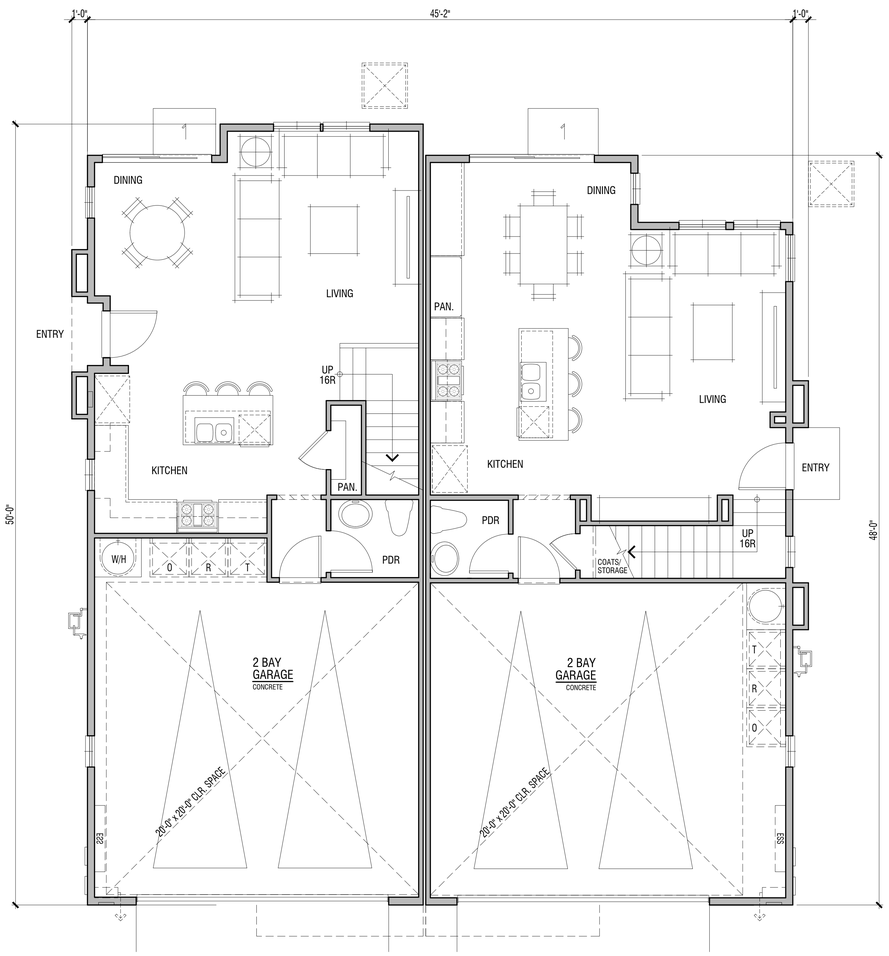
BUILDING 100
DUPLEX: FLOOR PLANS

PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

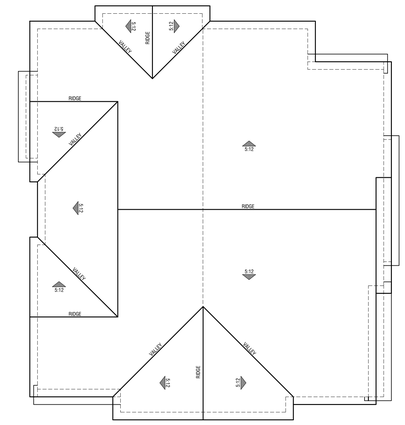
PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,637 SF



SECOND FLOOR



FIRST FLOOR



ROOF PLAN

APPROVED
11/05/2025
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SEPTEMBER 2025
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BUILDING 100: DUPLEX
FLOOR PLANS

SOLĒADA
WINCHESTER, CA

PA7 DUPLEXES & SFD

0 2' 4' 8'
SCALE 1/4" = 1'-0"

A.5

BUILDING 100A
WRAP ELEVATIONS - CA BUNGALOW

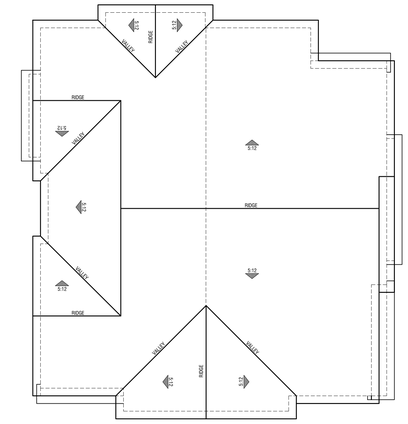
PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,637 SF



FRONT ELEVATION
CA BUNGALOW

RIGHT SIDE ELEVATION
CA BUNGALOW



ROOF PLAN



REAR ELEVATION
CA BUNGALOW

LEFT SIDE ELEVATION
CA BUNGALOW

ELEVATION KEYNOTES

A - STUCCO
B - LAP SIDING, WHERE OCCURS
C - VINYL WINDOWS
D - BRICK VENEER, WHERE OCCURS
E - WOOD TRIM
F - DECORATIVE ENTRY DOOR TO MATCH ELEVATION STYLE
G - DECORATIVE LIGHT FIXTURE TO MATCH ELEVATION STYLE
H - STUCCO
I - STUCCO OVER FOAM TRIM
J - COMPOSITION SHINGLE OR FLAT CONCRETE TILE

SEPTEMBER 2025
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SR CROSSROADS SOUTH, LLC

REGENT PROPERTIES
OPTUM DESIGN GROUP

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BUILDING 100A WRAP ELEVATIONS
CALIFORNIA BUNGALOW

SOLĒADA
WINCHESTER, CA

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

PA7 DUPLEXES & SFD

0 4' 8'
SCALE 1" = 4'

A.6

BUILDING 100B
WRAP ELEVATIONS - CA CONTEMPORARY

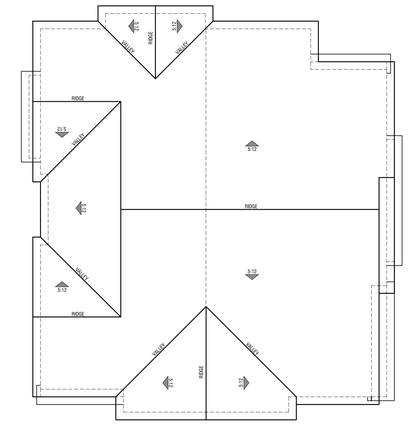
PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,637 SF



FRONT ELEVATION
CA CONTEMPORARY

RIGHT SIDE ELEVATION
CA CONTEMPORARY



ROOF PLAN



REAR ELEVATION
CA CONTEMPORARY

LEFT SIDE ELEVATION
CA CONTEMPORARY

ELEVATION KEYNOTES

A - METAL STANDING SEAM ACCENT ROOFING
B - STUCCO
C - VINYL WINDOWS
D - STONE VENEER, WHERE OCCURS
E - WOOD TRIM
F - DECORATIVE ENTRY DOOR TO MATCH ELEVATION STYLE
G - DECORATIVE LIGHT FIXTURE TO MATCH ELEVATION STYLE
H - BOARD & BATTEN, WHERE OCCURS
I - STUCCO OVER FOAM TRIM
J - COMPOSITION SHINGLE OR FLAT CONCRETE TILE

SEPTEMBER 2025
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BUILDING 100B WRAP ELEVATIONS
CALIFORNIA CONTEMPORARY

SOLĒADA
WINCHESTER, CA

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

PA7 DUPLEXES & SFD

0 4' 8'
SCALE 1" = 4'

A.7

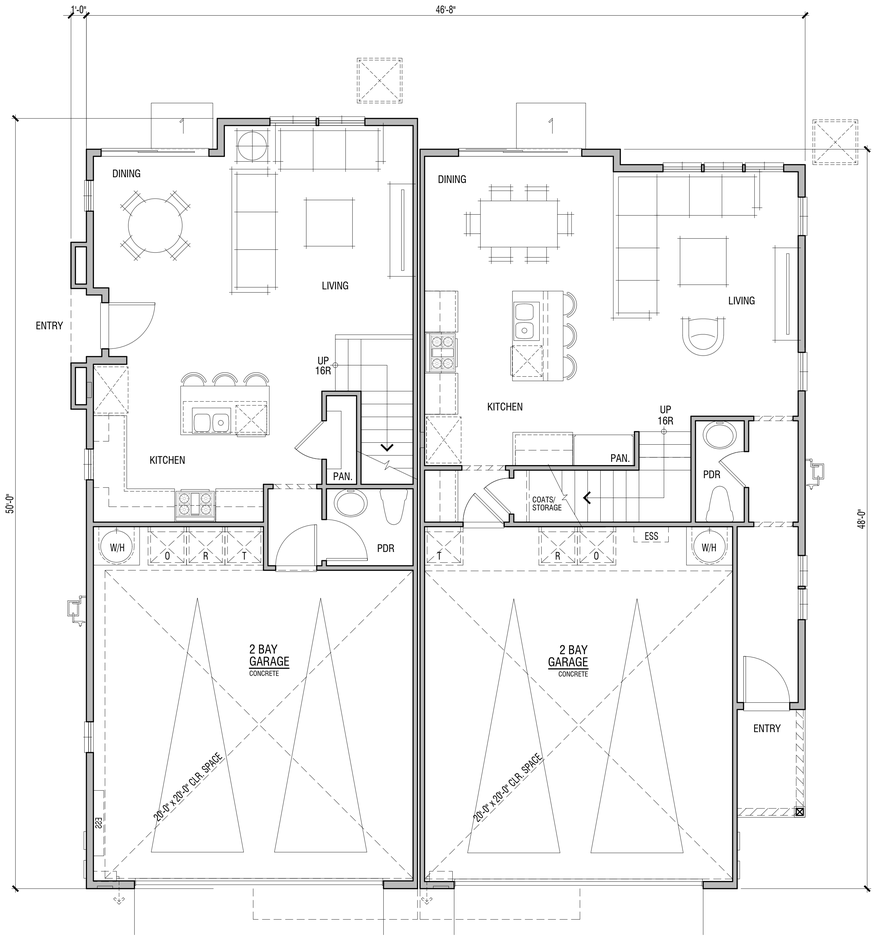
BUILDING 200
DUPLEX: FLOOR PLANS

PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

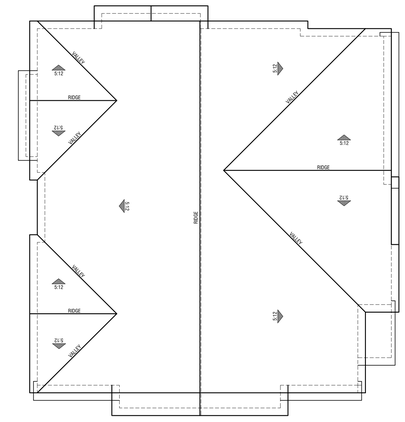
PLAN 3
4 BD | 2.5 BA
2-CAR GARAGE
1,737 SF



SECOND FLOOR



FIRST FLOOR



ROOF PLAN

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

SEPTEMBER 2025
DESIGN PACKAGE - 4TH COUNTY SUBMITTAL
SR CROSSROADS SOUTH, LLC

REGENT PROPERTIES
OPTUM DESIGN GROUP

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BUILDING 200: DUPLEX
FLOOR PLANS

SOLĒADA
WINCHESTER, CA

PA7 DUPLEXES & SFD

0 2' 4' 8'
SCALE 1/4" = 1'-0"

A.8

PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

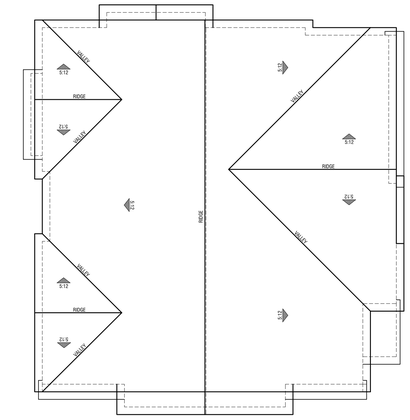
PLAN 3
4 BD | 2.5 BA
2-CAR GARAGE
1,737 SF

BUILDING 200A
WRAP ELEVATIONS - CA BUNGALOW



FRONT ELEVATION
CA BUNGALOW

RIGHT SIDE ELEVATION
CA BUNGALOW



ROOF PLAN



REAR ELEVATION
CA BUNGALOW

LEFT SIDE ELEVATION
CA BUNGALOW

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

SEPTEMBER 2025
DESIGN PACKAGE - 4TH COUNTY SUBMITTAL
SR CROSSROADS SOUTH, LLC

BUILDING 200A WRAP ELEVATIONS
CALIFORNIA BUNGALOW

SOLĒADA
WINCHESTER, CA

REGENT PROPERTIES
OPTUM DESIGN GROUP

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PA7 DUPLEXES & SFD

0 4' 8'
SCALE 1" = 4'

BUILDING 200B
WRAP ELEVATIONS - CA CONTEMPORARY

PLAN 1
3 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,578 SF

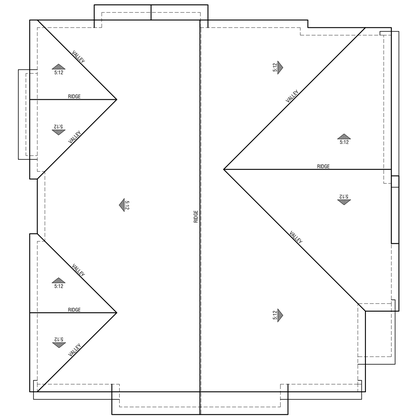
PLAN 3
4 BD | 2.5 BA
2-CAR GARAGE
1,737 SF

ARTIST'S ILLUSTRATIONS. COLORS, MATERIALS AND CONFIGURATIONS MAY VARY BASED ON FINAL DESIGNS.



FRONT ELEVATION
CA CONTEMPORARY

RIGHT SIDE ELEVATION
CA CONTEMPORARY



ROOF PLAN



REAR ELEVATION
CA CONTEMPORARY

LEFT SIDE ELEVATION
CA CONTEMPORARY

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

SEPTEMBER 2025
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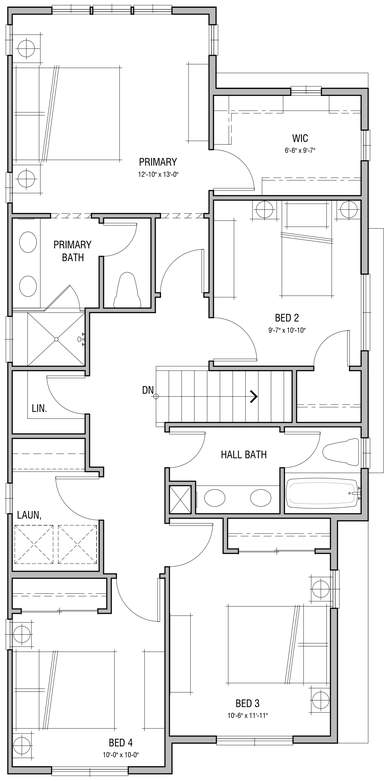
BUILDING 200B WRAP ELEVATIONS
CALIFORNIA CONTEMPORARY

SOLĒADA
WINCHESTER, CA

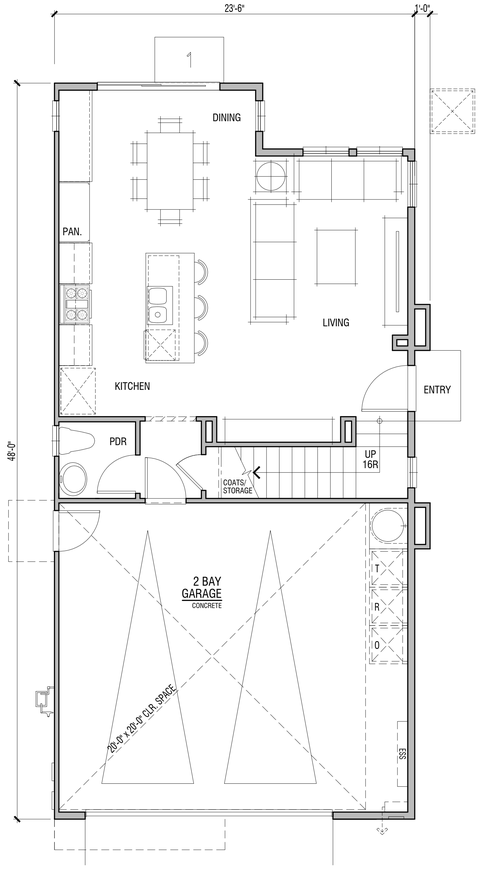
PA7 DUPLEXES & SFD

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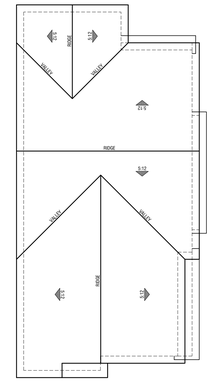
A.10



SECOND FLOOR



FIRST FLOOR



ROOF PLAN

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,637 SF

SEPTEMBER 2025
DESIGN PACKAGE - 4TH COUNTY SUBMITTAL
SR CROSSROADS SOUTH, LLC

REGENT PROPERTIES
OPTUM DESIGN GROUP

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PLAN 2 SFD
FLOOR PLANS

SOLĒADA
WINCHESTER, CA

PA7 DUPLEXES & SFD

0 2' 4' 8'
SCALE 1/4" = 1'-0"

PLAN 2A SFD
WRAP ELEVATIONS - CA BUNGALOW



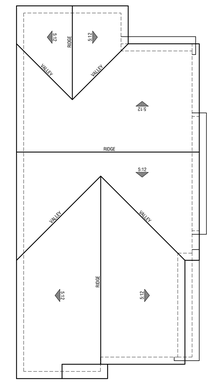
FRONT ELEVATION
CA BUNGALOW

RIGHT SIDE ELEVATION
CA BUNGALOW



REAR ELEVATION
CA BUNGALOW

LEFT SIDE ELEVATION
CA BUNGALOW



ROOF PLAN

PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,637 SF

APPROVED
11/05/2025
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DESIGN PACKAGE - 4TH COUNTY SUBMITTAL
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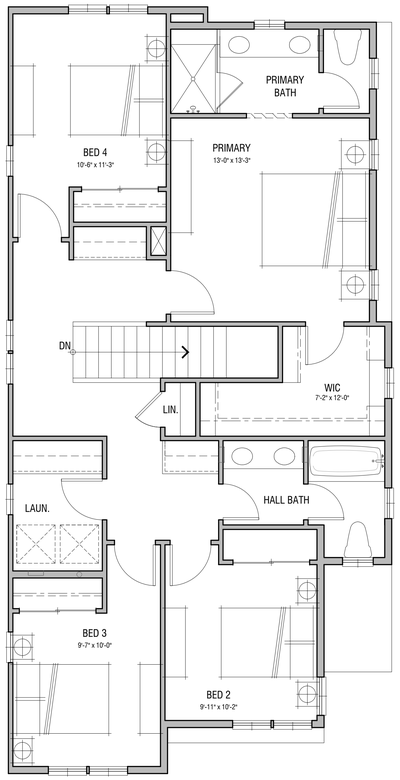
PLAN 2A SFD WRAP ELEVATIONS
CALIFORNIA BUNGALOW

SOLĒADA
WINCHESTER, CA

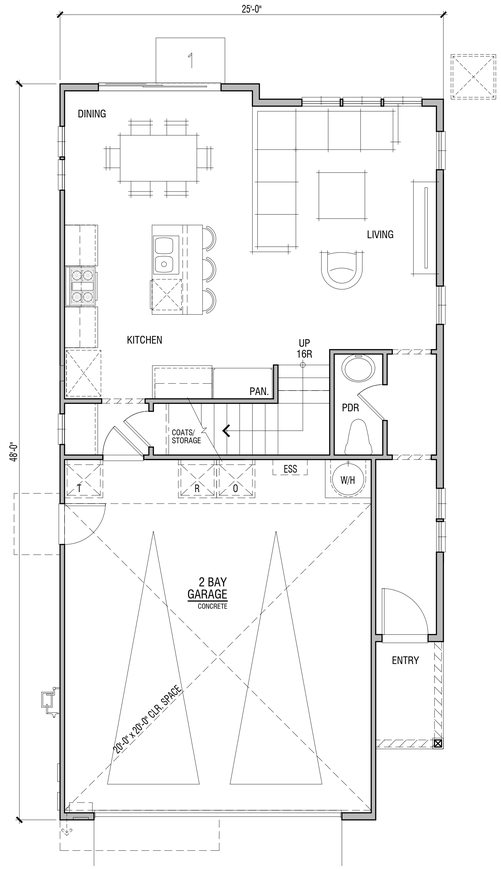
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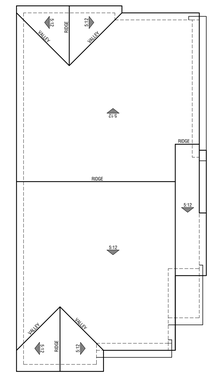
A.12



SECOND FLOOR



FIRST FLOOR



ROOF PLAN

PLAN 3
4 BD | 2.5 BA
2-CAR GARAGE
1,737 SF

APPROVED
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PLAN 3B SFD
WRAP ELEVATIONS - CA CONTEMPORARY



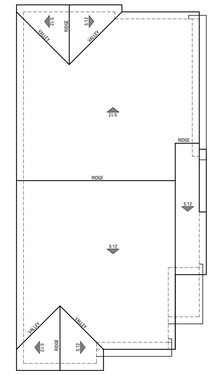
FRONT ELEVATION
CA CONTEMPORARY

RIGHT SIDE ELEVATION
CA CONTEMPORARY



REAR ELEVATION
CA CONTEMPORARY

LEFT SIDE ELEVATION
CA CONTEMPORARY



ROOF PLAN

PLAN 3
4 BD | 2.5 BA
2-CAR GARAGE
1,737 SF

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PLAN 3B SFD WRAP ELEVATIONS
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REGENT PROPERTIES
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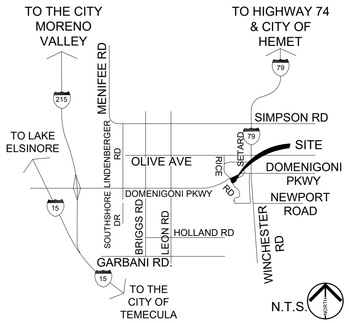
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PA7 DUPLEXES & SFD

0 4' 8'
SCALE 1" = 4'

COUNTY OF RIVERSIDE
REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD TTM 38958
LANDSCAPE CONCEPT PLAN

VICINITY MAP



GENERAL NOTES

1. THESE PLANS WERE PREPARED USING BASE INFORMATION PREPARED BY ALBERT A.WEBB ASSOCIATES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS BASE COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND/OR BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OR OWNER OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR FAILS TO VERIFY THE ACCURACY OF THE BASE INFORMATION AND/OR FAILS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF DISCREPANCIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING WORK, THEN THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
2. SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO CONSTRUCTION DETAILS AND SPECIFICATIONS FOR FURTHER REFERENCE.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF RIVERSIDE, VALLEY-WIDE RECREATION AND PARK DISTRICT, AND THE EASTERN MUNICIPAL WATER DISTRICT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

VAN DYKE LANDSCAPE ARCHITECTS
462 STEVENS AVENUE, SUITE 107
S0LANA BEACH, CALIFORNIA 92075-2042

05/22/2025
BRETT ALLEN DATE
REGISTRATION NO. 6595

DECLARATION OF CONSTRUCTION DOCUMENT

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

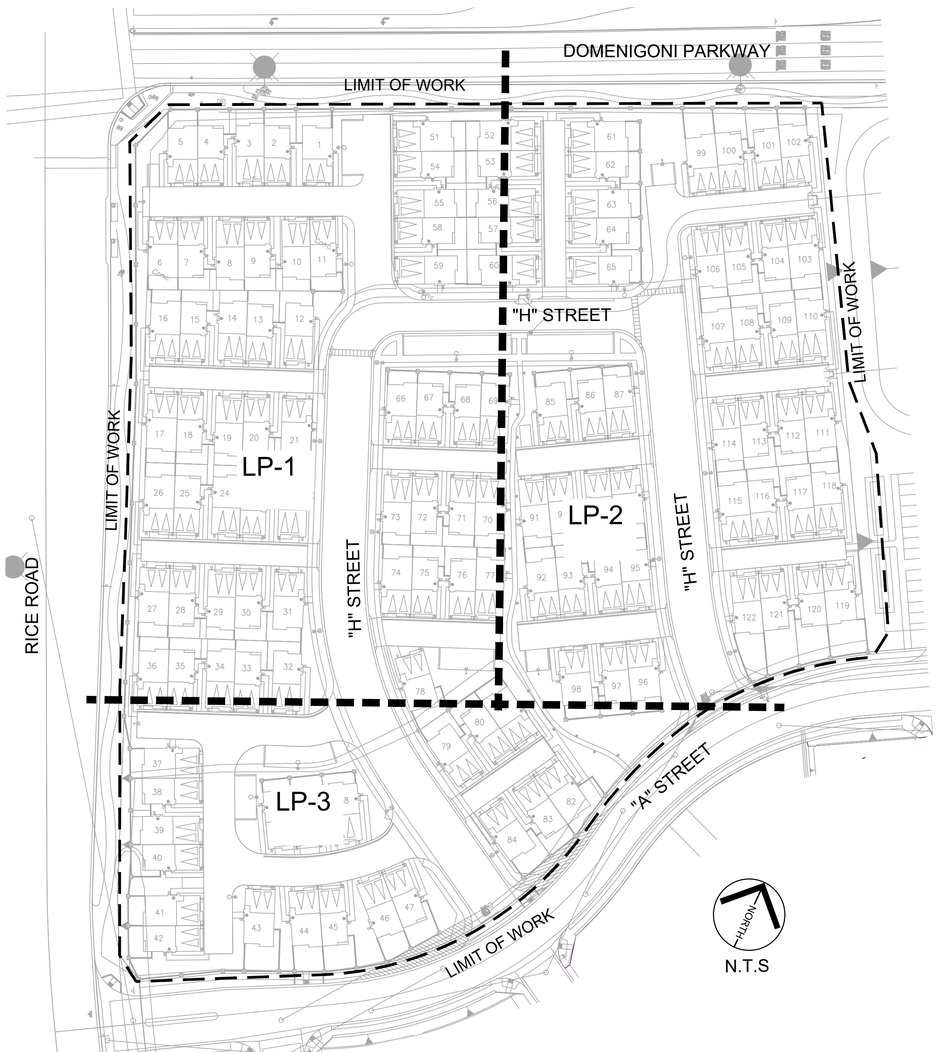
VAN DYKE LANDSCAPE ARCHITECTS
462 STEVENS AVENUE, SUITE 107
S0LANA BEACH, CALIFORNIA 92075-2042

05/22/2025
BRETT ALLEN DATE
REGISTRATION NO. 6595

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

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TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

KEY MAP



PROJECT DIRECTORY

OWNER/APPLICANT	SR CROSSROADS SOUTH, LLC LOS ANGELES, CA 92562 CONTACT: HANNAH SOROUDI PHONE: 310-806-9823 EMAIL: HSOROUDI@REGENTPROPERTIES.COM
LANDSCAPE ARCHITECT/ APPLICANT'S REPRESENTATIVE	VDLA LANDSCAPE ARCHITECTS 462 STEVENS AVE., SUITE 107 SOLANA BEACH, CA 92075 TEL: (619) 294-8484 EXT. 24 CONTACT PERSON: BRETT ALLEN EMAIL: BALLEN@VDLA.US
ENGINEER OF WORK	ALBERT A.WEBB ASSOCIATES 37788 MCCRAY STREET RIVERSIDE, CA 92506 CONTACT: DANIELLE LOGSDON PHONE: 951-686-1070 EMAIL: DANIELLE.LOGSDON@WEBBASSOCIATES.COM
UTILITY PURVEYORS:	
WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON
TELEPHONE	VERIZON
SCHOOL DISTRICT	HEMET UNIFIED SCHOOL DIST.
ASSESSOR PARCEL NO.	461-220-025, -026
FEMA FLOOD ZONE	ZONE X-AREA OF MINIMAL FLOOD HAZARD MAP 06065C2080H
EXISTING LAND USE:	VACANT
EXISTING ZONING:	SP (SPECIFIC PLAN 288-THE CROSSROADS IN WINCHESTER)

DRAWING INDEX:

SHEET:	PAGE:	SHEET TITLE:
CS-1	1	COVER SHEET
WC-1	2	WATER CONSERVATION PLAN
LP-1	3	PLANTING & HARDSCAPE PLAN
LP-2	4	PLANTING & HARDSCAPE PLAN
LP-3	5	PLANTING & HARDSCAPE PLAN
LP-4	6	PLANTING LEGEND
SP-1	7	SHADE PLAN
PS-1	8	SECTIONS
PS-2	9	SECTIONS
MSC-1	10	MONUMENT SIGN CONCEPT

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 3 THROUGH 6 OF PARCEL MAP NO. 28605, RECORDED IN BOOK 203, PAGES 99 THROUGH 102 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE PROJECT SITE IS LOCATED WITHIN VERY HIGH FIRE HAZARD AREA.

FOR APPROVAL

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 hereon. 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.

MARK	BY	DATE	REVISIONS	APPR.	DATE
				ENGINEER	COUNTY

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

LICENSED LANDSCAPE ARCHITECT — Brett J. Allen No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 05/22/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

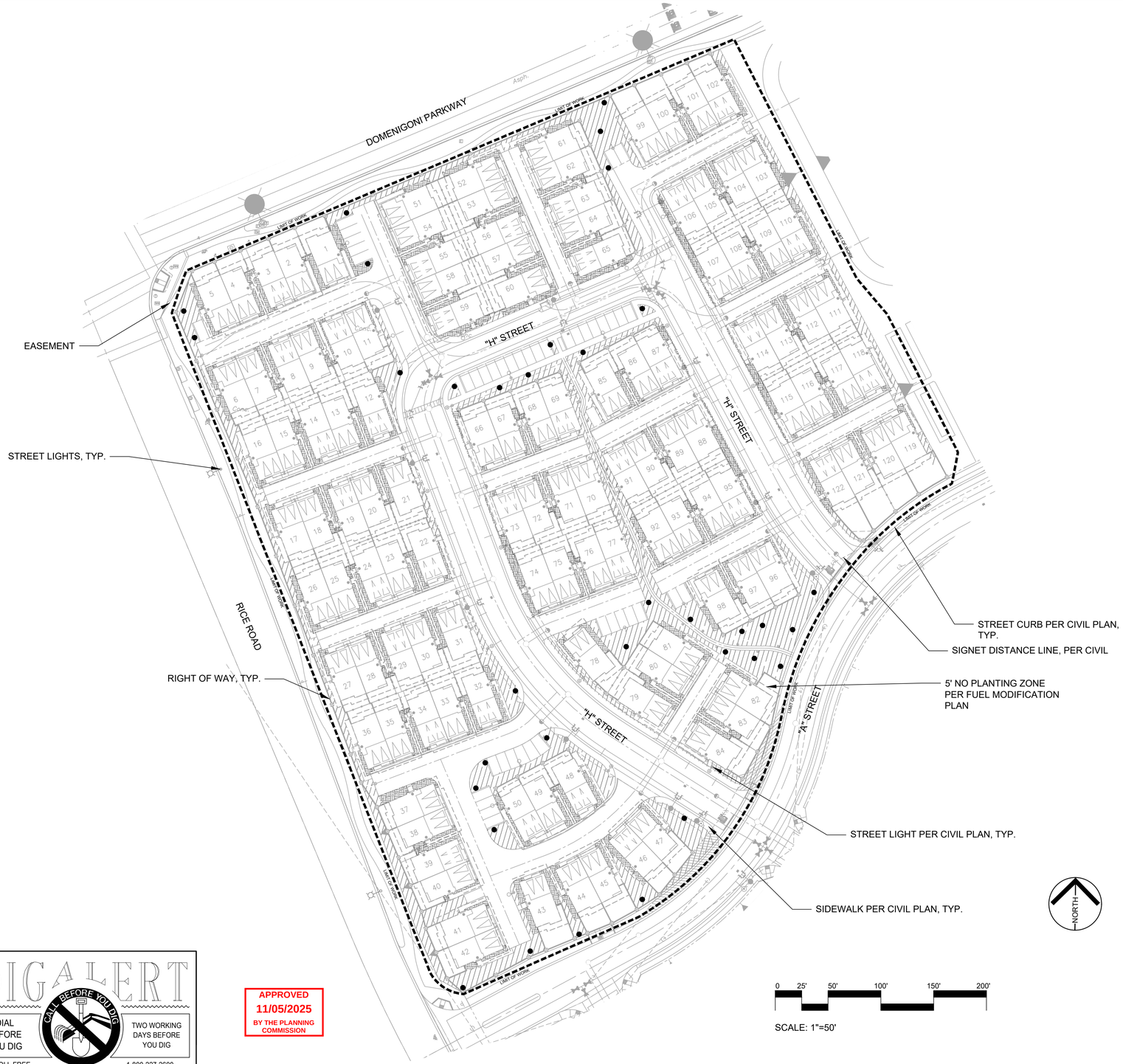
TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
COVER SHEET

FOR:
W.O.

1 OF 10 SHEETS
SHEET NO. CS-1
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

Plotted: May 23, 2025 - 12:01pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 - CS.dwg



SCALE: 1"=50'

WATER CONSERVATION LEGEND:

- ZONE 1 - SHRUBS / GROUNDCOVER - POINT TO POINT DRIP
- ZONE 2 - TREES - BUBBLERS
- ZONE 3 - 5' SETBACK NON-PLANTED AREA - INERT MATERIAL PER FUEL MOD PLAN

IRRIGATION NOTES:

DRIP APPLICATIONS WILL BE USED FOR ALL SHRUB PLANTING AREA. SHRUBS WITH DIFFERENT WATER REQUIREMENTS WILL BE ZONED SEPARATELY. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC CONTROL SYSTEM TO ACHIEVE WATER CONSERVATION. THE CONTROLLER SYSTEM WILL HAVE THE CAPACITY TO WORK AS A CENTRAL CONTROL SYSTEM WITH THE CAPABILITY OF MAKING CONTINUOUS IRRIGATION SCHEDULE ADJUSTMENTS BASED ON REAL WEATHER CONDITIONS, RAIN, WIND AND HUMIDITY. A RAIN GAUGE WILL BE INCLUDED TO DETECT PRECIPITATION AND WILL THEN DETERMINE WHEN IRRIGATION IS NEEDED. ALL IRRIGATION SYSTEMS WILL CONFORM TO THE LATEST STATE CODES AND LOCAL ORDINANCES.

HYDROZONES WILL BE PROPERLY DESIGNATED. APPLICANT MUST INDICATE PROPOSED METHOD(S) OF IRRIGATION. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES. SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.

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PRELIMINARY LANDSCAPE WATER USE CALCULATION:

Riverside County Ordinance 859 Landscape Water Use Calculations
Project Type Residential
REGENT SOLEADA PA 7 - HOA MAINTAINED LANDSCAPE
0.50 **ETo allowance**

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 33,999 S.F.
INPUT the Hist. ETo for the area = 56.37
MAWA = **79,428** cu ft / yr

2 Estimated Annual Water Use (EAWU)

			Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2		Shrubs / Groundcover	Low
INPUT Square Foot Area of Hydrozone =	33,455			
Hydrozone Irrigation Efficiency = 0.90		Point Source Drip		
EAWU =	34,737 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5		Trees / Mulch	Moderate
INPUT square footage of hydrozone =	544			
Hydrozone Irrigation Efficiency = 0.85		Bubblers		
EAWU =	1,495 cu ft / yr			

SubTotal EAWU =	36,232	cu ft / yr
Input Irrigation System Operation Factor	0.85	
Total EAWU =	**42,626**	
MAWA - EAWU =	**36,802**	cu ft / yr
(this number must be positive)		

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 46%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

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TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
WATER CONSERVATION PLAN

FOR:
W.O.
COUNTY FILE NO.

2 OF 10 SHEETS
SHEET NO. WC-1

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 - Water Calc Plan.dwg
By: wwang
Plotted: May 23, 2025 - 12:06pm

MATCHLINE: SEE SHEET LP-2

MATCHLINE: SEE SHEET LP-3

DOMENIGONI PARKWAY

LIMIT OF WORK

STREET "H"

STREET "H"

FIRE HYDRANT PER CIVIL PLAN, TYP.

RIGHT OF WAY

WALL-MOUNTED COMMUNITY MONUMENT, REFER TO SHEET MSC-1 FOR DETAIL.

STREET LIGHTS, TYP.

RICE ROAD

STREET LIGHTS, TYP.

SIDEWALK PER CIVIL PLAN, TYP.

CURB AND GUTTER PER CIVIL PLAN, TYP.

5' NO PLANTING ZONE PER FUEL MODIFICATION PLAN

LIMIT OF WORK

FIRE PROTECTION NOTE:

MULCH

PER FUEL MODIFICATION PLAN,

1. IN ZONE 1A, THE HOMEOWNERS LOT:

- NO COMBUSTIBLE MULCH SHALL BE USED IN ZONE 1A. CONSIDER THE USE OF DECOMPOSED GRANITE, BRICKS, PAVERS, SAND, GRAVEL, CRUSHED SHELLS, OR DECORATIVE ROCK.

2. IN ROAD FUEL TREATMENT ZONE, IT SHOULD FOLLOW THE SAME REQUIREMENTS AS ZONE 1A.

3. IN ZONE 1B, HOA COMMON AREAS, IT SHOULD FOLLOW THE SAME REQUIREMENTS AS ZONE 1A. UNDER CERTAIN CONDITIONS CERTAIN COMBUSTIBLE MULCH TYPES CAN BE USED AND PROVIDES THESE EXCEPTIONS:

EXCEPTIONS:

COMPOSTED WOOD CHIPS OR TAHOE CHIPS, APPLIED AS A SINGLE LAYER MULCH OF NOT MORE THAN 2 INCHES, MAY BE PLACED IN ZONE 1B TO REDUCE EROSION AND REDUCE WEED GROWTH IF ALL THE FOLLOWING CONDITIONS ARE MET:

- WOOD MULCH SHALL ONLY BE ALLOWED IF TREATED WITH FIRE RETARDANT IN AN APPROVED MANNER THAT IS ACCEPTABLE TO THE RIVERSIDE COUNTY FIRE DEPARTMENT
- THERE IS A 6-FOOT OR GREATER IN HEIGHT SOLID NONCOMBUSTIBLE WALL LOCATED BETWEEN THE AREA WHERE THE MULCH IS TO BE SPREAD AND A HOME/BUILDING.
- THE AREA IS LOCATED OVER 20 FEET FROM ANY STRUCTURE.
- IF ALLOWED BY RIVERSIDE COUNTY, PROVIDE MULCHED AREAS WITH OVERHEAD IRRIGATION THAT WOULD DAILY WET THE CHIPS TO INCREASE THEIR MOISTURE LEVELS AND THEREFORE THEIR RESISTANCE TO IGNITION.

THIS PROJECT DOESN'T MEET THE THREE CONDITIONS THE SAME TIME AS THE EXCEPTIONS. THEREFORE, ALL THE LANDSCAPE AREAS WITHIN THIS PROJECT ARE NOT ALLOWED TO USE ORGANIC MULCH. THE GRAVEL MULCH WILL BE USED FOR FIRE PROTECTION PURPOSE.

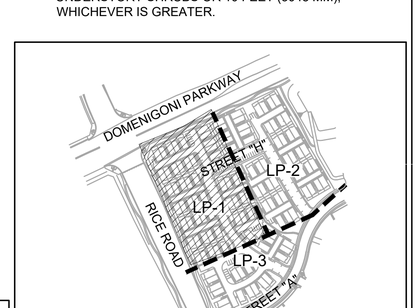
FIRE PROTECTION NOTE:

SHRUBS

PER CFC 4906.4.1:

ALL NEW PLANTINGS OF SHRUBS SHALL COMPLY WITH THE FOLLOWING:

1. SHRUBS SHALL NOT EXCEED 6 FEET (1829 MM) IN HEIGHT.GROUPINGS OF SHRUBS ARE LIMITED TO A MAXIMUM AGGREGATE DIAMETER OF 10 FEET (3048 MM).
2. SHRUB GROUPINGS SHALL BE SEPARATED FROM OTHER GROUPINGS A MINIMUM OF 15 FEET (4572 MM).
3. SHRUB GROUPINGS SHALL BE SEPARATED FROM STRUCTURES A MINIMUM OF 30 FEET (9144 MM).
4. WHERE SHRUBS ARE LOCATED BELOW OR WITHIN A TREE'S DRIP LINE, THE LOWEST TREE BRANCH SHALL BE A MINIMUM OF THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR 10 FEET (3048 MM), WHICHEVER IS GREATER.



FIRE PROTECTION NOTE:

TREES

PER CFC 4906.4.2 :

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11/05/2025
BY THE PLANNING COMMISSION

TREES SHALL BE MANAGED AS FOLLOWS WITHIN THE 30-FOOT (9144 MM) ZONE OF A STRUCTURE:

1. NEW TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM OF 10 FEET (3048 MM) FROM ANY COMBUSTIBLE STRUCTURE.
2. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 10 FEET (3048 MM).
3. EXISTING TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET (304

SCALE: 1"=20'

NORTH

FOR APPROVAL

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

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

LICENSED LANDSCAPE ARCHITECT — BRETT J. ALLEN NO. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 05/22/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL

DATE

CHECKED BY

DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38958 PPT240022

COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
PLANTING & HARDSCAPE PLAN

FOR:

W.O.

3 OF 10 SHEETS

SHEET NO. LP-1

COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

Plotted: May 23, 2025 - 12:09pm By: wsaing DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Concept Plan.dwg



MATCHLINE: SEE SHEET LP-1

MATCHLINE: SEE SHEET LP-3

FIRE PROTECTION NOTE:

MULCH

PER FUEL MODIFICATION PLAN,

1. IN ZONE 1A, THE HOMEOWNERS LOT:

- NO COMBUSTIBLE MULCH SHALL BE USED IN ZONE 1A. CONSIDER THE USE OF DECOMPOSED GRANITE, BRICKS, PAVERS, SAND, GRAVEL, CRUSHED SHELLS, OR DECORATIVE ROCK.

2. IN ROAD FUEL TREATMENT ZONE, IT SHOULD FOLLOW THE SAME REQUIREMENTS AS ZONE 1A.

3. IN ZONE 1B, HOA COMMON AREAS, IT SHOULD FOLLOW THE SAME REQUIREMENTS AS ZONE 1A. UNDER CERTAIN CONDITIONS CERTAIN COMBUSTIBLE MULCH TYPES CAN BE USED AND PROVIDES THESE EXCEPTIONS:

EXCEPTIONS:

COMPOSTED WOOD CHIPS OR TAHOE CHIPS, APPLIED AS A SINGLE LAYER MULCH OF NOT MORE THAN 2 INCHES, MAY BE PLACED IN ZONE 1B TO REDUCE EROSION AND REDUCE WEED GROWTH IF ALL THE FOLLOWING CONDITIONS ARE MET:

- WOOD MULCH SHALL ONLY BE ALLOWED IF TREATED WITH FIRE RETARDANT IN AN APPROVED MANNER THAT IS ACCEPTABLE TO THE RIVERSIDE COUNTY FIRE DEPARTMENT.
- THERE IS A 6-FOOT OR GREATER IN HEIGHT SOLID NONCOMBUSTIBLE WALL LOCATED BETWEEN THE AREA WHERE THE MULCH IS TO BE SPREAD AND A HOME/BUILDING.
- THE AREA IS LOCATED OVER 20 FEET FROM ANY STRUCTURE.
- IF ALLOWED BY RIVERSIDE COUNTY, PROVIDE MULCHED AREAS WITH OVERHEAD IRRIGATION THAT WOULD DAILY WET THE CHIPS TO INCREASE THEIR MOISTURE LEVELS AND THEREFORE THEIR RESISTANCE TO IGNITION.

THIS PROJECT DOESN'T MEET THE THREE CONDITIONS THE SAME TIME AS THE EXCEPTIONS. THEREFORE, ALL THE LANDSCAPE AREAS WITHIN THIS PROJECT ARE NOT ALLOWED TO USE ORGANIC MULCH. THE GRAVEL MULCH WILL BE USED FOR FIRE PROTECTION PURPOSE.

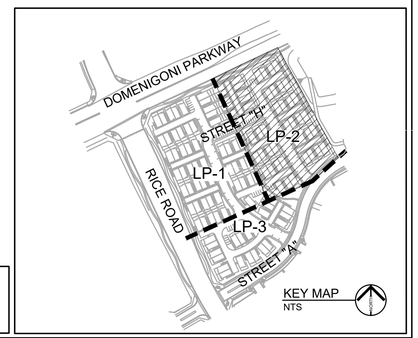
FIRE PROTECTION NOTE:

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PER CFC 4906.4.1:

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APPROVED
11/05/2025
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SCALE: 1"=20'

NORTH

FOR APPROVAL

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COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
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FOR:

W.O.

4 OF 10 SHEETS

SHEET NO. LP-2

COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Concept Plan.dwg
By: wwang
Plotted: May 23, 2025 - 12:02pm



FIRE PROTECTION NOTE:

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0 10' 20' 40' 60' 80'

SCALE: 1"=20'

NORTH

FOR APPROVAL

APPROVED
11/05/2025
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TTM 38958 PPT240022

COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
PLANTING & HARDSCAPE PLAN

FOR: W.O.

5 OF 10 SHEETS
SHEET NO. LP-3
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DOC\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Concept Plan.dwg
By: wwang
Plotted: May 23, 2025 - 12:10pm

GENERAL CONSTRUCTION / PLANTING NOTES:

1. THESE PLANS WERE PREPARED USING BASE INFORMATION PREPARED BY ALBERT A.WEBB ASSOCIATES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS BASE COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND/OR BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OR OWNER OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR FAILS TO VERIFY THE ACCURACY OF THE BASE INFORMATION AND/OR FAILS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF DISCREPANCIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING WORK, THEN THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
2. SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO CONSTRUCTION DETAILS AND SPECIFICATIONS FOR FURTHER REFERENCE.

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APPROVED
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PLANT MATERIAL LEGEND:

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	MATURE SIZE:	WATER USE (REGION 4)	QTY	SIZE	SPACING
CANOPY TREES SUCH AS:							
	GLEDITSIA 'SHADEMASTER'	HONEY LOCUST	35'-70' H X 25'-35' W	L	4	24" BOX	AS SHOWN
	PISTACIA CHINENSIS	CHINESE PISTACHE	10'-25' H X 10'-25' W	M	2	24" BOX	AS SHOWN
	SEARSIA LANCEA	AFRICAN SUMAC	20'-30' H X 20'-35' W	L	1	24" BOX	AS SHOWN
ACCENT TREES SUCH AS:							
	CERCIS OCCIDENTALIS	WESTERN REDBUD	25' H X 10'-20' W	L	3	24" BOX	AS SHOWN
	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15'-25' H X 10'-15' W	M	3	24" BOX	AS SHOWN
FIREWISE TREE UNDER 20': (SELECTED COLUMNAR OR DWARF CULTIVARS)							
	LAGERSTROEMIA INDICA 'RED ROCK'	RED CRAPE MYRTLE	10'-20'H X 10'-20'W	M	10	24" BOX	AS SHOWN
	OLEA EUROPAEA	OLEA TREE	15'-20' H X 15'-20' W	L	12	24" BOX	AS SHOWN
MEDIUM/LOW SHRUBS:							
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	3-5' H X 4-6' W	L	137	5 GAL	AS SHOWN
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	3-5' H X 5' W	L	92	5 GAL	AS SHOWN
	LAVANDULA STOECHAS 'WILLOW VALE'	DEEP BLUE SPANISH AVENDER	1 1/2' H X 1 1/2' W	L	74	5 GAL.	AS SHOWN
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	CIMARRON TEXAS RANGER	3' H X 3' W	L	41	5 GAL	AS SHOWN
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3'-6'H X 3' -6'W	L	129	5 GAL	AS SHOWN
ACCENTS/GRASSES:							
	ALOE BARBADENSIS	MEDICINAL ALOE	1'-2' H X 2'-3' W	L	74	5 GAL.	AS SHOWN
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1'-2' H X 2'-3' W	L	102	5 GAL.	AS SHOWN
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	3' H X 4' W	L	59	5 GAL.	AS SHOWN
	AGAVE PARRYI VAR. TRUNCATA 'HUNTINGTON'	ARTICHOKE AGAVE	3' H X 3.5' W	L	220	5 GAL.	AS SHOWN
	CAREX TUMULICOLA	BERKLEY SEDGE	1' H X 1'-2' W	L	39	1 GAL	AS SHOWN
	HESPERALOE PARVIFLORA	RED YUCCA	3'-4' H X 4'-5' W	L	56	5 GAL	AS SHOWN
GROUNDCOVER:							
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	2'-3' H X 9' W	L	35	5 GAL.	AS SHOWN
	DALEA GREGGII	TRAILING INDIGO BUSH	1'H X 2'-4' W	L	61	5 GAL	AS SHOWN
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1'-2' H X 5'-10" W	L	87	5 GAL.	AS SHOWN
	MYOPORUM 'PARVIFOLIUM 'PINK'	MYOPORUM	1'-2' H X 6'-12" W	L	129	1 GAL.	AS SHOWN
	ROSMARINUS "PROSTRATUS"	PROSTRATE ROSEMARY	1-2' H X 4-5' W	L	79	5 GAL.	AS SHOWN
	SENECIO SERPENS	BLUE CHALKSTICKS	6" H X 2'-3' W	L	256	1 GAL.	AS SHOWN
INERT MATERIAL:							
	DECORATIVE BOULDER						
	CRUSHED ROCK MULCH						

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COUNTY OF RIVERSIDE

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TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
PLANTING LEGEND

FOR:
W.O.
COUNTY FILE NO.

6 OF 10 SHEETS
SHEET NO. LP-4

4TH SUBMITTAL 05-22-25

Plotted: May 23, 2025 - 12:08pm By: wwang DWG: P:\#24\010 Regent Properties Soleada\2D\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Concept Plan.dwg



TREE SHADING LEGEND:

- PARKING SPACE (13,197 S.F.)
- PARKING AREA SHADED BY TREES (1,946 S.F.)
- SHADE LOST DUE TO FUEL MODIFICATION REQUIREMENTS (7,903.6 S.F.)
- TREE LOST DUE TO FUEL MODIFICATION REQUIREMENTS (42 TOTAL)

SHADING SUMMARY

TOTAL PARKING SPOTS:	70
TOTAL PARKING AREA:	13,197 S.F.
50% SHADE COVERAGE:	6,598.5 S.F.
PARKING AREA SHADED BY TREES:	1,946 S.F.
SHADE LOST DUE TO FUEL MODIFICATION:	7,903.6 S.F.
PERCENTAGE OF SHADED PARKING AREA:	15%
PERCENTAGE OF LOST SHADED DUE TO FUEL MODIFICATION:	60%

NOTE:
- TREE SIZE SHOWN AT 15 YEARS MATURITY, PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12
- THE LOST SHADE AREA, DUE TO FUEL MODIFICATION REQUIREMENTS, IS BASED ON THE COVERAGE PROVIDED BY LARGE SHADING TREES WITH A 35-FOOT CANOPY WIDTH AT 15-YEAR MATURITY.

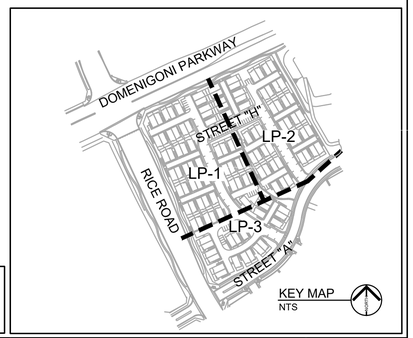
THE 50% SHADE COVERAGE REQUIREMENT CANNOT BE MET DUE TO THE FOLLOWING FACTORS:

- HAZARD LOCATION: THE COMMUNITY IS SITUATED IN A HIGH FIRE HAZARD ZONE.
- LIMITED SPACE: THE DISTANCE BETWEEN PARKING LOTS AND BUILDINGS RANGES FROM 7' TO 27', WITH THE MAJORITY BEING AROUND 12', LEAVING LITTLE ROOM FOR TREE PLANTING.
- FUEL MODIFICATION RESTRICTIONS: IT PREVENT PLANTS WITHIN THE 5' DEFENSIBLE ZONE, AND TREE CANOPIES MUST BE AT LEAST 10' AWAY FROM STRUCTURES.

THESE SITE CONDITIONS AND FUEL MODIFICATION RESTRICTIONS MAKE IT IMPOSSIBLE TO PLANT LARGER SHADE TREES NEAR PARKING LOTS—AND IN SOME CASES, EVEN NO TREES CAN BE PLANTED. AS A RESULT, 42 POTENTIAL TREES AROUND PARKING LOT AREA HAVE BEEN REMOVED, REDUCING SHADE COVERAGE BY 60%.

SCALE: 1"=50'

APPROVED
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CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

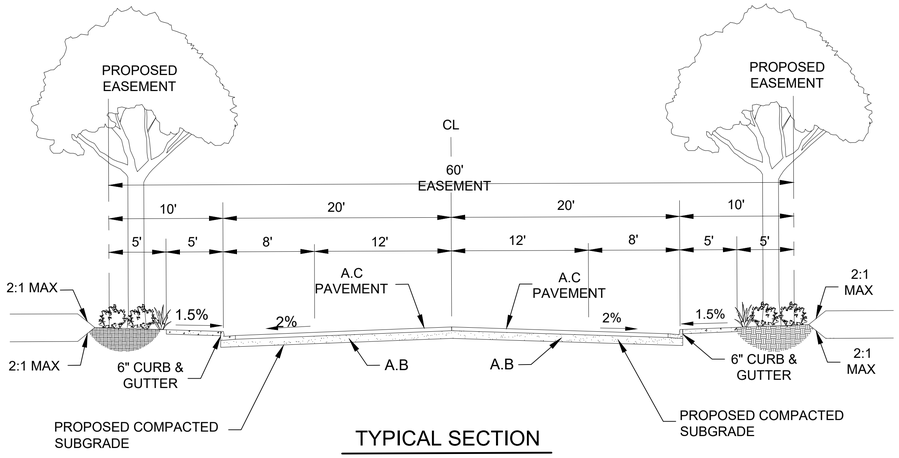
TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
SHADE PLAN

FOR: W.O. COUNTY FILE NO.

7 OF 10 SHEETS
SHEET NO. SP-1

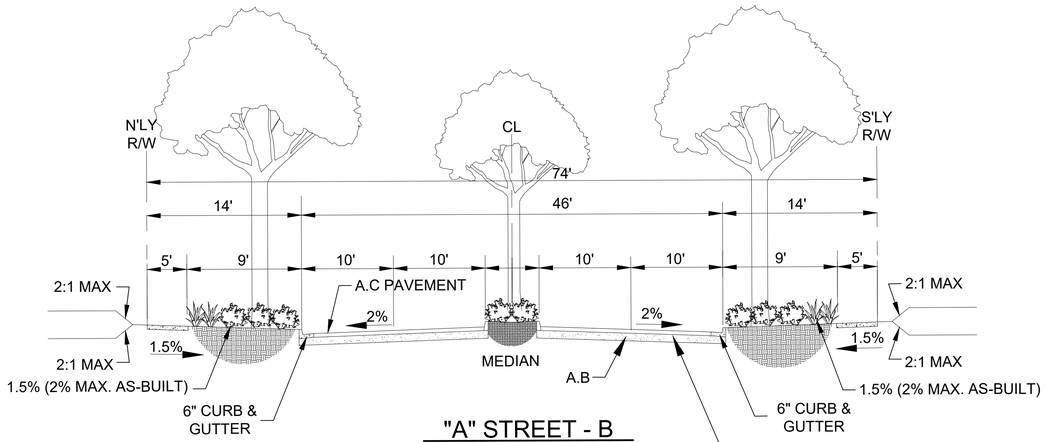
4TH SUBMITTAL 05-22-25

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By: wwang
Plotted: May 23, 2025 - 12:03pm



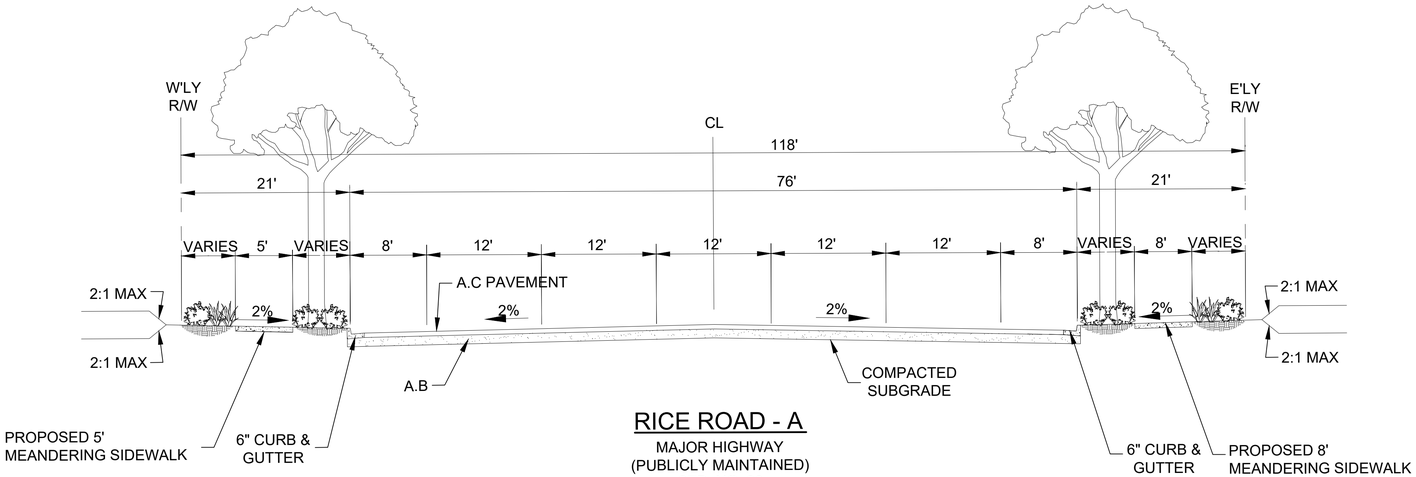
TYPICAL SECTION

LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE



"A" STREET - B

PORTION OF STREET "A"
(PRIVATELY MAINTAINED)
COLLECTOR STREET
NOT TO SCALE



RICE ROAD - A

MAJOR HIGHWAY
(PUBLICLY MAINTAINED)
STD. NO. 93
NOT TO SCALE



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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

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

LICENSED LANDSCAPE ARCHITECT
Brett J. Aiello No. 6595
SIGNATURE
RENEWAL DATE: 12-31-25
05/22/2025
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

FOR APPROVAL

SCALE: H: AS SHOWN V: AS SHOWN

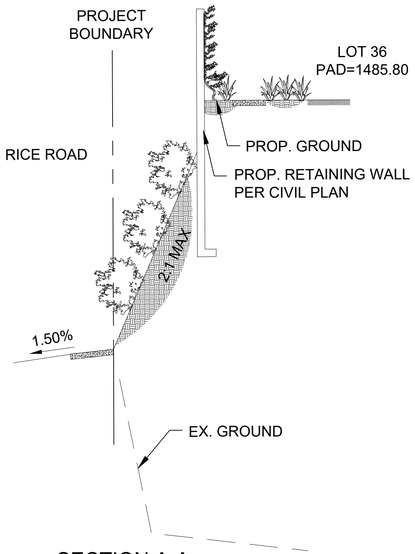
TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
SECTIONS

FOR: W.O.

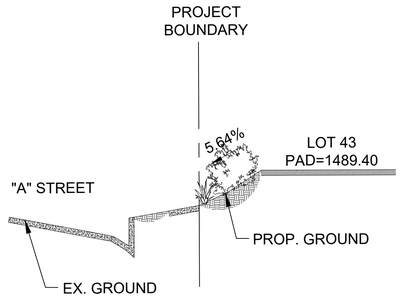
8 OF 10 SHEETS
SHEET NO. PS-1
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

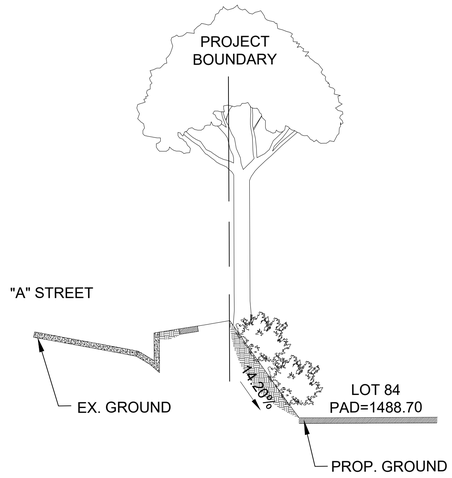
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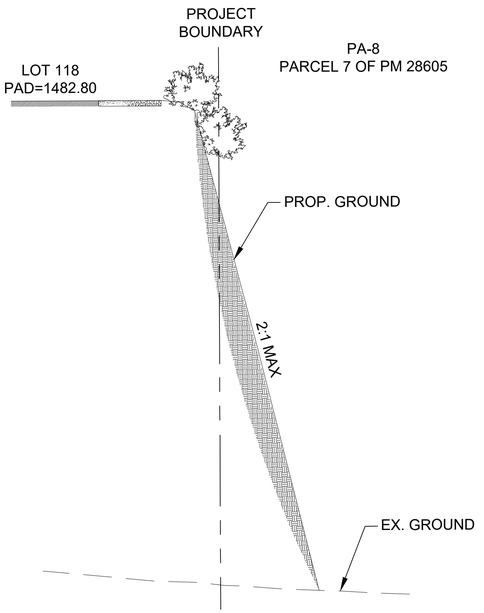
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NOT TO SCALE



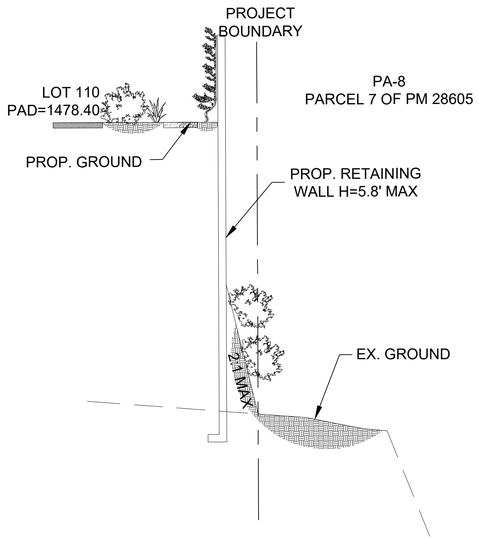
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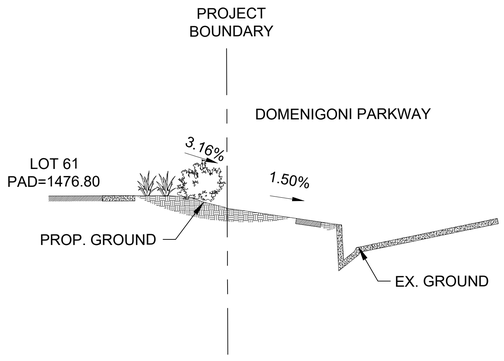
SECTION C-C
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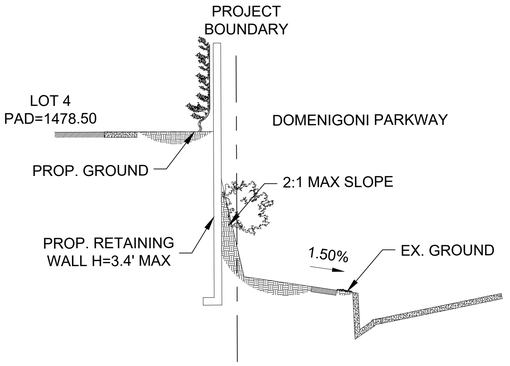
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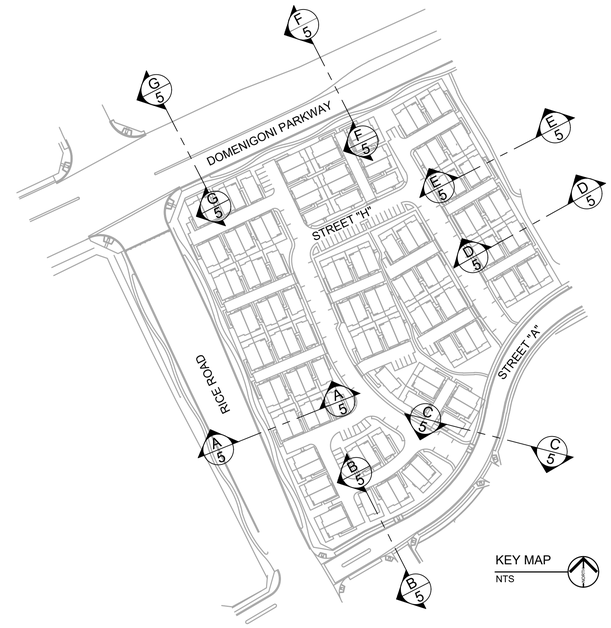
SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE



SECTION G-G
NOT TO SCALE



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ENGINEER				COUNTY	

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VLA LANDSCAPE ARCHITECTS
462 STEVENS AVENUE, SUITE 107
SOLANA BEACH, CA 92075-2042
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FAX 619-574-0626
Registered Landscape Architect
Cert No. 6595 Exp. 12-31-2025

LICENSED LANDSCAPE ARCHITECT
GARY J. ALLEN No. 6595
SIGNATURE
RENEWAL DATE: 12-31-25
05/22/2025
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
SECTIONS

FOR:
W.O.
COUNTY FILE NO.

9 OF 10 SHEETS
SHEET NO.
PS-2

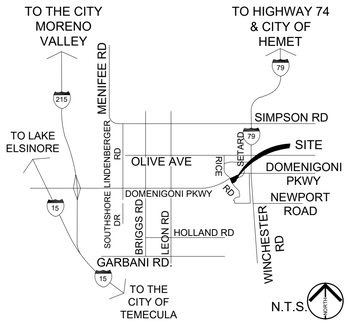
FOR APPROVAL

4TH SUBMITTAL 05-22-25

DWG: P:\PA\010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Details.dwg
By: wwang
Plotted: May 23, 2025 - 12:04pm

COUNTY OF RIVERSIDE
REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD TTM 38958
WALL & FENCE CONCEPT PLAN

VICINITY MAP



GENERAL NOTES

1. THESE PLANS WERE PREPARED USING BASE INFORMATION PREPARED BY ALBERT A.WEBB ASSOCIATES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS BASE COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND/OR BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OR OWNER OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR FAILS TO VERIFY THE ACCURACY OF THE BASE INFORMATION AND/OR FAILS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF DISCREPANCIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING WORK, THEN THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
2. SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO CONSTRUCTION DETAILS AND SPECIFICATIONS FOR FURTHER REFERENCE.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF RIVERSIDE, VALLEY-WIDE RECREATION AND PARK DISTRICT, AND THE EASTERN MUNICIPAL WATER DISTRICT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

VAN DYKE LANDSCAPE ARCHITECTS
462 STEVENS AVENUE, SUITE 107
S0LANA BEACH, CALIFORNIA 92075-2042

05/22/2025
BRETT ALLEN DATE
REGISTRATION NO. 6595

DECLARATION OF CONSTRUCTION DOCUMENT

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

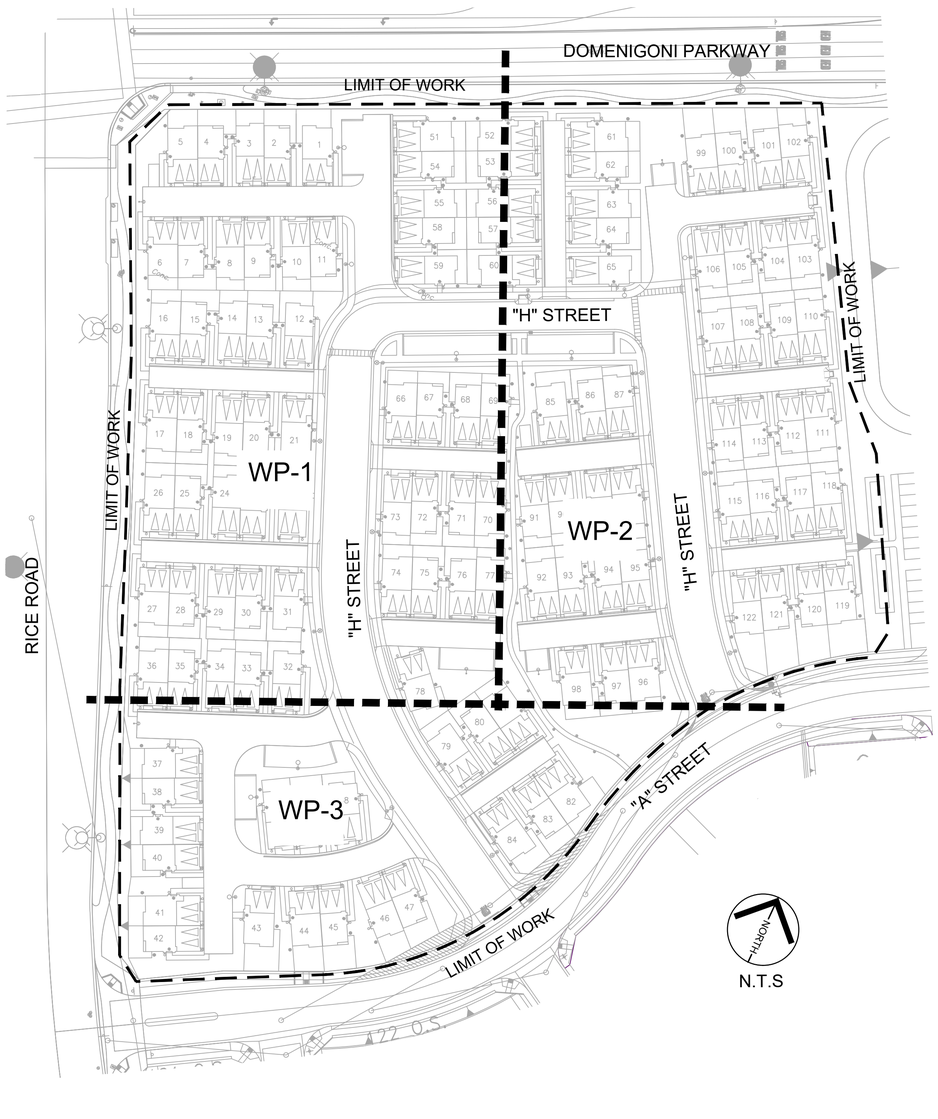
VAN DYKE LANDSCAPE ARCHITECTS
462 STEVENS AVENUE, SUITE 107
S0LANA BEACH, CALIFORNIA 92075-2042

05/22/2025
BRETT ALLEN DATE
REGISTRATION NO. 6595

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11/05/2025
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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

KEY MAP



PROJECT DIRECTORY

OWNER/APPLICANT	SR CROSSROADS SOUTH, LLC LOS ANGELES, CA 92562 CONTACT: HANNAH SOROUDI PHONE: 310-806-9823 EMAIL: HSOROUDI@REGENTPROPERTIES.COM
LANDSCAPE ARCHITECT/ APPLICANT'S REPRESENTATIVE	VDLA LANDSCAPE ARCHITECTS 462 STEVENS AVE., SUITE 107 SOLANA BEACH, CA 92075 TEL: (619) 294-8484 EXT. 24 CONTACT PERSON: BRETT ALLEN EMAIL: BALLEN@VDLA.US
ENGINEER OF WORK	ALBERT A.WEBB ASSOCIATES 37788 MCCRAY STREET RIVERSIDE, CA 92506 CONTACT: DANIELLE LOGSDON PHONE: 951-686-1070 EMAIL: DANIELLE.LOGSDON@WEBBASSOCIATES.COM
UTILITY PURVEYORS:	
WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON
TELEPHONE	VERIZON
SCHOOL DISTRICT	HEMET UNIFIED SCHOOL DIST.
ASSESSOR PARCEL NO.	461-220-025, -026
FEMA FLOOD ZONE	ZONE X-AREA OF MINIMAL FLOOD HAZARD MAP 06065C2080H
EXISTING LAND USE:	VACANT
EXISTING ZONING:	SP (SPECIFIC PLAN 288-THE CROSSROADS IN WINCHESTER)

DRAWING INDEX:

SHEET:	PAGE:	SHEET TITLE:
CS-1	1	COVER SHEET
WP-1	2	WALL AND FENCING PLAN
WP-2	3	WALL AND FENCING PLAN
WP-3	4	WALL AND FENCING PLAN
WP-4	5	WALL AND FENCING DETAILS

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 3 THROUGH 6 OF PARCEL MAP NO. 28605, RECORDED IN BOOK 203, PAGES 99 THROUGH 102 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE PROJECT SITE IS LOCATED WITHIN VERY HIGH FIRE HAZARD AREA.

FOR APPROVAL

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				ENGINEER	COUNTY

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

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

LICENSED LANDSCAPE ARCHITECT — Brett J. Allen No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 05/22/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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SCALE: H: AS SHOWN V: AS SHOWN

TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
COVER SHEET

FOR: W.O.

1 OF 5 SHEETS
SHEET NO. CS-1
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DOI\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 - CS-WALL.dwg
By: wwang
Oct 09, 2025 - 12:41pm
Plotted:



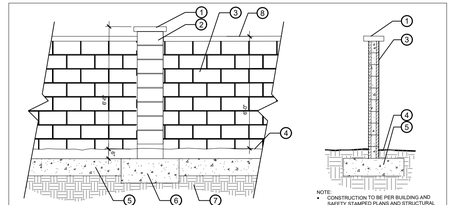
APPROVED
11/05/2025
BY THE PLANNING COMMISSION

0 25' 50' 100' 150' 200'

NORTH

SITE PLAN LEGEND

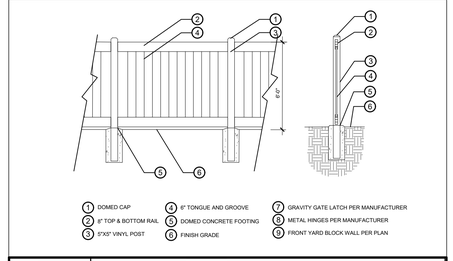
SYMBOL	DESCRIPTION
	6' HIGH HOA MAINTAINED INTERIOR SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH HOA MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH VALLEY-WIDE MAINTAINED PERIMETER SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH VALLEY-WIDE MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	6' HIGH PRIVATE MAINTAINED STEEL FENCE - SEE DETAIL C-4
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3



1. PRECAST CONCRETE PILASTER CAP
2. SPLITFACE PILASTER
3. SPLITFACE BLOCK WALL
4. FINISH GRADE
5. WALL FOOTING
6. PILASTER FOOTING
7. SUBGRADE SOIL
8. CONCRETE WALL CAP

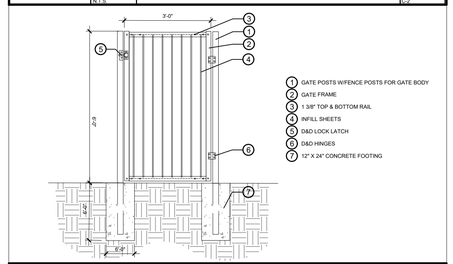
NOTE:
- CONSTRUCTION TO BE PER BUILDING AND SAFETY STAMPED PLANS AND STRUCTURAL CALCULATIONS.
- WHEN THE PILASTER ON THE PROPERTY LINE BETWEEN TWO PROPERTIES, THE CENTERLINE OF THE PILASTER SHOULD BE POSITIONED ON THE PROPERTY LINE WITH A PERMANENT MARKER DENOTING THE PROPERTY LINE LOCATION FOR HOMEOWNER FENCE ALIGNMENT PURPOSES.

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SPLITFACE BLOCK WALL AND PILASTER
	SCALE: NTS | SHEET: C-1



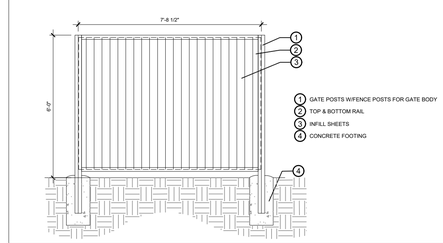
1. DOMED CAP
2. 8" TOP & BOTTOM RAIL
3. 5"X5" VINYL POST
4. 6" TONGUE AND GROOVE
5. DOMED CONCRETE FOOTING
6. FINISH GRADE
7. GRAVITY GATE LATCH PER MANUFACTURER
8. METAL HINGES PER MANUFACTURER
9. FRONT YARD BLOCK WALL PER PLAN

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SIDE YARD FENCE
	SCALE: NTS | SHEET: C-2



1. GATE POSTS W/FENCE POSTS FOR GATE BODY
2. GATE FRAME
3. 1 3/8" TOP & BOTTOM RAIL
4. INFILL SHEETS
5. D&D LOCK LATCH
6. D&D HINGES
7. 12" X 24" CONCRETE FOOTING

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	STEEL GATE
	SCALE: NTS | SHEET: C-3



1. GATE POSTS W/FENCE POSTS FOR GATE BODY
2. TOP & BOTTOM RAIL
3. INFILL SHEETS
4. CONCRETE FOOTING

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	STEEL FENCE
	SCALE: NTS | SHEET: C-4

TTM38958 SOLEADA PA7 WALL & FENCE EXHIBIT

AS OF 7-30-2025

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

LANDSCAPE ARCHITECTS

MATCHLINE: SEE SHEET WP-2

MATCHLINE: SEE SHEET WP-3

DOMENIGONI PARKWAY

LIMIT OF WORK

STREET "H"

STREET "H"

STREET LIGHTS, TYP.

RICE ROAD

LIMIT OF WORK

STREET LIGHTS, TYP.

SIDEWALK PER CIVIL PLAN, TYP.

CURB AND GUTTER PER CIVIL PLAN, TYP.

5' NO PLANTING ZONE PER FUEL MODIFICATION PLAN

WALL & FENCE LEGEND

1. 6' HEIGHT CMU WALL WITH STUCCO FINISH - SEE DETAIL C-1 SHEET WP-4
2. 6'-6" HEIGHT PILASTER W/ RIVER ROCK FINISH - SEE DETAIL C-1 SHEET WP-4
3. 6' HEIGHT VINYL FENCE - SEE DETAIL C-2 SHEET WP-4
4. WALL-MOUNTED COMMUNITY MONUMENT, REFER TO THE LANDSCAPE CONCEPT PLAN FOR DETAIL.

SITE PLAN LEGEND

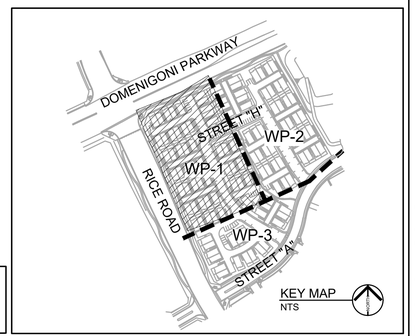
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	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	6' HIGH PRIVATE MAINTAINED STEEL FENCE - SEE DETAIL C-4
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3

NOTE:
PERIMETER WALL PILASTERS SHALL BE SPACE NO MORE THAN 50 FEET APART FROM EACH OTHER.

0 10' 20' 40' 60' 80'

SCALE: 1"=20'

NORTH



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SCALE:
H: AS SHOWN V: AS SHOWN

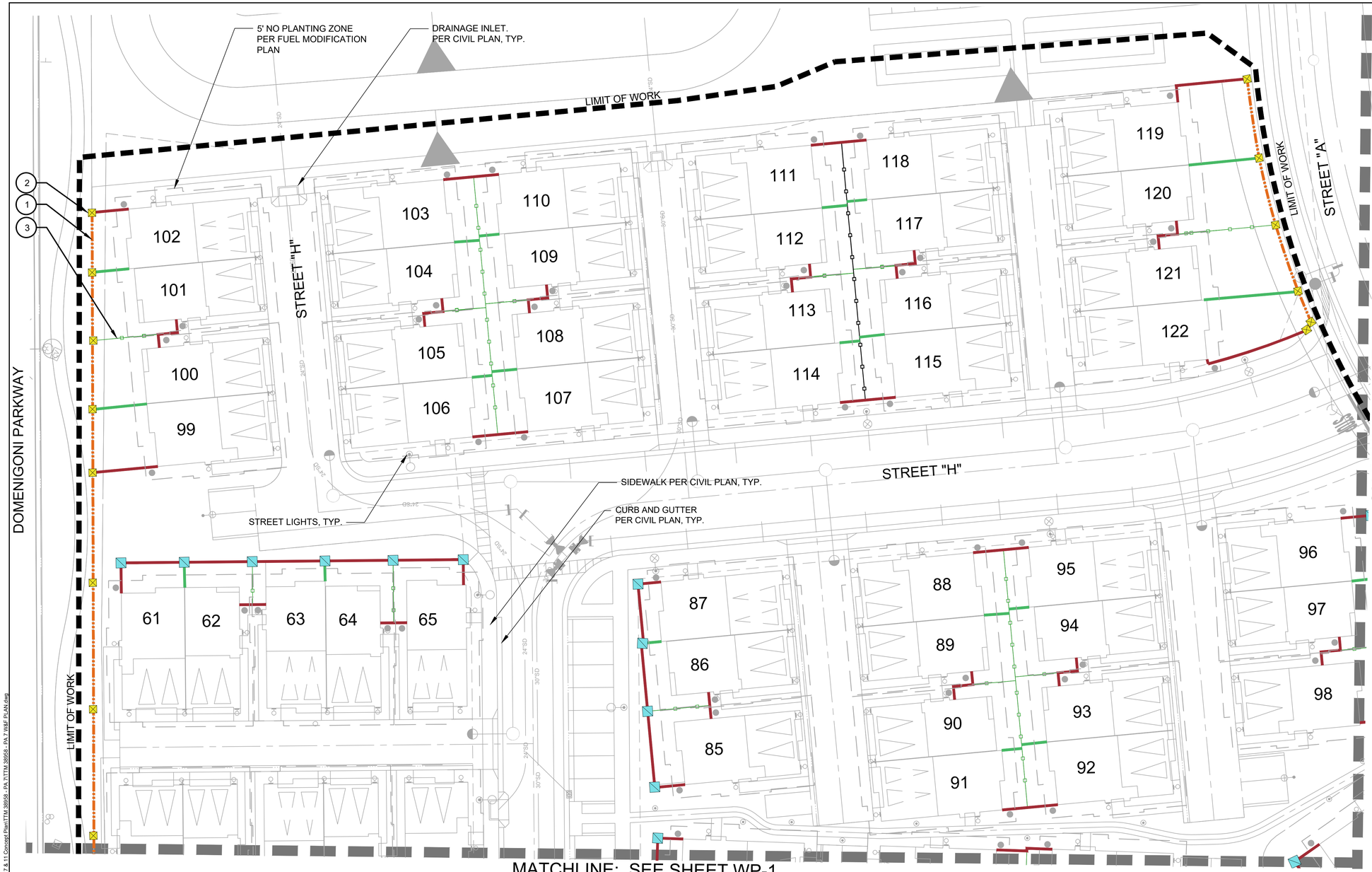
TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
WALL AND FENCE PLAN - 1

FOR:
W.O.
COUNTY FILE NO.

2 OF 5 SHEETS
SHEET NO. WP-1

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DOD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 WAF PLAN.dwg
By: wwang
Oct 09, 2025 - 12:42pm
Plotted:



WALL & FENCE LEGEND

1. 6' HEIGHT CMU WALL WITH STUCCO FINISH - SEE DETAIL C-1 SHEET WP-4
2. 6'-6" HEIGHT PILASTER W/ RIVER ROCK FINISH - SEE DETAIL C-1 SHEET WP-4
3. 6' HEIGHT VINYL FENCE - SEE DETAIL C-2 SHEET WP-4
4. WALL-MOUNTED COMMUNITY MONUMENT, REFER TO THE LANDSCAPE CONCEPT PLAN FOR DETAIL.

SITE PLAN LEGEND

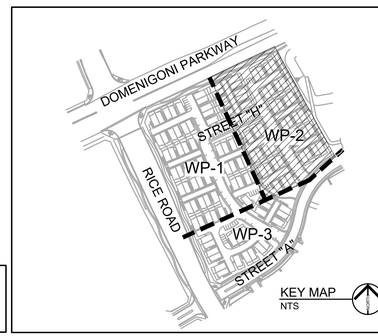
SYMBOL	DESCRIPTION
	6' HIGH HOA MAINTAINED INTERIOR SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH HOA MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH VALLEY-WIDE MAINTAINED PERIMETER SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH VALLEY-WIDE MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	6' HIGH PRIVATE MAINTAINED STEEL FENCE - SEE DETAIL C-4
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3

NOTE:
PERIMETER WALL PILASTERS SHALL BE SPACE NO MORE THAN 50 FEET APART FROM EACH OTHER.

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

0 10' 20' 40' 60' 80'
SCALE: 1"=20'

NORTH



FOR APPROVAL

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

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER | COUNTY

LANDSCAPE ARCHITECT
VLA LANDSCAPE ARCHITECTS
462 STEVENS AVENUE, SUITE 107
SOLANA BEACH, CA 92075-2042
619-294-8484
FAX 619-574-0626
Registered Landscape Architect
Cert No. 6595 Exp. 12-31-2025
LICENSED LANDSCAPE ARCHITECT
Brent J. Allen No. 6595
SIGNATURE
RENEWAL DATE: 12-31-25
05/22/2025
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38958 PPT240022

COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD

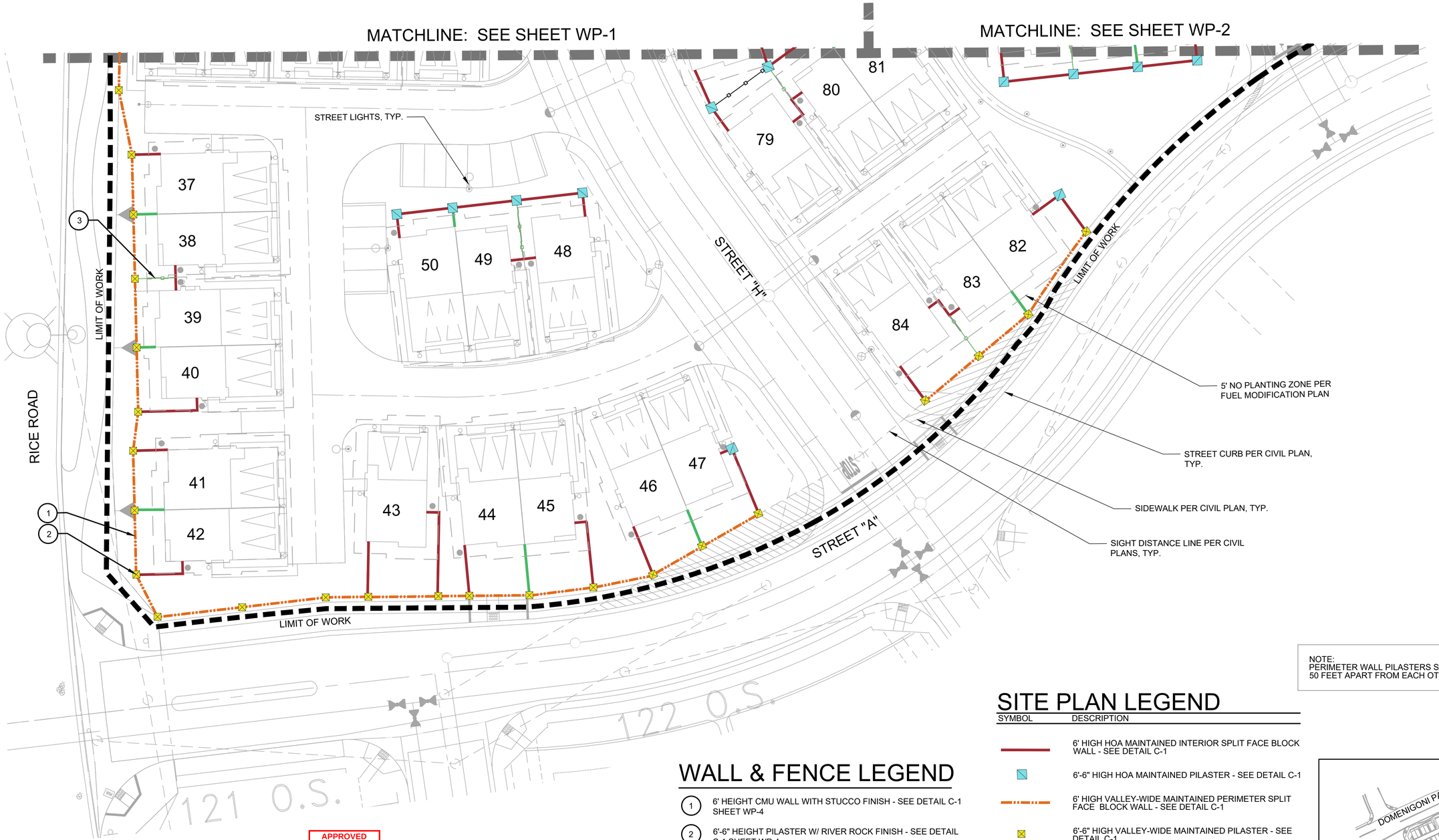
WALL AND FENCING PLAN - 2

FOR: W.O.

3 OF 5 SHEETS
SHEET NO. WP-2
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DOI\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 WAF PLAN.dwg
By: wwang
Oct 09, 2025 - 12:42pm
Plotted:



NOTE:
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SITE PLAN LEGEND

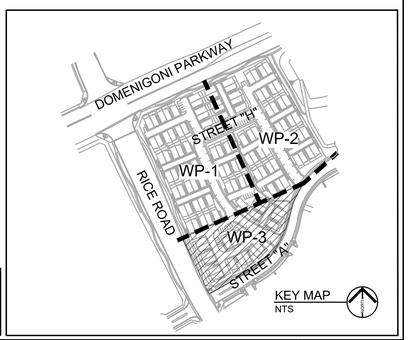
SYMBOL	DESCRIPTION
	6' HIGH HOA MAINTAINED INTERIOR SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH HOA MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH VALLEY-WIDE MAINTAINED PERIMETER SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH VALLEY-WIDE MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	6' HIGH PRIVATE MAINTAINED STEEL FENCE - SEE DETAIL C-4
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3

WALL & FENCE LEGEND

1. 6' HEIGHT CMU WALL WITH STUCCO FINISH - SEE DETAIL C-1 SHEET WP-4
2. 6'-6" HEIGHT PILASTER W/ RIVER ROCK FINISH - SEE DETAIL C-1 SHEET WP-4
3. 6' HEIGHT VINYL FENCE - SEE DETAIL C-2 SHEET WP-4
4. WALL-MOUNTED COMMUNITY MONUMENT, REFER TO THE LANDSCAPE CONCEPT PLAN FOR DETAIL.

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

0 10' 20' 40' 60' 80'
SCALE: 1"=20'
NORTH



FOR APPROVAL

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

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

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

LICENSED LANDSCAPE ARCHITECT — BRENT A. ALLEN — No. 6595 — SIGNATURE — RENEWAL DATE 12-31-25 — 05/22/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE:
H: AS SHOWN V: AS SHOWN

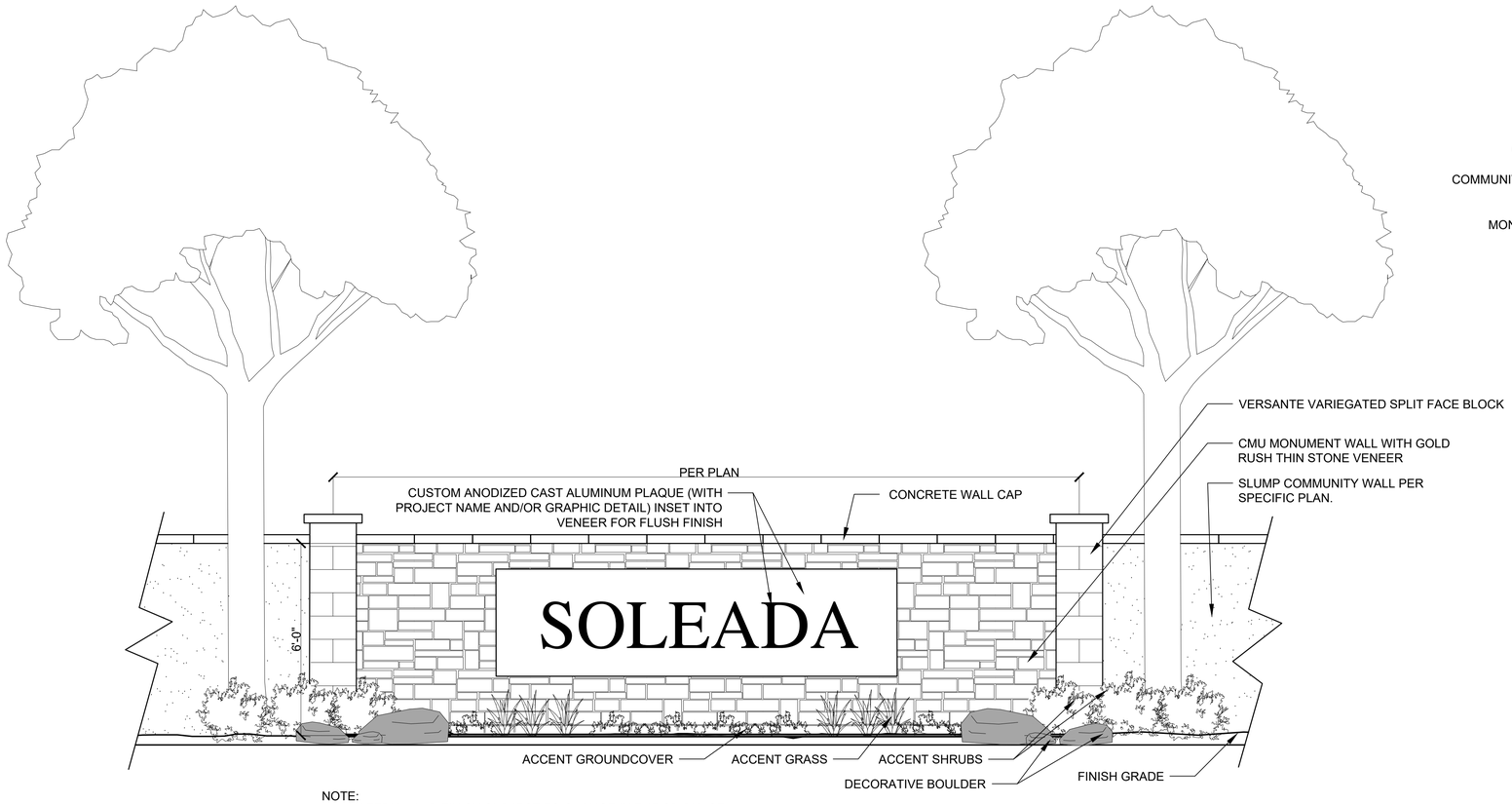
TTM 38958 PPT240022
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
WALL AND FENCE PLAN - 3

FOR: W.O.

4 OF 5 SHEETS
SHEET NO. WP-3
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

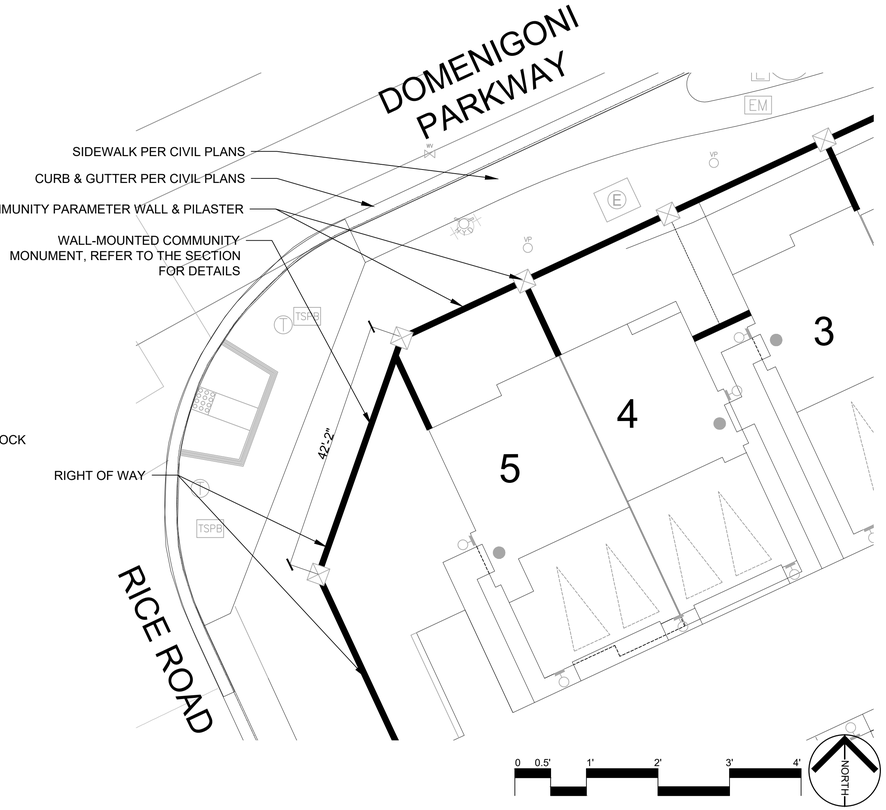
Plotted: Oct 09, 2025 - 12:42pm By: wwang
DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 W&F PLAN.dwg



NOTE:
- MATERIAL AND FINISH SUBJECT TO CHANGE IN THE CD PHASE.
- FOOTING AND FOUNDATION SHALL BE PROVIDED IN CD PHASE.
- CONSTRUCTION TO BE PER BUILDING AND SAFETY STAMPED PLANS AND STRUCTURAL CALCULATIONS.
- PLANTS MATERIAL SUBJECT TO CHANGE IN THE CD PHASE, THE PLANTING SHOWN ABOVE IS FOR REFERENCE ONLY.

WALL-MOUNTED COMMUNITY ENTRY MONUMENT SIGN CONCEPT (SECTION)

NOT TO SCALE



WALL-MOUNTED COMMUNITY ENTRY MONUMENT SIGN (PLAN VIEW)

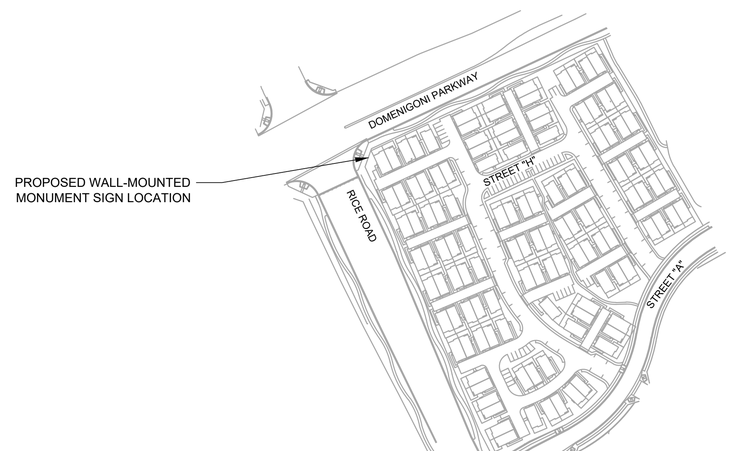


GOLD RUSH THIN STONE VENEER



VERSANTE VARIEGATED SPLIT FACE BLOCK

APPROVED
11/05/2025
BY THE PLANNING COMMISSION



KEY MAP
N.T.S

FOR APPROVAL

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TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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ENGINEER				COUNTY	

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619-294-8484
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LICENSED LANDSCAPE ARCHITECT — BRETT S. ALLEN — No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 05/22/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
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SCALE: H: AS SHOWN V: AS SHOWN

TTM 38958 PPT240022

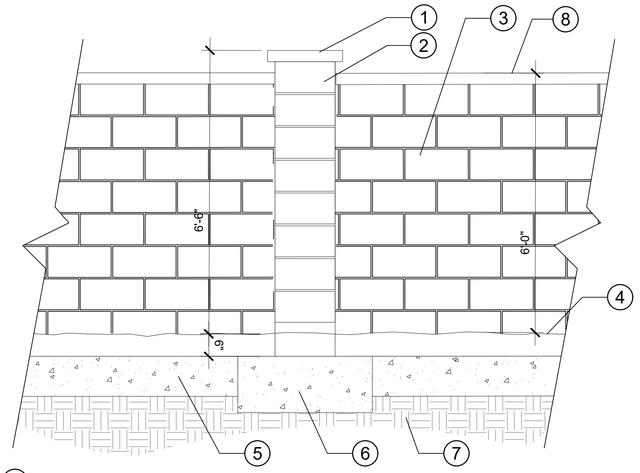
COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD
LANDSCAPE CONCEPT PLAN
MONUMENT SIGN CONCEPT

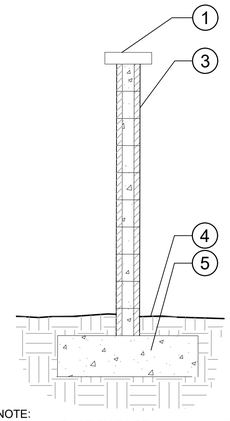
FOR:
W.O.

10 OF 10 SHEETS
SHEET NO. MSC-1
COUNTY FILE NO.

4TH SUBMITTAL 05-22-25

DWG: P:\#24510 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Details.dwg
By: wwang
Plotted: May 23, 2025 - 1:44pm



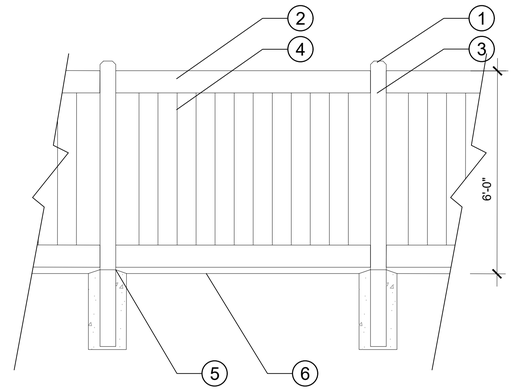


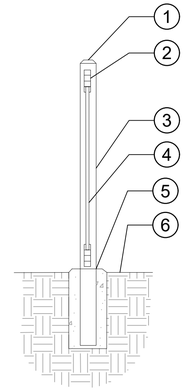
1. PRECAST CONCRETE PILASTER CAP
2. SPLITFACE PILASTER
3. SPLITFACE BLOCK WALL.
4. FINISH GRADE
5. WALL FOOTING
6. PILASTER FOOTING
7. SUBGRADE SOIL
8. CONCRETE WALL CAP

NOTE:

- CONSTRUCTION TO BE PER BUILDING AND SAFETY STAMPED PLANS AND STRUCTURAL CALCULATIONS.
- WHEN THE PILASTER ON THE PROPERTY LINE BETWEEN TWO RESIDENTIAL PROPERTIES, THE CENTER LINE OF PILASTER SHOULD BE POSITIONED ON THE PROPERTY LINE WITH A PERMANENT MARKER DENOTING THE PROPERTY LINE LOCATION FOR HOMEOWNER FENCE ALIGNMENT PURPOSES.

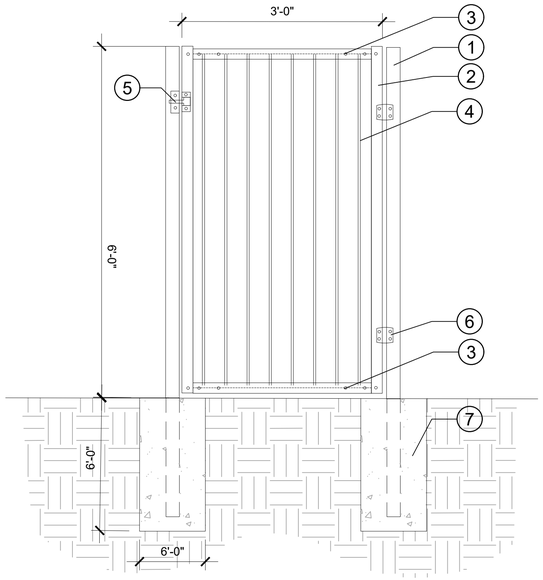
REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SPLITFACE BLOCK WALL AND PILASTER	
	N.T.S.	C-1





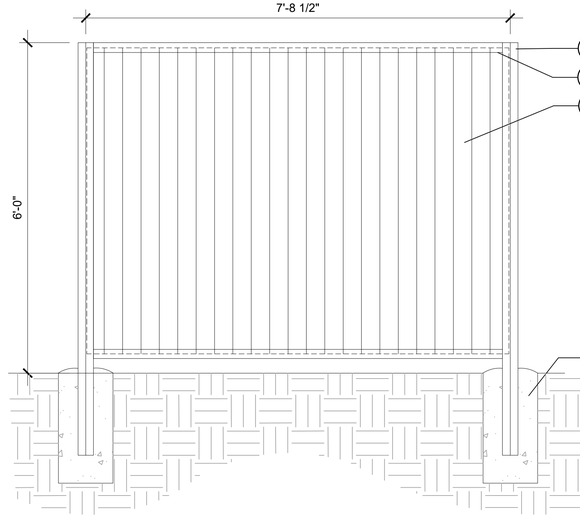
1. DOMED CAP
2. 8" TOP & BOTTOM RAIL
3. 5"X5" VINYL POST
4. 6" TONGUE AND GROOVE
5. DOMED CONCRETE FOOTING
6. FINISH GRADE
7. GRAVITY GATE LATCH PER MANUFACTURER
8. METAL HINGES PER MANUFACTURER
9. FRONT YARD BLOCK WALL PER PLAN

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SIDE YARD FENCE	
	N.T.S.	C-2



1. GATE POSTS W/FENCE POSTS FOR GATE BODY
2. GATE FRAME
3. 1 3/8" TOP & BOTTOM RAIL
4. INFILL SHEETS
5. D&D LOCK LATCH
6. D&D HINGES
7. 12" X 24" CONCRETE FOOTING

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	STEEL GATE	
	N.T.S.	C-3



1. GATE POSTS W/FENCE POSTS
2. TOP & BOTTOM RAIL
3. INFILL SHEETS
4. CONCRETE FOOTING

REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	STEEL FENCE	
	N.T.S.	C-4

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DIAL BEFORE YOU DIG — TOLL FREE

TWO WORKING DAYS BEFORE YOU DIG — 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

APPROVED
11/05/2025
BY THE PLANNING COMMISSION

FOR APPROVAL

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ENGINEER				COUNTY	

LANDSCAPE ARCHITECT

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

LANDSCAPE ARCHITECTS

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

LICENSED LANDSCAPE ARCHITECT — BRETT J. ALLEN INC. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 05/22/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL

DATE

CHECKED BY

DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38958 PPT240022

COUNTY OF RIVERSIDE
TTM 38958 - REGENT SOLEADA PA 7
DOMENIGONI PARKWAY & RICE ROAD

WALL AND FENCE DETAILS

FOR:

W.O.

COUNTY FILE NO.

5 OF 5 SHEETS

SHEET NO. WP-4

4TH SUBMITTAL 05-22-25

DWG: P:\#24010 Regent Properties Soleada\DOP\PA 7 & 11 Concept Plan\TTM 38958 - PA 7\TTM 38958 - PA 7 Wall F PLAN.dwg
By: wwang
Plotted: Oct 09, 2025 - 12:43pm

10/28/25, 10:05 am **TTM38958**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38958. 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 (TTM38958, PPT240022) 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. 38958 is a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings (TTM38958). Landscape areas are located throughout the development and will be maintained by a homeowner's association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7. Plot Plan No. 240022 (PPT240022) is for the design and development of TTM38958. PPT240022 includes architectural design plans for 122 attached and detached residential condominium units, with 2-car garage and private yards.

Advisory Notification. 3 AND - Design Guidelines

Compliance with County Wide Design Guidelines and Standards, and 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):

Exhibit A – (Tentative Tract Map), dated October 1, 2025
Exhibit B – (Plot Plan and Section Details), dated October 1, 2025
Exhibit C – (Conceptual Grading Plan), dated October 1, 2025
Exhibit D – (Conceptual Utility and Fire Access Plan), dated October 1, 2025
Exhibit E – (Architectural Elevations & Floor Plans), dated October 1, 2025
Exhibit F – (Landscape Concept Plan), dated October 1, 2025
Exhibit G – (Monument Sign Concept Plan), dated October 1, 2025
Exhibit H – (Wall & Fence Plan), dated October 1, 2025

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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
  - 2022 California Building Code
  - 2022 California Fire Code
  - 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. 625 (Right to Farm)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 927 (Regulating Short Term Rentals)

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38958 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 TTM38958, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Advisory Notification. 7 AND - Mitigation Measures

Conditions of approvals from Specific Plan 288, Amendment No. 2, which includes mitigation measures from Addendum No. 2 to Environmental Impact Report 376 (EIR376-A2), has been incorporated as conditions of approval of this project where appropriate. Beyond these, conditions of approval that have

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

been incorporated specific to the development of this project site.

Advisory Notification. 8 MM C.8-1 and C.8-5 from SP288.

The following conditions pertaining to hazards and hazardous wastes shall be adhered to:

1. Users of hazardous materials shall comply with applicable federal, state and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and process or materials change.
2. Riverside County's Hazardous Materials Incident Response Plan shall continue to be implemented and updated to ensure the effective prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials.

BS-Grade

BS-Grade. 1 MM C.6-2 from SP288

During construction, the contractor shall provide the County Building & Safety Department with sufficient proof of compliance with SCAQMD Rule 403 and other dust control measures including, but not limited to:

1. Watering active sites three times daily,
2. Requiring the application of non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for 10 days or more, assuming now rain),
3. Requiring all trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered and maintain a freeboard height of 12 inches.
4. Suspending all excavating and grading operations when wind gusts exceed 25 miles per hours.
5. Post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, will occur as soon as possible.
6. Sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets.
7. Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads.
8. Installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads, or wash-off trucks and any equipment leaving the site each trip to prevent track out.
9. Replacing ground cover in disturbed areas as quickly as possible, and
10. Paving all roadways, driveways, sidewalks, etc. as soon as possible.

E Health

E Health. 1 DEH - ECP COMMENTS

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

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH - ECP COMMENTS (cont.)

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

E Health. 2 DEH - SPECIFIC PLAN MITIGATION MEASURES

Users of hazardous materials will comply with applicable federal, state and local regulations to ensure the proper handling of hazardous materials. Contact Department of Environmental Health Hazardous Materials Management Branch (HMMB) at (951) 358-5055 to ensure proper permits are obtained. This condition addresses Specific Plan No. 288, Mitigation Measure C.8-1, Mitigation Measure C.8-2, Mitigation Measure C.8-3, Mitigation Measure C.8-4, Mitigation Measure C.8-5.

E Health. 3 DEH-ERM Comments

The Department of Environmental Health (DEH) has reviewed the project scope and based on the documents received the following will be required prior to permit issuance. Domestic water and sewer collection will be provided by the municipal water district Eastern Municipal Water District (EMWD). Developer shall meet all financial and non-financial requirements as set by the water district to provide service. Solid waste collection is mandatory from a county approved waste hauler. Developer shall meet all financial and non-financial requirements to satisfy the condition of solid waste collection and disposal for each lot and public spaces within the development. Semi-public pool/spa/splash pads shall meet all requirements to satisfy approval and operation with the DEH. Retention/detention basin basins shall be designed to mitigate for vector breeding. Recreational areas that may include food service shall meet the requirements and operation of DEH. Areas that may store or generate hazardous materials shall meet the requirements and operations of DEH Haz Mat branch. DEH shall require evaluation of significant change in the scope of this project.

Fire

Fire. 1 FIRE PLANNING ADVISORY COMMENTS

This project will contribute to a cumulative adverse impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased number of structures, traffic, and population.
To mitigate these impacts, the project will be subject to Development Impact Fees (DIF) in accordance with the County's fee schedule. The project may also undergo further reviews to assess potential cumulative impacts on the Fire Department’s ability to maintain an acceptable level of service. Fire Planning may impose additional requirements to mitigate these impacts at a later date.
If we can be of further assistance, please feel free to contact the Riverside County Fire Department, Office of the Fire Marshal, Fire Planning Division at (951) 955-4777 or rvcplanningsubmittals@fire.ca.gov.

Fire. 2 General Fire Department Advisory Comments

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 General Fire Department Advisory Comments (cont.)

California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

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

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC 507.5 and CFC Appendix C.

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

4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 General Fire Department Advisory Comments (cont.)

the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

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

7. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet.) Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

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

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

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

11. Materials and Construction Methods for Exterior Wildfire Exposure - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 3, R337 of the California Residential Code and California Code of Regulations Title 14 Fire Safety Regulations. Reference CFC 4905.2.

12. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Fire. 3 Very High Fire Hazard Severity Zone SRA

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3 Very High Fire Hazard Severity Zone SRA (cont.)

This project/property is located in a Very High Fire Hazard Severity Zone of Riverside County State Responsibility Area (SRA). Building construction in these areas are required to comply with the special construction provisions contained in current Local, State and Federal applicable codes. Plans must be submitted to the Riverside County Office of the Fire Marshal for review and approval prior to building permit issuance. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements shall have concurrence with the responsible wildlife and/or other conservation agency.

Flood

Flood. 1 Gen - Custom

TTM 38958
FLOOD HAZARD REPORT
DAC Date: 6/12/2025

TTM 38958 is proposing 122 residential units for condo purposes within the Crossroads in Winchester Specific Plan (SP288A2) Planning Area 7, which is approximately 8.7 acres. The site is located on the southeasterly corner of Domenigoni Parkway and Rice Road. The case is associated with TTM 38958.

The site is subject to sheet flow runoff from a drainage area of approximately 17 acres including the site itself, which drains generally from the southwest corner to the northeast corner.

The project proposes that offsite flows will be collected by catch basins in Rice Road and conveyed easterly through a 30” storm drain within the proposed private streets of PPT 240022/TTM 38958 where it ultimatel outlets to a water quality basin on Planning Area 8 of SP288 that drains to the Winchester Road Storm Drain Stage 1 (Drawing No. 4-1161) system.

Onsite flows are proposed to be collected by a catch basin on the proposed "H Street" and conveyed easterly by a separate 24" storm drain in the proposed private streets that outlets to the water quality basin on Planning Area 8 as well; this basin ultimately outlets to Winchester Road Storm Drain Stage 1.

PPT 240022/TTM 38958 rely on the backbone storm drain system of Line Q, also known as Winchester Road Storm Drain Stage 1 (Drawing No. 4-1161) proposed by PM 36545 to provide an adequate outlet for the site as discussed and proposed in "The Crossroads Specific Plan Line Q Storm Drain - Drainage Study", October 2020. Although the Line Q system is pending acceptance, the water quality basin outlet to Line Q has been constructed and provides the future adequate outlet needed for this project.

Flows are proposed to be discharged to the water quality basin proposed in Planning Area 8, which is outside of the boundaries of the proposed PPT 240022/TTM 38958. If this basin is not constructed prior to PPT 240022/TTM 38958, these drainage improvements will need to be constructed by PPT 240022/TTM 389 and offsite grading permissions will be required. Per Ordinance No. 460, Article III, Section 3.2, Subsection J.4, the applicant has provided written assurance(s) from the owner(s) of the property underlying the offsite improvements that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner's willingness to cooperate has been communicated in the form of a letter and provided to the District prior to issuance of conditions of

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Gen - Custom (cont.)

approval.

Storm drains should be constructed within street rights of way whenever possible. Maintenance access must be provided to storm drain inlets and outlets. The maintenance responsibility for drainage facilities shall be determined when land division and use cases are submitted to the County for processing and review. All proposed storm drain improvements collecting and/or conveying the 100-year storm event shall be maintained by County Transportation Department, if smaller than or equal to 36-inches, or Flood Control, if larger than 36-inches, (based on the MOU) and shall be designed to the corresponding standards.

This project is not associated with any existing or proposed District maintained facilities; therefore, future submittals will be reviewed by the Transportation Department. The Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). Onsite drainage facilities located outside of right-of-way, if required, shall be constructed within dedicated drainage easements.

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

Every effort has been made to identify all potential areas of concern. However, the District may provide further corrections if additional public safety and health issues are discovered during review of subsequent submittals.

Any questions pertaining to this project may be directed to Olivia Pearson at 951-955-1283 or opearson@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,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - Landscape Requirement (cont.)

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

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

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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

Planning. 4 Expiration Date

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Expiration Date (cont.)

thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 5 Fees for Review

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

Planning. 6 LOT ACCESS/UNIT PLANS

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

Planning. 7 MAINTENANCE OF LANDSCAPING

The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
(SP288, MM C.2-13)

Planning. 8 MM C.6-6 through 6-10 from SP288

The following mitigation measures shall be adhered to during all construction activities:

1. The contractor shall ensure that ozone precursor emissions from all vehicles and construction equipment are controlled by maintaining equipment engines in good condition and in proper tune per manufacturer specifications. Equipment maintenance records and emission design specifications for equipment operating on site shall be prepared to comply with this measure and shall be subject to periodic inspections by the County Building and Safety Department.
2. Grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour.
3. During grading activities, topsoil mounds shall be stabilized to prevent wind erosion by covering or applying water, soil binders, or other approved methods, or by hydroseeding, netting, chemical applications, or other acceptable methods.
4. All unpaved roads and staging areas will be watered down or chemically treated for dust control purposes.
5. Trucks leaving construction sites will be washed off.

Planning. 9 NEWLY BUILT STRUCTURES

Sales of any structure(s) constructed subsequent to those shown in the APPROVED EXHIBITS shall be prohibited, unless otherwise permitted under California State Law, until a Final Map is is recorded in accordance with Ordinance No. 460.

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Planning

Planning. 10 Offsite Signs ORD 679.4 (cont.)

Planning. 10 Offsite Signs ORD 679.4

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

Planning. 11 Paved Parking Lot

All parking lots serving new development shall be paved.

Planning. 12 STKP- OFF-HIGHWAY VEHICLE USE

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

Planning. 13 Trail Maintenance

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

Planning-CUL

Planning-CUL. 1 Human Remains

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

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 Gen - Custom

Approval Comments County Geologic Report No. 240014 (TTM38958)

Geocon West, Inc., 2024, Preliminary Geotechnical Investigation, Soleada Development Tract 37119, PA7, and PA 11, Southwest of Domenigoni Parkway & Winchester Road, Riverside County, California, dated January 24.

Geocon West, Inc., 2025, Response To Riverside County Review Comments, Dated July 19, 2024, Tract 38958 Southeast of Domenigoni Parkway and Rice Road, Winchester Area of Riverside County, California, dated July 21.

Geocon West, Inc., 2025, Geotechnical Update, Soleada Development, Tract 38958, Southeast of Domenigoni Parkway & Rice Road, Riverside County, California, dated July 21.

County Geologic Report GEO No. 240014 submitted for project TTM38958 incorporates the above reference reports by Geocon West, Inc., and is hereby approved for Riverside County Planning Department purposes. GEO240014 generally concluded/recommended the following:

1. Soil or geologic conditions were not encountered during this study that would preclude the proposed development of the project provided the recommendations presented in this report are followed and implemented during design and construction.

2. Potential geologic hazards at the site include seismic shaking, compressible near surface soils, and seismically induced settlement. Based on our investigation and available geologic information, active, potentially active, or inactive faults are not present underlying or trending toward the site.

3. The undocumented fill and upper portion of the older alluvium and weathered bedrock (if encountered) is not considered suitable for the support of compacted fill or settlement sensitive improvements. The site soils are suitable for re-use as engineered fill provided the recommendations in the Grading section of this report are followed.
4. Consolidation testing of samples of the subsurface soils indicated that there is a potential for hydrocompression of the granular soils beneath the site. Remedial grading will address the collapse potential of the near-surface soils. Proper site drainage should be maintained to retain the engineering properties of planned compacted fills.

5. Settlement monitoring should be considered within deep fill areas to evaluate settlement across a period of at least 2 months.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

6. Cut lots and cut/fill transition lots, and deep utility corridors in bedrock areas should be over-excavated to provide uniform and excavatable support for structures and utilities.

7. Rock fall hazard at the Tract 38958 site is considered low. However, as a precautionary measure, unseated or perched boulders should be removed by the grading contractor.

8. Groundwater was measured within geotechnical borings at depths of approximately 23 and 31½ feet below the existing ground surface. Groundwater seepage is not expected to impact grading operations or the future performance of the planned development.

9. Undocumented fill, unsuitable surficial older alluvial soils, and unsuitable weathered granitic bedrock within a 1:1 (h:v) projection of the limits of grading should be removed to expose competent older alluvial soils with a relative compaction of at least 85 percent (ASTM D1557) or competent bedrock material, as evaluated by the engineering geologist. Areas of loose, dry, or compressible soils or highly weathered bedrock will require excavation and processing prior to fill placement. Removals in older alluvial areas should extend 10 feet below existing grades. After remedial removals are performed, the excavation bottoms should be scarified to a depth of 1 foot, moisture conditioned near to slightly above optimum moisture content, and compacted to a minimum 90 percent relative compaction, in accordance with ASTM D1557.

The above is a general summary. For details, please see the referenced reports. Note that no engineering review of this report or formal review of provided building code information are part of this review. Formal review of engineering design and code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County. Note: the information provided in GEO240014 satisfies SP288A2 Mitigation Measures C.1-2, C.1-3, and C.1-4.

Transportation

Transportation. 1 General Transportation Condition

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Condition (cont.)

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.

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

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

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.
(SP288, MM Trans 1)

Waste Resources

Waste Resources. 1 Gen - Custom

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

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

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Gen - Custom (cont.)

on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Plan: TTM38958 Parcel: 461220026

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - ESTABLISHED SEWER Not Satisfied

Provide proof of established sewer service from the appropriate purveyor.

050 - E Health. 2 DEH-No Public Water System Not Satisfied

Include on notes on Environmental Constraint Sheet (ECS) the following verbiage: “The Water System provided for this land division is within the boundaries of an existing municipal water purveyor, and no new water municipal or private water purveyor is being created by the recordation of this map.”

050 - E Health. 3 DEH-Solid Waste Collection Not Satisfied

Provide Solid Waste Hauler will serve letter from the appropriate purveyor. Ensure the letter acknowledges the project. Ensure the letter addresses compliance with the requirements of SB1383 in terms of organic waste and recyclable diversion and trash collection.

Fire

050 - Fire. 1 ECS MAP Note - Alternate or Secondary Access Not Satisfied

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

050 - Fire. 2 ECS MAP Note - SRA and LRA VHFHZ Construction Re Not Satisfied

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

050 - Fire. 3 ECS MAP Note - SRA and LRA VHFHZ Fuel Managemen Not Satisfied

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

050 - Fire. 4 ECS MAP Note - Water Systems Not Satisfied

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

050 - Fire. 5 FIRE PLANNING - PRIOR TO RECORDATION Not Satisfied

This project will contribute to a cumulative adverse impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased number of structures, traffic, and population.
To mitigate these impacts, this project will be required to contribute to the countywide

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50. Prior To Map Recordation

Fire

050 - Fire. 5 FIRE PLANNING - PRIOR TO RECORDATION (cont.) Not Satisfied

Community Facilities District. The County of Riverside is preparing to establish a countywide Community Facilities District (CFD) for fire services. If the CFD is established by the time the final map records, the project will be required to annex into the CFD. If the countywide CFD is not established, the project will be required to establish a CFD prior to map recordation.
If we can be of further assistance, please feel free to contact the Riverside County Fire Department, Office of the Fire Marshal, Fire Planning Division at (951) 955-4777 or rvcplanningsubmittals@fire.ca.gov.

050 - Fire. 6 Prior to MAP Recordation - Hazardous Vegetation and Fu 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 preliminary Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

050 - Fire. 7 Prior to MAP Recordation - Water System 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

050 - Flood. 1 ADP Fee Notice Not Satisfied

*A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows: NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in the Salt Creek Channel Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 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 the appropriate plan check fee.

Planning

050 - Planning. 1 ANNEX TO PARK DISTRICT Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 2 CC&R RESIDENTIAL HOA COMMONA AREA Not Satisfied

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

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

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

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

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50. Prior To Map Recordation

Planning

050 - Planning. 2 CC&R RESIDENTIAL HOA COMMONA AREA (cont.) Not Satisfied

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. 3 ECS BLASTING IMPACTS Not Satisfied

An environmental constraints sheet (ECS) shall be prepared relative to the potential for blasting at this site for site grading purposes. The ECS shall indicate the areas that may require blasting and shall reference the Blasting Impacts Analysis report prepared for this project.

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."
(SP288A2, MM D.11-1, D.11-2, D.11-3)

050 - Planning. 5 ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 6 FEE BALANCE Not Satisfied

Prior to issuance of the Final Map, 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.

050 - Planning. 7 OFFER OF TRAILS Not Satisfied

In offer of dedication to the County of Riverside for trails within TTM38958 along Rice Road, Domenigoni Parkway, private streets, and property boundaries shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 8 QUIMBY FEES (1) Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 9 TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of regional trails associated with TTM38958 along Rice Road, Domenigoni Parkway, private streets, and property boundaries. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the regional trail easements until such time as the maintenance is taken over by the appropriate maintenance district.

Survey

050 - Survey. 1 Access Restriction Not Satisfied

Lot access shall be restricted on Rice Road and so noted on the final map.

Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.

Lot access shall be restricted on Street 'A' and so noted on the final map.

050 - Survey. 2 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.

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.

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

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50. Prior To Map Recordation

Transportation

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

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 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

050 - Transportation. 3 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,

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50. Prior To Map Recordation

Transportation

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

and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

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

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

050 - Transportation. 4 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 TR37119 & PPT240022.

050 - Transportation. 5 Landscaping Design Plans Not Satisfied

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

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

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 6 Lighting Plan Not Satisfied

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

050 - Transportation. 7 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

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

050 - Transportation. 8 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Entry Street 'A' 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 vary along Street 'A' on the project side shall be conveyed for public use to provide from 28-FT to 33-FT half-width right-of-way per Standard No. 105B & Standard No. 104, Ordinance No. 461.11.

Sufficient public street right-of-way along Street 'A' as an offsite access from the project limit to Seta Road shall be conveyed for public use to provide for a minimum of 60-FT full-width right-of-way per Standard No. 106, Section A, Ordinance No. 461.11.

Sufficient public street right-of-way along Seta Road as an offsite access from Street 'A' to Domenigoni Parkway shall be conveyed for public use to provide for a minimum of 60-FT full-width right-of-way per Standard No. 106, Section A, Ordinance No. 461.11.

or as approved by the Director of Transportation.

050 - Transportation. 9 Road Improvements (Plan) Not Satisfied

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

OFF- SITE ACCESS
Paved access roads, 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 easterly extension of Private 'A' Street to Seta Road and the northerly extension of Seta Road to Domenigoni Parkway.

EXISTING RICE ROAD
Rice Road was improved by TRACT 31633 per approved IP160031 except the east parkway which was reference as future improvement. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

EXISTING DOMENIGONI PARKWAY
Domenigoni Parkway was improved by County's project per County File No 933-BB except the south parkway. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 Road Improvements (Plan) (cont.) Not Satisfied

404.

HALF-WIDTH PRIVATE ENTRY "A" STREET
'A' Street as entry street to Rice Road shall be improved with vary 23-FT half-width of AC pavement, within 37-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Modified Standard No.103, Section A.

HALF-WIDTH PRIVATE "A" STREET
'A' Street shall be improved with vary from 18-FT to 22-FT half-width of AC pavement, within vary from 28-FT to 33-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Standard No.105B, Section A & Standard No 104, Section A.

PRIVATE STREET INTERSECTION
Provide street intersection improvements at project 'X' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
Provide street intersection improvements at project 'Z' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
NOTE:
-Provide a sight distance analysis per the County Standard No 821. The limited use area from the sight distance analysis shall be shown and noted on the final map.
-Provide curb ramp at the return per the County Standard No 403.
-Provide concrete cross gutter per the County Standard No 209.
-Provide street name sign per the County Standard No 1221.

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. 10 TS/Geometrics Not Satisfied

The intersection of Rice Road (NS) at Seta Street (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared through-right lane
Southbound: one left-turn lane, two through lanes
Westbound: one shared left-right lane (stop control)

The intersection of Rice Road (NS) at Old Newport Road (EW) shall be improved to provide the following geometrics:

Southbound: one left-turn lane, one right-turn lane (stop control)
Eastbound: one shared left-through lane
Westbound: one through lane, one right-turn lane

NOTE: The following exhibit(s) may be required as part of the review of the street

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50. Prior To Map Recordation

Transportation

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

improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

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 USE – TS/SIGNAL MODIFICATION (DESIGN) Not Satisfied

The project proponent shall be responsible for the installation of overlap phasing for the northbound right turn at the intersections of:

SH-79 (NS) at Domenigoni Parkway (EW)

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

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. 12 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 Utility Plan (cont.) Not Satisfied

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

060 - BS-Grade. 5 MM - Geology and Soils MM (SP288) Not Satisfied

Prior to the issuance of grading permits, the following mitigation measures from SP288A02 MMRP shall be incorporated into the grading plan:

1. Grading work on the entire project site shall be balanced on-site whenever possible.
2. The graded form shall reflect the natural terrain in conference with General Plan slope grading practices.
3. Potential brow ditches, terrace drains or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NPDES "Best Management Practices".
4. All dwelling units shall be set back from graded slopes in accordance with Riverside County Ordinance No. 457 and the Uniform Building Code.
5.All streets shall have a gradient not to exceed 15 percent.
6. The toes and tops of all slopes higher than 10 feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits such

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 MM - Geology and Soils MM (SP288) (cont.) Not Satisfied

rounding.
7. Where cut and fill slopes are created higher than 10 feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
8. Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.

All of the above shall be included as notes on the plan.
(SP 288, MM C.2-6 through C.2-14)

060 - BS-Grade. 6 MM - GHG C.5-3 from SP288 Not Satisfied

The contractor shall ensure that all vehicles and construction equipment shall maintain equipment engines in good condition and fit proper tune per manufacturer's specifications to the satisfaction of the County of Riverside Building and Safety and County Planning Department. Equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building and Safety and County Planning Department.

The contractor shall place equipment 500 feet from the property line of existing sensitive receptors (residences) from sunset to sunrise, unless deemed feasible. To minimize or eliminate major-derived noise from construction equipment, contractors shall utilize low-emission equipment that is either electric, i.e., hybrids, where practical and feasible.

060 - BS-Grade. 7 MM C.2-3 from SP288 Not Satisfied

Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be prepared. The Conceptual Grading Plan shall be utilized as a guideline for subsequent detailed grading plans and shall include: (i) approximate chronology of development within that planning area and stages of development; (ii) appropriate time frame for grading; (iii) identification of areas which may present the highest probability for mudflows (January - March) and velocity (v); (iv) preliminary land use elevations.

060 - BS-Grade. 8 MM C.2-4 through C.2-14 from SP288 Not Satisfied

Prior to initial grading activities, the following conditions be met and/or incorporated into the grading plan:

1. Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared which analyzes on-site soil conditions and slope stability and includes appropriate measures to control erosion and dust.
2. A detailed grading plan shall be prepared. A grading permit shall be obtained from the County of Riverside, as required by County Ordinance No. 457.
3. Grading work on the entire project site shall be balanced on-site whenever possible.
4. The graded pads shall reflect natural terrain in conference with General Plan slope grading practices.
5. Potential brow ditches, terrace drains, or other minor swales shall be lined with natural erosion control materials or concrete and shall comply with NRCS Best Management Practices.
6. All dwelling sites shall be set back from graded slopes in accordance with Riverside County Ordinance No. 457 and the uniform building code.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 MM C.2-4 through C.2-14 from SP288 (cont.) Not Satisfied

7. All streets shall have a gradient not to exceed 16-25 percent.
8. The tops and toes of all slopes heights shall in ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permits safe sole rounding.
9. Where cut and fill slopes are created higher than ten feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
10. A note shall be added on the plan indicating that "The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties".
11. A note shall be added on the plan indicating that "Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained".

060 - BS-Grade. 9 MM C.5-1 Noise from SP288 Not Satisfied

Prior to the issuance of grading permits, the following note shall be added to the grading plans: Construction activities shall cease outside of daylight hours, or as otherwise permitted by Riverside County Ordinance No. 657, which states that construction activities occurring within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

060 - BS-Grade. 10 MM C.5-4 from SP288 Not Satisfied

To reduce construction-related noise, construction operations which produce the highest levels of noise shall be arranged to occur together at the same time period when feasible to individual containing periods of greater annoyance.

060 - BS-Grade. 11 MM C.6-1 from SP288 Not Satisfied

All provisions of County Ordinance No. 457 shall be enforced.

Fire

060 - Fire. 1 MM D.3-1 through D.3-5 Not Satisfied

The Project shall demonstrate adherence to the following Conditions of Approval:
1.The proposed project shall comply with the requirements of the Riverside County Fire Protection Ordinance No. 546.
2. Since the proposed project lies within the State Responsibility Area, the project applicant will comply with Public Resources Code 4290 regulations.
3. The County Department of Building and Safety and the County Fire Department shall require the review and approval of building plans and during building inspection.
4. The project applicant will contribute appropriate fees in accordance with fire impact fee schedule or another appropriate mitigation fee that is in accordance with current County of Riverside regulations.
5. All project street width, grade, and arrangement plans shall be designed to allow access by fire suppression vehicles and will be subject to the approval of the Riverside County Fire Department.

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 MM D.3-1 through D.3-5 (cont.) Not Satisfied

060 - Fire. 2 Prior to Grading - Hazardous Vegetation and Fuel Manag 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. 3 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 ADP Fee - Map Not Satisfied

TR 38958 is located within the boundaries of the Salt Creek Channel Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 2 Written Permission for Grading Not Satisfied

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

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

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

060 - Planning. 2 CONSTRUCTION NOISE PROTECTION Not Satisfied

Prior to the issuance of grading permits, the following note shall be added to the grading plans: "Hearing protection shall be worn by all persons employed at construction site in compliance with regulations established California Occupational Safety and Health Administration regulations."

060 - Planning. 3 Electrical Service Not Satisfied

Prior to the issuance of a grading permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

060 - Planning. 4 FEE BALANCE Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 FEE BALANCE (cont.) Not Satisfied

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

060 - Planning. 5 MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 6 MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 7 MM - AIR 1 Not Satisfied

Prior to the issuance of grading permits, provide proof that the fleet of off-road diesel-powered construction equipment greater than 25 HP shall meet the Tier 2 off-road emissions standards or better. Proof shall consist of a copy of each unit's certified tier specification. (SP288, MM Air 1)

060 - Planning. 8 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 8.67 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 9 TRAILS PLAN Not Satisfied

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

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall ensure that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Monitoring Program (CRMP) for all ground disturbing activities to be

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

conducted for the development of this site. A CRMP shall be developed that addresses the details of all resource monitoring activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as for the treatment of potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall include detailed information on, but shall not be limited to, the following:

Archaeological Monitors - An adequate number of qualified archaeological monitors shall be present during all ground disturbing activities associated with site development, including all project-related off-site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measure::;· to be employed during site grading activities and for the presence of any previously unanticipated cultural resources that may be unearthed. Inspection of excavations will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training -The Project Archaeologist and if required, a representative designated by the monitoring Tribe shall attend the pre-grading meeting with the project contractors to provide cultural sensitivity training (training) for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas of the site that are to be avoided; the areas of the site that require controlled grading techniques; what resources could potentially be identified during earthmoving activities; the requirements of the CRMP; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be maintained and shall be included as an exhibit or appendix to the Phase IV Monitoring Report.

Unanticipated Resources -In the event that previously unidentified cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Feature Relocation - Site(s) CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 cannot be avoided through Project redesign. Hence, the Project Supervisor, Project Archaeologist and County Archaeologist shall meet onsite to determine the strategy for relocating these features to a permanent open space area predetermined and designated on a confidential map. Before

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

construction activities are allowed to commence and using professional archaeological methods, photo documentation of each feature in situ shall occur and any visible artifacts shall be recovered and recorded. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature shall be prepared. All relocation information shall be included in the Phase IV Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 wil be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification, documentation and recovery of any potential subsurface cultural deposits that may be present in close proximity to these features. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

Temporary Fencing - Temporary fencing shall be required during any and all grading activities for the protection of cultural site(s) CA-RIV-10229, CA-RIV-10230, CA-RIV-10232, CA-RIV-5790, CA-RIV-5795, CA-RIV-5797, CA-RIV-8146, and CA-RIV-6907. Prior to commencement of brushing and grading, the. project. archaeologist shall identify the site boundaries for each of these sites and determine an adequate buffer for protection of the site(s}. Upon approval of these buffers by the County Archaeologist, the applicant shall direct the installation of the temporary fencing under the guidance of the project archaeologist. The fencing shall remain in-place until all grading operations have been completed.

060 - Planning-CUL. 2 MM Cultural 1 Not Satisfied

Concurrent with the submittal of each tentative tract map, which shall provide the final contours of grading for the applicable development phase, if a resource identified in the Phase 1 Cultural Resources Investigation prepared by Applied Earthworks Inc. dated January 2012 will be disturbed by grading, the feature shall be further documented and / or recorded as follows: full documentation of all bedrock milling features and archival research of AE-2306-SH, 15H and CA-RIV-5798H. Such documentation / research shall be submitted to the County with the application for the tentative tract map.

060 - Planning-CUL. 3 MM Cultural 2 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 mitigation services. This Professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural /historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and all required tribal or Special interest monitors. The Project Archaeologist shall manage and oversee monitoring for sill mass or rough grading activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, mass or rough grading, trenching, and structure demolition. The Project Archaeologists shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and 12otential recove0t: of cultural

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 MM Cultural 2 (cont.) Not Satisfied

resources in coordination with any required tribal or special interest monitors. Monitoring mall be stopped or reduced if in the Professional opinion f the Project Archaeologist, and the concurrence of the County Archaeologist, three is no further need for monitoring after a reasonable period of monitoring with negative results.
Pursuant to the recommendation in the Phase II Archeological testing and Evaluation the soil in and around the central and east central portions of the Locus B, Site 33- 0020292, shall be removed under the direction of the
archaeological monitor (i.e. controlled removal} and screened for artifacts as (!art of the monitoring (program.
The developer /permit holder shall submit a full executed copy of the contract to the Riverside County Planning
Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.
NOTE:
The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer / permit holder and any required tribal or special interest group monitor throughout the process.
This agreement shall not modify any approved condition of approval or mitigation measure

060 - Planning-CUL. 4 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to

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60. Prior To Grading Permit Issuance

Planning-EPD

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

EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.

060 - Planning-EPD. 2 MBTA Nesting Bird Pre Construction Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

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

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Paleontological_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_PALEO.pdf

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 060 - Transportation - Grading - 12” Step-out adjacent to Not Satisfied

Grading – 12 inch Step-out adjacent to curb at the end of Parking spaces

The developer / permit holder shall verify the final grading plans show the 12 inch wide maintenance step-out adjacent to curb at the planters at the end of parking spaces.

060 - Transportation. 2 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. 3 MM C.7-1 through C7.3, C.4-7 through C.4-8. Not Satisfied

Prior to issuance of grading permits, the applicant shall show that the following mitigation

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 MM C.7-1 through C7.3, C.4-7 through C.4-8. (cont.) Not Satisfied

measures have been implemented: 1. All discharges to surface waters and groundwater shall comply with the goals of the most current applicable Water Quality Control Plan for the Santa Ana River Region. 2. Pursuant to the National Pollution Discharge Elimination System requirements, General Construction Stormwater Permits shall be obtained from the State Water Resources Control Board for all development projects resulting in the disturbance of five acres or more, or activity which is part of a larger operation. Pollution Prevention Plans shall be prepared as part of the permit projects, and implemented during construction and for the life of the Project. Permit requirements shall include implementing best management practices (BMPs) such as construction erosion and operation such as erosion control devices, sediment basins, and landscape irrigation management, and controls on substances applied to landscaped and other outdoor areas. 3. All development within the Specific Plan boundaries shall be subject to the requirements adopted by the Riverside County Flood Control and Water Conservation District. These requirements may include, but not be limited to, on-site storm water detention, covered storage of all outside fertilizers, vegetated swales, and monitoring programs. 4. Parking lots shall be designed to direct surface runoff toward landscaped areas where runoff can be allowed to percolate into the ground. 5. Off-site drainage improvements, if any, will be provided at the subdivision phase of the project as required by the Flood Control District.

060 - Transportation. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

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

060 - Transportation. 5 Submit Grading Plans Not Satisfied

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

NOTE:

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

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH-No Finding Not Satisfied

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70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH-No Finding (cont.) Not Satisfied

All abandon water wells, and septic system components shall be properly destroyed under permit with DEH- Landuse. If no water wells or septic systems found, grading engineer shall provide a letter of no finding. Submit all request for clearance to DEHOWTS@rivco.org. Questions call 951.955-8980

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection
In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Pre-contact resources-A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
The details of any disposition of artifacts shall be documented in the Phase IV report.

070 - Planning-CUL. 2 MM Cultural 3 Not Satisfied

Prior to final inspection of the first building permit. the developer/permit holder shall submit two (2} copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Archeologist's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO GRADING FINAL:
The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County’s Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any)

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70. Prior To Grading Final Inspection

Planning-PAL

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

and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.
(SP288 MM C.15-4)

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.

BS-Plan Check

080 - BS-Plan Check. 1 GMM C.1-1 from SP288en - Custom Not Satisfied

All buildings shall be designed and constructed in accordance with the County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the Uniform Building Code shall be followed for building design, unless otherwise specified by the County Department of Building & Safety.

080 - BS-Plan Check. 2 MM GHG 1 from SP288 Not Satisfied

Demonstrate that the Project shall be designed to exceed current 2008 Title 24 standards by

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 2 MM GHG 1 from SP288 (cont.) Not Satisfied
10 percent.

080 - BS-Plan Check. 3 MM - GHG 13-2 from SP288 Not Satisfied

Prior to issuance of building permits, all development shall incorporate energy-saving devices where feasible. These devices may include the following:

1. Individual meters versus multiple meters.
2. Installation of lighting switches and multi-switch provisions for control by occupants and building personnel;
3. Use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property.

080 - BS-Plan Check. 4 MM - GHG 13-3 from SP288 Not Satisfied

Prior to the issuance of building permits, specific measures shall be implemented to reduce natural gas consumption including:
1. Use of automatic flue gas damper when using a gas heating system.
2. Use of electrically-lighted pilot lights for all gas systems.
3. Insulation of all gas-heated hot water tanks.

080 - BS-Plan Check. 5 MM - GHG 13-4 from SP288 Not Satisfied

Prior to the issuance of building permits, the project applicant will consult with Southern California Gas Company during the design phase to ensure that architectural design maximizes energy efficiently through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs.

080 - BS-Plan Check. 6 MM - GHG D.2-2 from SP288 Not Satisfied

Prior to the issuance of building permits, demonstrate that irrigation systems provided for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to plant roots.

080 - BS-Plan Check. 7 MM - GHG D2-13 from SP288 Not Satisfied

Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped areas, which will improve the water storage capacity of the soils, reducing the evaporation and dampening.

080 - BS-Plan Check. 8 MM D.2-1 GG from SP288 Not Satisfied

Prior to building permit issuance, demonstrate the project complies with the State of California Title 20 and Title 24 water conservation requirements and County water conservation and reclamation regulations. Water conservation requirements will include the use of ultra-low flush toilets, reducing valves for showers and faucets, and insulated hot water lines.

080 - BS-Plan Check. 9 MM D.2-3 and D.2-15 Not Satisfied

The developers shall pay fees required by EMWD for regional sewage treatment services and facilities. All sewage lines, pump stations and other required transmission facilities shall be installed by the developer as directed by EMWD.

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 10 MM D.2-4 through D.2-14 Not Satisfied

Prior to issuance of building permit, the following shall be demonstrated on the building permit plans:

1. All lines must conform to EMWD standards.
2. The location of facilities shall conform with the County of Riverside and EMWD standards.
3. Water and wastewater facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD.
4. The design of regional facilities shall conform to the current EMWD Master Plan of Facilities.
5. All water and sewer lines shall be placed underground and inspected per the policies of the EMWD.
6. Any design of off-site facilities shall be coordinated with the affected property owners.
7. The design of disposal facilities shall conform to the current EMWD Master Plan of Facilities.
8. All water and sewer lines shall be place underground and inspected for fire shall be submitted and approved by EMWD prior to approval of tentative maps.
9. The EMWD and the County of Riverside shall approve subsequent tract maps, conditional use permits, and plot plans on the basis of adequate water supplies and transmission systems, among other environmental and infrastructure considerations.
10. Where possible, all new landscaping and park plans shall incorporate native, drought-tolerant plant species approved by the County. Mulching shall be used extensively in all landscaped area.
11. Final designs of the water and wastewater transportation systems will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued.

080 - BS-Plan Check. 11 MM D.4.2 for SP288 Not Satisfied

For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts:

1. Circulation for pedestrian, vehicular, and police patrols.
2. Lighting of street and walkways.
3. Prioritize the effect of providing views between buildings and the street where practical,
4. Privacy factors meeting minimum height and material standards.

The Sheriff's Department will continue to be involved in the review of development projects to assure the Department's concerns are addressed in project design.

080 - BS-Plan Check. 12 MM D.4-1 Noise from SP288 Not Satisfied

Prior to the issuance of building permit, the project developer shall pay fees in accordance with provision of Riverside County Ordinance No. 659. Fees collected may be used for staffing to be added incrementally during the lifetime of the project.

080 - BS-Plan Check. 13 MM D.5-1 from SP288 Not Satisfied

Prior to the issuance of building permits, the project applicant will contribute to new construction of schools in accordance with state law.

080 - BS-Plan Check. 14 MM D.7-GAS-1, GAS-2, GAS-3, TEL-1, TEL-2 from SP28 Not Satisfied

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 14 MM D.7-GAS-1, GAS-2, GAS-3, TEL-1, TEL-2 from SP28 Not Satisfied

Prior to the issuance of building permits, the applicant shall provide proof that consultation with the Southern California Gas Company has been conducted. All facilities and gas services shall be built in accordance with Southern California Gas Company policies and rules. (SP288, MMD.7-GAS-1, GAS-2, GAS-3, TEL-1, TEL-2).

Discussions shall include architectural design maximizes energy efficiency through passive heating and cooling, with the use of building orientation, insulations, construction materials, window glazing and roof over-hangs.

080 - BS-Plan Check. 15 MM D.9-1 from SP288 Not Satisfied

Prior to the issuance of building permits, the developer shall pay development mitigation fees as required by County of Ordinance No. 659, which may be used to offset the impacts on libraries.

080 - BS-Plan Check. 16 MM ELC-1 through ELC-5 from SP288 Not Satisfied

The following shall be demonstrated prior to issuance of building permits:

1. Developer shall provide electric power improvements as required by Southern California Edison (SCE).
2. All buildings will be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC).
3. All electrical facilities shall be built in accordance with the SCE's policies and extension rules on files with the California Public Utilities Commission.
4. The project applicant will provide SCE with development plans and schedules for construction as they become available so that SCE may begin long-rang planning of facilities.
5. All electrical service lines will be located underground.

080 - BS-Plan Check. 17 MM for D.6-1 from SP288 Not Satisfied

Prior to the issuance of building permits, mitigation fees for regional parks and trails will be collected in accordance with the provisions of Riverside County Ordinance No. 659.

080 - BS-Plan Check. 18 MM GHG - C13.1 from SP288A2 Not Satisfied

Prior to issuance of building permits, to reduce electric power demand, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential, commercial and recreational development.

080 - BS-Plan Check. 19 MM GHG 2 and 3 Not Satisfied

To reduce energy consumption, the Project shall install energy star-rated appliances, and install high efficiency lighting in 50 percent of the Project.

080 - BS-Plan Check. 20 MM GHG 5 Not Satisfied

To reduce water consumption and the associated energy usage, the Project will be designed to comply with the mandatory 20% reduction in indoor water usage contained in the current CALGreen Code and the 50% reduction in outdoor water usage contained in the County’s water efficient landscape ordinance.

080 - BS-Plan Check. 21 MM H.1.C-3 from SP288 Not Satisfied

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 21 MM H.1.C-3 from SP288 (cont.) Not Satisfied

The following shall be demonstrated on the plans where applicable:

Air quality reduction programs and regulations enforced by the SCAQMD will be applied to all future development projects. Applicable programs include:
1. Alternative work schedule programs for new businesses;
2. Incorporation of transit stops and park-and-ride facilities;
3. Prohibition of off-street parking in congested areas;
4. Incorporation of bicycle paths; and
5. Site planning which encourages pedestrian activity
(SP288A2, MM H.1.C-3)

Fire

080 - Fire. 1 MM D.3-6 through D.3-8 from SP288 Not Satisfied

1. Fire hydrants shall be installed at locations as required by the Fire Department.
2. Fire flow requirements shall be incorporated into overall project design. A fire flow of 1,000 gpm at 20 psi residual pressure for a two-hour duration shall be required for single-family residential uses. Fire flows for commercial uses shall be provided for three hours.
3. The Master Homeowner's Association or appropriate community service district shall be responsible for all mowing of the approximately 18 acres of fuel break lands or lands adjacent to open space areas. A fire protection/vegetation management plan shall be submitted to the Fire Department for approval.

080 - Fire. 2 Prior to permit - Fire Water and Access Verification/impro 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.

080 - Fire. 3 Prior to Permit - Hazardous Vegetation and Fuel Manage Not Satisfied

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

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

TR 38958 is located within the boundaries of the Salt Creek Channel Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 ACOUSTICAL STUDY Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 ACOUSTICAL STUDY (cont.) Not Satisfied

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

The Planning Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Rice Road and Domenigoni Parkway.

The study shall be submitted, along with the appropriate fee, to the Planning Department for review and approval. The approved mitigation measures, if any, shall be forwarded to the County Department of Building and Safety for implementation into the final building plans. (SP288, MM C.5-6)

080 - Planning. 2 CAP MEASURES Not Satisfied

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

080 - Planning. 3 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on the architectural plans, approved by Board of Supervisor alongside the TTM38958.

080 - Planning. 4 CONSTRUCTION NOISE PROTECTION Not Satisfied

Prior to the issuance of building permits, the following note shall be added to the building permit plans: "Hearing protection shall be worn by all persons employed at construction site in compliance with regulations established California Occupational Safety and Health Administration regulations."
(SP288, MM C.5-2)

080 - Planning. 5 Electrical Service Not Satisfied

Prior to the issuance of a building permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

080 - Planning. 6 MAP BUILDING SEPARATION Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 7 MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MAP - ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

conditions of approval. The plot plan shall contain the following elements: 1. A color photo-simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping. 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated. 3. An irrigation plan for the entry monument(s) and/or gate(s). NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 8 MAP - MODEL HOME COMPLEX Not Satisfied

If Single / Separate Builders for Tract Development - If Tract Map No. 38958 is to be developed by a single builder or phases sold off to separate builders, the project must comply with the following:
i. A plot plan application shall be submitted to the County Planning Department (for a Model Home Complex) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The Model Home Complex plot plan shall contain the following elements: 1) An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. 2) Show front, side and rear yard setbacks. 3) Provide two de-mentioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space. 4) Show detailed fencing plan including height and location. 5) Show typical model tour sign locations and elevation. 6) Three (3) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted. 7) Provide a Model Home Complex landscape and irrigation plan.
ii. A plot plan application shall be submitted to the County Planning Department (for a Final Site Development Plan) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines. The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements: 1) A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots. 2) Each model floor plan and elevations (all sides). 3) Three (3) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted.

080 - Planning. 9 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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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 RENEWABLE ENERGY (cont.) Not Satisfied

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. 10 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. 11 SCHOOL MITIGATION Not Satisfied

Prior to the issuance of a building permits, impacts to the Hemet School District shall be mitigated in accordance with California State law.
(SP288, MM D.5-1, 5-2)

080 - Planning. 12 UNDERGROUND UTILITIES Not Satisfied

Prior to the issuance of a building permits, all utility extensions within a lot shall be placed underground.
(SP288, MM D.7-ELC-5)

080 - Planning. 13 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 TTM38958. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

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

C. 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 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).

D. A six-foot tall perimeter wall along Domenigoni Parkway shall be constructed to minimize noise impacts.
(SP288, MM C.5-5)

Transportation

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80. Prior To Building Permit Issuance

Transportation

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

Landscape Inspection Deposit Required

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

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi 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;

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80. Prior To Building Permit Issuance

Transportation

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

6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

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

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

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir 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.

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80. Prior To Building Permit Issuance

Transportation

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

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. Any applicable details provided by EMWD shall supersede the County Standard details when Recycled Water is used for irrigation.
i. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
k. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
l. Plant species shall meet ALUC requirements, if applicable.
m. 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
n. landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
o. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
p. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
q. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
r. 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.
s. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
t. 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.

080 - Transportation. 5 Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

Waste Resources

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a “Wet Signed” copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a “Wet Signed” copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

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

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

Planning

090 - Planning. 1 AG-DAIRY NOTIFICATION Not Satisfied

Plan: TTM38958 Parcel: 461220026

90. Prior to Building Final Inspection

Planning

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant 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 one half mile of the property and potential impacts resulting form those uses. Said notifications shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

090 - Planning. 2 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. 3 CAP MEASURES - INSTALLED Not Satisfied

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

090 - Planning. 4 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. 5 MAP - ROLL UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll up garage doors.

090 - Planning. 6 QUIMBY FEES (2) Not Satisfied

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

090 - Planning. 7 RENEWABLE ENERGY Not Satisfied

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

090 - Planning. 8 TRAIL CONSTRUCTION Not Satisfied

Prior to final inspection for the first production residential building, the applicant shall build the trail along Rice Road as shown on the approved TENTATIVE MAP. Upon trail completion, the

Plan: TTM38958 Parcel: 461220026

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 TRAIL CONSTRUCTION (cont.) Not Satisfied

applicant shall arrange for an inspection of the constructed trail with the Riverside County Planning Department or other County Department identified by the Planning Department at the time of trail clearance.

090 - Planning. 9 WALL/FENCING COMPLIANCE Not Satisfied

Walls and/or fencing shall be provided throughout the subdivision in accordance with the approved TTM38958 and the final site development plans.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

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

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

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

Landscape Signage Required on Model Home Complexes

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

090 - Transportation. 3 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.

Plan: TTM38958 Parcel: 461220026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 Annexation into a Maintenance District (cont.) Not Satisfied

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

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 4 Complete Landscaping Installation Not Satisfied

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

or as approved by the Director of Transportation.

090 - Transportation. 5 MM C.6-3 through M.6-14 Not Satisfied

The project applicant shall demonstrate adherence to the following mitigations prior to occupancy:

1. SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV.
2. Transportation System Management Plans shall be required to be consistent with SCAQMD Regulation XV to reduce trip making where feasible. Features of these plans may include, but are not limited to:
- Consideration of transit use incentives by employers to encourage public use by employees;
- Consideration of developing staggered work hours; and
- Consideration for providing convenient bus shelters and bus turnouts along major arterials to encourage ridership and improve traffic flow.
3. Work with Riverside Transit Agency (RTA) to establish new bus routes and stops to service new bus routes and stops to service new development within the Specific Plan area. Proof of coordination with RTA shall be provided to the Transportation department. Coordination materials shall include a Staff Report or Meeting Minutes.
4. Bicycle racks shall be provided at the neighborhood parks.

090 - Transportation. 6 MM D.1-2 through D.1-9 from SP288 Not Satisfied

The project applicant shall demonstrate adherence to the following mitigations prior to occupancy:
1. Provide onsite bike racks in support of County's Comprehensive General Plan, with Patton Avenue and Winchester Road (SR-79) proposed for Class I facilities, and Simpson Road and

Plan: TTM38958 Parcel: 461220026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 MM D.1-2 through D.1-9 from SP288 (cont.) Not Satisfied

Winchester Road West proposed for Class II bikeway facility.
2. Designate a portion for Park-n-ride use on weekdays between 6:00am and 6:00pm, to encourage ridesharing/transit ridership.
3. Anticipate transit stops at the far side of major intersections as recommended in a traffic study, to accommodate future bus service on key roadways. Provide pedestrian access to the bus stops.
Comments

090 - Transportation. 7 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

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

090 - Transportation. 8 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) according with Ordinance No 824.
_All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District for a project gross acreage of 8.67 acres.

090 - Transportation. 9 Road Improvements (Installation) Not Satisfied

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

OFF- SITE ACCESS ROAD
Paved access roads, 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 easterly extension of Private 'A' Street to Seta Road and the northerly extension of Seta Road to Domenigoni Parkway.

EXISTING RICE ROAD
Rice Road was improved by TRACT 31633 per approved IP160031 except the east parkway which was reference as future improvement. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

EXISTING DOMENIGONI PARKWAY
Domenigoni Parkway was improved by County's project per County File No 933-BB except the south parkway. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

HALF-WIDTH PRIVATE ENTRY "A" STREET
'A' Street as entry street to Rice Road shall be improved with vary 23-FT half-width of AC pavement, within 37-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk

Plan: TTM38958 Parcel: 461220026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 Road Improvements (Installation) (cont.) Not Satisfied

per Modified Standard No.103, Section A.

HALF-WIDTH PRIVATE "A" STREET
'A' Street shall be improved with vary from 18-FT-22-FT half-width of AC pavement, within vary from 28-FT to 33-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Standard No.105B, Section A & Standard No 104, Section A.

PRIVATE STREET INTERSECTION
Provide street intersection improvements at project 'X' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
Provide street intersection improvements at project 'Z' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
NOTE:
-Provide a sight distance analysis per the County Standard No 821. The limited use area from the sight distance analysis shall be shown and noted on the final map.
-Provide curb ramp at the return per the County Standard No 403.
-Provide concrete cross gutter per the County Standard No 209.
-Provide street name sign per the County Standard No 1221.

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.
(SP288, MM Trans 1)

090 - Transportation. 10 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. 11 TS/ SIGNAL MODIFICATION (INSTALLATION) Not Satisfied

The project proponent shall be responsible for the installation of overlap phasing for the northbound right turn at the intersections of:

SH-79 (NS) at Domenigoni Parkway (EW)

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

Plan: TTM38958 Parcel: 461220026

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 TS/ SIGNAL MODIFICATION (INSTALLATION) (cont.) Not Satisfied

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

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. 12 Utility Installation Not Satisfied

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

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

Waste Resources

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

Prior to 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).
(SP288, MM D.8-1)

10/28/25, 10:19 am **PPT240022**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT240022. 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.

E Health

E Health. 1 **DEH - ECP COMMENTS**

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

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

E Health. 2 **DEH - SPECIFIC PLAN MITIGATION MEASURES**

Users of hazardous materials will comply with applicable federal, state, and local regulations to ensure the proper handling of hazardous materials. Contact Department of Environmental Health Hazardous Materials Management Branch (HMMB) at (951) 358-5055 to ensure proper permits are obtained. This condition addresses Specific Plan No. 288, Mitigation Measure C.8-1, Mitigation Measure C.8-2, Mitigation Measure C.8-3, Mitigation Measure C.8-4, Mitigation Measure C.8-5.

E Health. 3 **DEH-ERM Comments**

The Department of Environmental Health (DEH) has reviewed the project scope and based on the documents received the following will be required prior to permit issuance. This PPT is related to TTM38958. Domestic water and sewer collection will be provided by the municipal water district Eastern Municipal Water District (EMWD). Developer shall meet all financial and non-financial requirements as set by the water district to provide service. Solid waste collection is mandatory from a county approved waste hauler. Developer shall meet all financial and non-financial requirements to satisfy the condition of solid waste collection and disposal for each lot and public spaces within the development. Semi-public pool/spa/splash pads shall meet all requirements to satisfy approval and operation with the DEH. Retention/detention basin basins shall be designed to mitigate for vector breeding. Recreational areas that may include food service shall meet the requirements and operation of DEH. Areas that may store or generate hazardous materials shall meet the requirements and operations of DEH Haz Mat branch. DEH shal require evaluation of significant change in the scope of this project.

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

Fire. 1 General Fire Department Advisory Comments

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 Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4” x 2 ½”. Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC 507.5 and CFC Appendix C.

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

4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

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

7. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet.) Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

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

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

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

11. Materials and Construction Methods for Exterior Wildfire Exposure - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 3, R337 of the California Residential Code and California Code of Regulations Title 14 Fire Safety Regulations. Reference CFC 4905.2.

12. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Fire. 2 Very High Fire Hazard Severity Zone SRA

This project/property is located in a Very High Fire Hazard Severity Zone of Riverside County State Responsibility Area (SRA). Building construction in these areas are required to comply with the special construction provisions contained in current Local, State and Federal applicable codes. Plans must be submitted to the Riverside County Office of the Fire Marshal for review and approval prior to building permit issuance. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements shall have concurrence with the responsible wildlife and/or other conservation agency.

Flood

Flood. 1 Gen - Custom

PPT 240022
FLOOD HAZARD REPORT
DAC Date: 6/12/2025

PPT 240022 is proposing a Plot Plan for 122 residential units for condo purposes within the Crossroads in Winchester Specific Plan (SP288A2) Planning Area 7, which is approximately 8.7 acres. The site is located on the southeasterly corner of Domenigoni Parkway and Rice Road. The case is associated with TTM 38958.

The site is subject to sheet flow runoff from a drainage area of approximately 17 acres including the site itself, which drains generally from the southwest corner to the northeast corner.

The project proposes that offsite flows will be collected by catch basins in Rice Road and conveyed easterly through a 30" storm drain within the proposed private streets of PPT 240022/TTM 38958 where it ultimately outlets to a water quality basin on Planning Area 8 of SP288 that drains to the Winchester Road Storm Drain Stage 1 (Drawing No. 4-1161) system.

Onsite flows are proposed to be collected by a catch basin on the proposed "H Street" and conveyed easterly by a separate 24" storm drain in the proposed private streets that outlets to the water quality basin on Planning Area 8 as well; this basin ultimately outlets to Winchester Road Storm Drain Stage 1.

PPT 240022/TTM 38958 rely on the backbone storm drain system of Line Q, also known as Winchester Road Storm Drain Stage 1 (Drawing No. 4-1161) proposed by PM 36545 to provide an adequate outlet for the site, as discussed and proposed in "The Crossroads Specific Plan Line Q Storm Drain - Drainage Study", October 2020. Although the Line Q system is pending acceptance, the water quality basin outlet to Line Q has been constructed and provides the future adequate outlet needed for this project.

Flows are proposed to be discharged to the water quality basin proposed in Planning Area 8, which is outside of the boundaries of the proposed PPT 240022/TTM 38958. If this basin is not constructed prior to PPT 240022/TTM 38958, these drainage improvements will need to be constructed by PPT 240022/TTM 389

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Gen - Custom (cont.)

and offsite grading permissions will be required. Per Ordinance No. 460, Article III, Section 3.2, Subsection J.4, the applicant has provided written assurance(s) from the owner(s) of the property underlying the offsite improvements that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owner's willingness to cooperate has been communicated in the form of a letter and provided to the District prior to issuance of conditions of approval.

Storm drains should be constructed within street rights of way whenever possible. Maintenance access must be provided to storm drain inlets and outlets. The maintenance responsibility for drainage facilities shall be determined when land division and use cases are submitted to the County for processing and review. All proposed storm drain improvements collecting and/or conveying the 100-year storm event shall be maintained by County Transportation Department, if smaller than or equal to 36-inches, or Flood Control, if larger than 36-inches, (based on the MOU) and shall be designed to the corresponding standards.

This project is not associated with any existing any existing or proposed District maintained facilities, therefore future submittals will be reviewed by the Transportation Department. Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). Onsite drainage facilities located outside of right-of-way, if required, shall be constructed within dedicated drainage easements.

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

Every effort has been made to identify all potential areas of concern. However, the District may provide further corrections if additional public safety and health issues are discovered during review of subsequent submittals.

Any questions pertaining to this project may be directed to Olivia Pearson at 951-955-1283 or opearson@rivco.org.

Planning

Planning. 1 015 - Planning - Landscape Requirement

Landscape Requirement

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - Landscape Requirement (cont.)

This condition applies to both onsite and offsite (ROW) landscaping:

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 AND - Design Guidelines

Compliance with County Wide Design Guidelines and Standards, and Specific Plan Design Guidelines.

Planning. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S): Exhibit A – (Tentative Tract Map), dated October 1, 2025 Exhibit B – (Plot Plan and Section Details), dated October 1, 2025 Exhibit C – (Conceptual Grading Plan), dated October 1, 2025 Exhibit D – (Conceptual Utility and Fire Access Plan), dated October 1, 2025 Exhibit E – (Architectural Elevations & Floor Plans), dated October 1, 2025 Exhibit F – (Landscape Concept Plan), dated October 1, 2025 Exhibit G – (Monument Sign Concept Plan), dated October 1, 2025 Exhibit H – (Wall & Fence Plan), dated October 1, 2025

Planning. 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)

ADVISORY NOTIFICATION DOCUMENT

Planning

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

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
   - 2022 California Building Code
   - 2022 California Fire Code
   - 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. 625 (Right to Farm)
   - Ord. No. 655 (Regulating Light Pollution)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 857 (Business Licensing)
   - Ord. No. 859 (Water Efficient Landscape Requirements)
   - Ord. No. 915 (Regulating Outdoor Lighting)
   - Ord. No. 927 (Regulating Short Term Rentals)

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)

Planning. 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 PPT240022 or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 AND - Hold Harmless (cont.)

annul any other decision made by the COUNTY concerning PPT240022, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 7 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38958, PPT240022) 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.

Planning. 8 AND - Project Description & Operational Limits

Tentative Tract Map No. 38958 is a Schedule 'A' subdivision of 8.67 acres into two residential lots for the development of 122 residential condominium dwellings (TTM38958). Landscape areas are located throughout the development and will be maintained by a homeowner’s association (HOA). The subdivision would provide 2-car garages for each unit and include an estimated 75 parking spaces for guests. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and referred to as Planning Area 7. Plot Plan No. 240022 (PPT240022) is for the design and development of TTM38958. PPT240022 includes architectural design plans for 122 attached and detached residential condominium units, with 2-car garage and private yards.

Planning. 9 Fees for Review

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Fees for Review (cont.)

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

Planning. 10 Gen - Custom

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

Planning. 11 MAINTENANCE OF LANDSCAPING

The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

Planning. 12 NEWLY BUILT STRUCTURES

Sales of any structure(s) constructed subsequent to those shown in the APPROVED EXHIBITS shall be prohibited, unless otherwise permitted under California State Law, until a Final Map is is recorded in accordance with Ordinance No. 460.

Planning. 13 Offsite Signs ORD 679.4

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

Planning. 14 STKP- OFF-HIGHWAY VEHICLE USE

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

Planning. 15 Trail Maintenance

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

Planning-CUL

Planning-CUL. 1 Human Remains

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

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

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 General Transportation Condition

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

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

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

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Condition (cont.)

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.

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

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

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

Waste Resources

Waste Resources. 1 Waste- General

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

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

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

Plan: PPT240022 Parcel: 461220025

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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

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

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

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

Fire

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

This project is located within the limits of the Salt Creek Channel Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

Plan: PPT240022 Parcel: 461220025

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 2 Written Permission for Grading Not Satisfied

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

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

All grading permits shall refer to conditions of approval from Tentative Tract Map No. 38958.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: The
applicant/developer shall ensure that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Monitoring Program (CRMP) for all ground disturbing activities to be conducted for the development of this site. A CRMP shall be developed that addresses the details of all resource monitoring activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as for the treatment of potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall include detailed information on, but shall not be limited to, the following:

Archaeological Monitors - An adequate number of qualified archaeological monitors shall be present during all ground disturbing activities associated with site development, including all project-related off-site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measure::;· to be employed during site grading activities and for the presence of any previously unanticipated cultural resources that may be unearthed. Inspection of excavations will vary based on the rate of excavation, the materials excavated,
and the presence and abundance of artifacts and features. The frequency and location of inspections will be
determined by the Project Archaeologist.

Cultural Sensitivity Training -The Project Archaeologist and if required, a representative designated by the
monitoring Tribe shall attend the pre-grading meeting with the project contractors to provide cultural sensitivity
training (training) for all construction personnel. Training will include a brief review of the

Plan: PPT240022 Parcel: 461220025

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

cultural sensitivity of the Project and the surrounding area; the areas of the site that are to be avoided; the areas of the site that require controlled grading techniques; what resources could potentially be identified during earthmoving activities; the requirements of the CRMP; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be maintained and shall be included as an exhibit or appendix to the Phase IV Monitoring Report.

Unanticipated Resources -In the event that previously unidentified cultural resources are discovered, the
Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Feature Relocation - Site(s) CA-RIV-10228, CA-RIV-10233, CA-RIV-10234, CA-RIV-10235, CA-RIV-10236, CA-RIV-10253,
CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792,
CA-RIV-5829, CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 cannot be avoided through Project redesign. Hence, the Project Supervisor, Project Archaeologist and County Archaeologist shall meet onsite to determine the strategy for relocating these features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to commence and using professional archaeological methods, photo documentation of each feature in situ shall occur and any visible artifacts shall be recovered and recorded. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature shall be prepared. All relocation information shall be included in the Phase IV Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site CA-RIV-10228, CA-RIV-10233, CA-RIV-10234,
CA-RIV-10235, CA-RIV-10236, CA-RIV-10253, CA-RIV-5461, CA-RIV-5462, CA-RIV-5789, CA-RIV-5792, CA-RIV-5829,
CA-RIV-7396, CA-RIV-7907, AND CA-RIV-8146 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist to ensure the systematic removal of the ground surface surrounding these features are monitored to allow for the identification, documentation and recovery of any potential subsurface cultural deposits that may be present in close proximity to these features. Results of all controlled grading activities shall be included in the Phase IV monitoring report.

Plan: PPT240022 Parcel: 461220025

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Temporary Fencing - Temporary fencing shall be required during any and all grading activities for the protection of cultural site(s) CA-RIV-10229, CA-RIV-10230, CA-RIV-10232, CA-RIV-5790, CA-RIV-5795, CA-RIV-5797, CA-RIV-8146, and CA-RIV-6907. Prior to commencement of brushing and grading, the. proj ec.t. archa.e:0:J.oS:,"ist ._shall identify the site boundaries for each of these sites and determine an adequate buffer for protection of the site(s}. Upon approval of these buffers by the County Archaeologist, the applicant shall direct the installation of the temporary fencing under the guidance of the project archaeologist. The fencing shall remain in-place until all grading operations have been completed.

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

Prior to the issuance of grading permits, the
developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American 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.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO SCHEDULING ANY IMPLEMENTING PROJECT FOR PUBLIC HEARING, THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT:

This site is mapped in the County’s General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

Plan: PPT240022 Parcel: 461220025

60. Prior To Grading Permit Issuance

Planning-PAL

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

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

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Paleontological_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_PALEO.pdf

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

Plan: PPT240022 Parcel: 461220025

60. Prior To Grading Permit Issuance

Planning-PAL

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

Per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Transportation

060 - Transportation. 1 060 - Transportation - Grading - 12" Step-out adjacent to Not Satisfied

Grading – 12 inch Step-out adjacent to curb at the end of Parking spaces

The developer / permit holder shall verify the final grading plans show the 12 inch wide maintenance step-out adjacent to curb at the planters at the end of parking spaces.

060 - Transportation. 2 Annexation into a Maintenance District Not Satisfied

In the event that the project requires a grading permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

060 - Transportation. 3 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit, 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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

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. 4 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 TR37119 & TTM38958

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

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

060 - Transportation. 6 Submit Grading Plans Not Satisfied

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

NOTE:

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 6 Submit Grading Plans (cont.) Not Satisfied

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH-No Finding Not Satisfied

All abandon water wells, and septic system components shall be properly destroyed under permit with DEH- Landuse. If no water wells or septic systems found, grading engineer shall provide a letter of no finding. Submit all request for clearance to DEHOWTS@rivco.org. Questions call 951.955-8980

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection
In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Pre-contact resources-A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
The details of any disposition of artifacts shall be documented in the Phase IV report.

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

PRIOR TO GRADING PERMIT FINAL: A Phase IV Cultural Resources Monitoring Report shall be prepared for all ground disturbing activities associated with this grading permit. This report shall follow the County of Riverside Planning Department's Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include documentary evidence of the required pre-grade cultural sensitivity training, documentary evidence of all feature relocations, results of all residue analysis and site/feature testing that may have been performed, and documentary evidence of all materials accessioned to the Western Center. In the event this project is phase-graded, a Phase IV report shall be required prior to grading final for each grading permit for each phase of grading.

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70. Prior To Grading Final Inspection

Planning-CUL

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

Each subsequent grading permit Phase IV report shall add onto the previous Phase IV report with the accumulated information for the current grading permit Phase IV information/documentation. Hence, the final-phase-of-grading Phase IV report will represent a comprehensive report containing the collection of data, documentation and analysis of all cultural resources monitoring activities performed for this project development.

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO SCHEDULING ANY IMPLEMENTING PROJECT FOR PUBLIC HEARING, THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT:

PRIOR TO GRADING FINAL:
The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

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

E Health

080 - E Health. 1 DEH - SPECIFIC PLAN MITIGATION MEASURES Not Satisfied

Users of hazardous materials will comply with applicable federal, state, and local regulations to ensure the proper handling of hazardous materials. Contact Department of Environmental Health Hazardous Materials Management Branch (HMMB) at (951) 358-5055 to ensure proper permits are obtained. This condition addresses Specific Plan No. 288, Mitigation Measure C.8-1, Mitigation Measure C.8-5.

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

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code to be submitted to the local DEH Hemet office for approval consideration. For clearance DEH-DES Hemet will confirm approved set of plans. Visit website at rivcoeh.org for office location.

080 - E Health. 3 DEH-Domestic Water Service Not Satisfied

Provide proof of established domestic potable water service from the water district agency serving the project. A will serve letter will not satisfy this clearance. Submit proof of established water service to DEHOWTS@rivco.org for clearance. Application and fees apply.

080 - E Health. 4 DEH-Sewer Connect Not Satisfied

Provide proof of established sewer collection from the sewer agency serving the project. A will serve letter will not satisfy this clearance. Submit proof of established sewer collection to DEHOWTS@rivco.org for clearance. Application and fees apply.

080 - E Health. 5 DEH-Solid Waste Collection Not Satisfied

Provide Solid Waste Hauler will serve letter from the appropriate purveyor. Ensure the letter acknowledges the project. Ensure the letter addresses compliance with the requirements of SB1383 in terms of organic waste and recyclable diversion and trash collection. Provide a site plan that address the following: a legend that indicates location of solid waste enclosure and solid waste hauler purveyor. The site plan should depict all features and/or areas required for compliance with SB1383, which includes the appropriate size and number of bins as they relate to organic, recyclables, and solid waste.

Fire

080 - Fire. 1 Prior to permit - Fire Water and Access Verification/impro 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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit - Fire Water and Access Verification/impro Not Satisfied

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.

080 - Fire. 2 Prior to Permit - Hazardous Vegetation and Fuel Manage Not Satisfied

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

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 38958.

Survey

080 - Survey. 1 Access Restrictions Not Satisfied

Lot access shall be restricted on Rice Road and so noted on the final map.

Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.

Lot access shall be restricted on Street 'A' and so noted on the final map.

080 - Survey. 2 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Entry Street 'A' 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 vary along Street 'A' on the project side shall be conveyed for public use to provide from 28-FT to 33-FT half-width right-of-way per Standard No. 105B & Standard No. 104, Ordinance No. 461.11.

Sufficient public street right-of-way along Street 'A' as an offsite access from the project limit to Seta Road shall be conveyed for public use to provide for a minimum of 60-FT full-width right-of-way per Standard No. 106, Section A, Ordinance No. 461.11.

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 2 Right-of-Way Dedication (cont.) Not Satisfied

Sufficient public street right-of-way along Seta Road as an offsite access from Street 'A' to Domenigoni Parkway shall be conveyed for public use to provide for a minimum of 60-FT full-width right-of-way per Standard No. 106, Section A, Ordinance No. 461.11.

or as approved by the Director of Transportation.

080 - Survey. 3 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.

Transportation

080 - Transportation. 1 080 - 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.

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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Common Area CCRs (Not Satisfied

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.

080 - Transportation. 2 080 - Transportation - Landscape Inspection Deposit Red Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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. 3 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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,

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Transportation

080 - Transportation. 3 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

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

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

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

080 - Transportation. 4 080 - Transportation - Landscape Project Specific Requir Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

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

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080 - Transportation. 4 080 - Transportation - Landscape Project Specific Requir Not Satisfied

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. Any applicable details provided by EMWD shall supersede the County Standard details when Recycled Water is used for irrigation.
i. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
k. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
l. Plant species shall meet ALUC requirements, if applicable.
m. 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
n. landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
o. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
p. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
q. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
r. 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.
s. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
t. 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. 5 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Annexation into a Maintenance District (cont.) Not Satisfied

Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

080 - Transportation. 6 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 Landscaping Design Plans 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.

080 - Transportation. 8 Lighting Plan Not Satisfied

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

080 - Transportation. 9 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 10 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

080 - Transportation. 11 Road Improvements (Plan) Not Satisfied

Plan: PPT240022 Parcel: 461220025

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Road Improvements (Plan) (cont.) Not Satisfied

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

OFF- SITE ACCESS ROAD
Paved access roads, 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 easterly extension of Private 'A' Street to Seta Road and the northerly extension of Seta Road to Domenigoni Parkway.

EXISTING RICE ROAD
Rice Road was improved by TRACT 31633 per approved IP160031 except the east parkway which was reference as future improvement. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

EXISTING DOMENIGONI PARKWAY
Domenigoni Parkway was improved by County's project per County File No 933-BB except the south parkway. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

HALF-WIDTH PRIVATE ENTRY "A" STREET
'A' Street as entry street to Rice Road shall be improved with vary 23-FT half-width of AC pavement, within 37-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Modified Standard No.103, Section A.

HALF-WIDTH PRIVATE "A" STREET
'A' Street shall be improved with vary from 18-FT-22-FT half-width of AC pavement, within vary from 28-FT to 33-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Standard No.105B, Section A & Standard No 104, Section A.

PRIVATE STREET INTERSECTION
Provide street intersection improvements at project 'X' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
Provide street intersection improvements at project 'Z' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
NOTE:
-Provide a sight distance analysis per the County Standard No 821. The limited use area from the sight distance analysis shall be shown and noted on the legal and plat.
-Provide curb ramp at the return per the County Standard No 403.
-Provide concrete cross gutter per the County Standard No 209.
-Provide street name sign per the County Standard No 1221.

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.

Plan: PPT240022 Parcel: 461220025

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Road Improvements (Plan) (cont.) Not Satisfied
or as approved by the Director of Transportation.

080 - Transportation. 12 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.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the Grading Report from the Soils Engineer (registered

Plan: PPT240022 Parcel: 461220025

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL (cont.) Not Satisfied

geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a “Wet Signed” copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a “Wet Signed” copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 DEH - HAZMAT CLEARANCE Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health Hazardous Materials Management Branch (HMMB). For additional information, contact the HMMB at (951) 358-5055.

090 - E Health. 2 DEH - SPECIFIC PLAN MITIGATION MEASURES Not Satisfied

Users of hazardous materials will comply with applicable federal, state, and local regulations to ensure the proper handling of hazardous materials. Contact Department of Environmental Health Hazardous Materials Management Branch (HMMB) at (951) 358-5055 to ensure proper permits are obtained. This condition addresses Specific Plan No. 288, Mitigation Measure C.8-1, Mitigation Measure C.8-2, Mitigation Measure C.8-3, Mitigation Measure C.8-4, Mitigation Measure C.8-5.

Fire

090 - Fire. 1 Prior to Final - Hazardous Vegetation and Fuel Managem 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.

Planning

090 - Planning. 1 Gen - Custom Not Satisfied

Prior to the issuance of a certificate of occupancy, the project shall be in compliance with all conditions of approval from Tentative Tract Map No. 38958.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drough Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative

Plan: PPT240022 Parcel: 461220025

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought Not Satisfied

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

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

090 - Transportation. 2 Complete Landscaping Installation Not Satisfied

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

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

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

090 - Transportation. 4 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) according with Ordinance No 824.
_All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District for a project gross acreage of 8.67 acres.

090 - Transportation. 5 Road Improvements (Installation) Not Satisfied

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

OFF- SITE ACCESS
Paved access roads, 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 easterly extension of Private 'A' Street to Seta Road and the northerly extension of Seta Road to Domenigoni Parkway.

EXISTING RICE ROAD

Plan: PPT240022 Parcel: 461220025

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 Road Improvements (Installation) (cont.) Not Satisfied

Rice Road was improved by TRACT 31633 per approved IP160031 except the east parkway which was reference as future improvement. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

EXISTING DOMENIGONI PARKWAY
Domenigoni Parkway was improved by County's project per County File No 933-BB except the south parkway. The project shall be improved the 21-FT parkway and install meandering sidewalk and new landscape area per the Major Highway Standard No 93 and Standard No 404.

HALF-WIDTH PRIVATE ENTRY "A" STREET
'A' Street as entry street to Rice Road shall be improved with vary 23-FT half-width of AC pavement, within 37-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Modified Standard No.103, Section A.

HALF-WIDTH PRIVATE "A" STREET
'A' Street shall be improved with vary from 18-FT-22-FT half-width of AC pavement, within vary from 28-FT to 33-FT half-width dedicated right-of-way, 6 in curb and gutter, 5 FT sidewalk per Standard No.105B, Section A & Standard No 104, Section A.

PRIVATE STREET INTERSECTION
Provide street intersection improvements at project 'X' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
Provide street intersection improvements at project 'Z' Street with 40-FT full-width pavement on 60-FT full-width access easement intersecting 'A' Street per County Standard No 805.
NOTE:
-Provide a sight distance analysis per the County Standard No 821. The limited use area from the sight distance analysis shall be shown and noted on the legal and plat.
-Provide curb ramp at the return per the County Standard No 403.
-Provide concrete cross gutter per the County Standard No 209.
-Provide street name sign per the County Standard No 1221.

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

or as approved by the Director of Transportation.

090 - Transportation. 6 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.

Plan: PPT240022 Parcel: 461220025

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Streetlight Installation (cont.) Not Satisfied

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

090 - Transportation. 7 Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form Not Satisfied

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

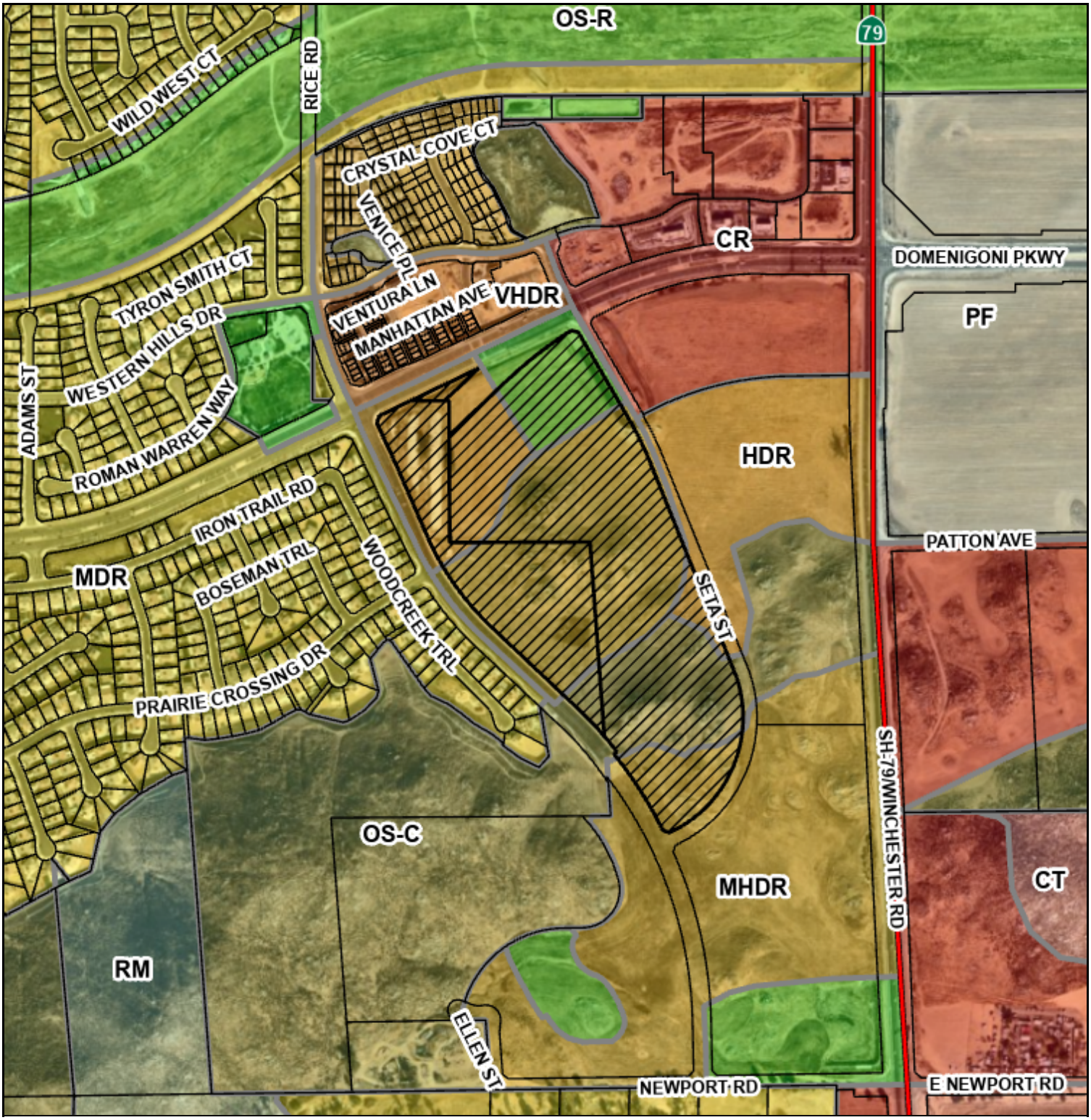
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT240022

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 9-16-2025
Exhibit: 5



Zoning Area/District: WINCHESTER

Author:

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

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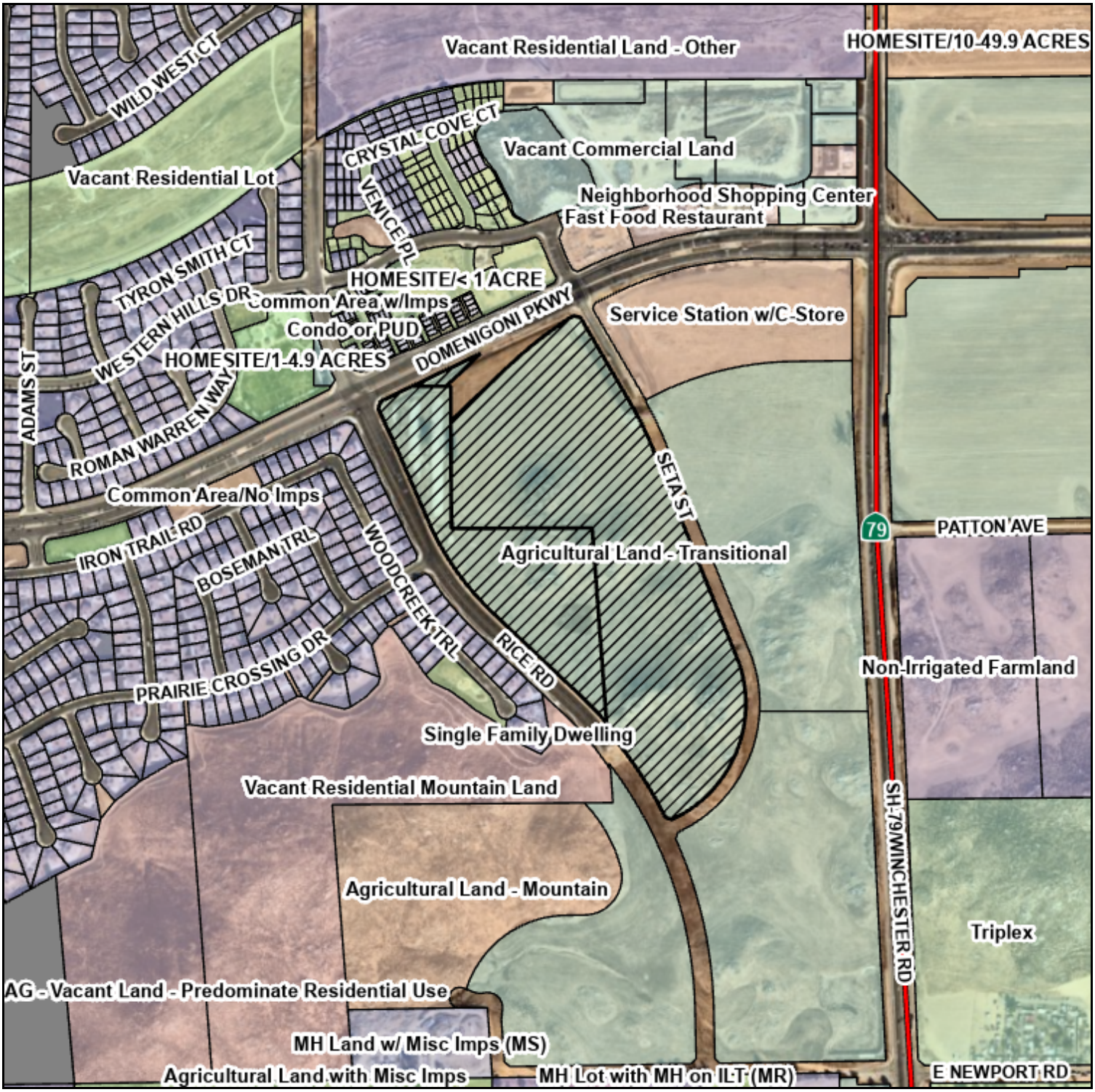
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT240022

LAND USE

Supervisor:CHUCK WASHINGTON
District: 3

Date: 9-16-2025
Exhibit: 1



Zoning 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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

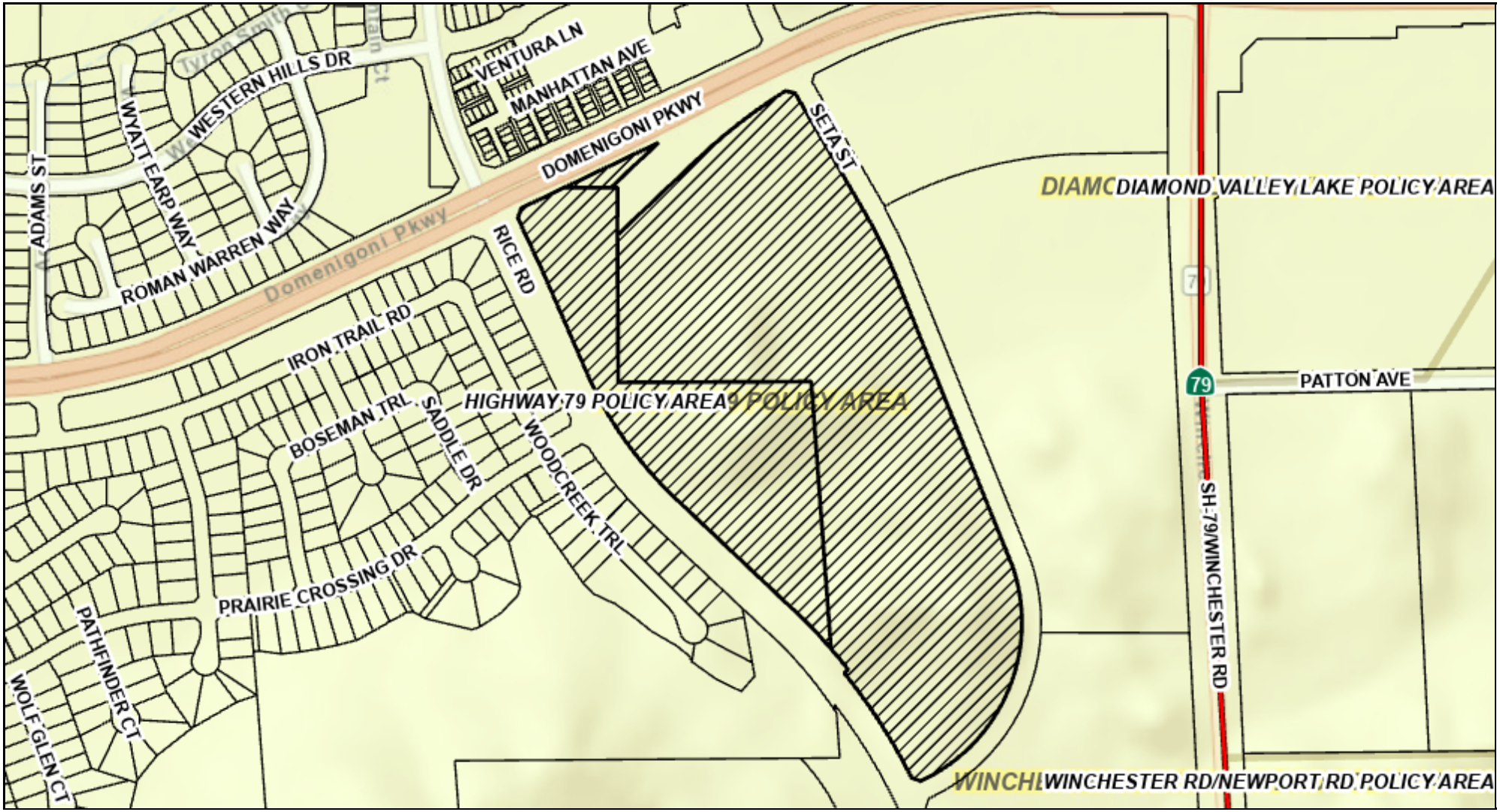
PPT240022

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 9-16-2025



Zoning Area/District: WINCHESTER

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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

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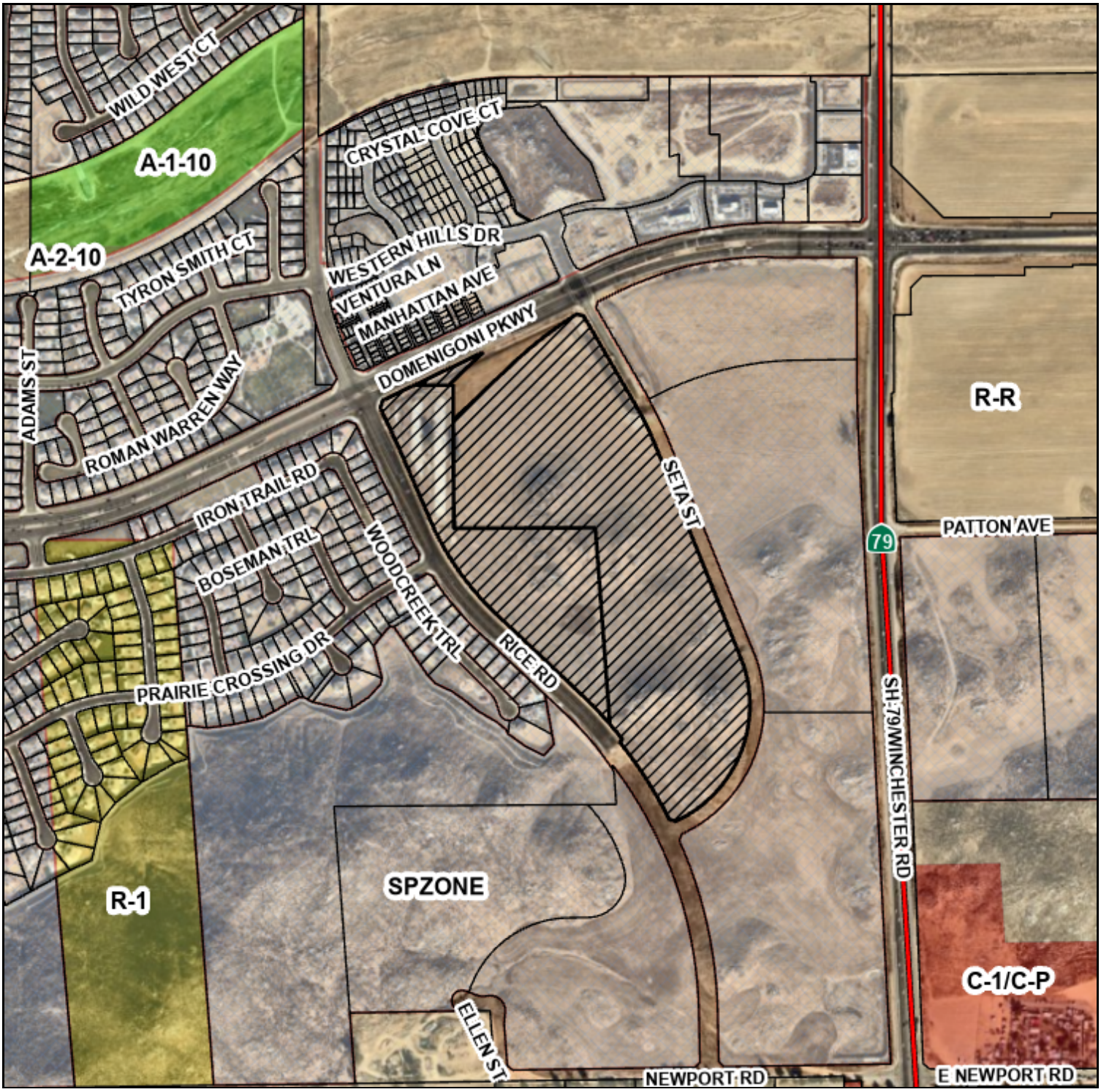
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT240022

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 9-16-2025
Exhibit: 2



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

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461210035
NORTH SKY HOME OWNERS ASSN
100 PACIFICA COURT STE 340
IRVINE CA 92618

461220005
SR CROSSROADS SOUTH
12100 WILSHIRE BLVD STE 1750
LOS ANGELES CA 90025

461220042
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461341002
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461350006
KAYLA ROSE LAUGHLIN
32542 IRON TRAIL RD
WINCHESTER CA 92596

461350007
ANA K. ONTIVEROS
32554 IRON TRAIL RD
WINCHESTER CA 92596

461350008
CHRISTOPHER CORTEZ
29502 WOODCREEK TR
WINCHESTER CA 92596

461350009
BENJAMIN T. TAMATEY
29514 WOODCREEK TR
WINCHESTER CA 92596

461350010
LORRAINE MARIE PEDROZA
29526 WOODCREEK TR
WINCHESTER CA 92596

461350011
DIZAN PEREZ
29538 WOODCREEK TR
WINCHESTER CA 92596

461350012
BRETT A. NUNEZ
29550 WOODCREEK TR
WINCHESTER CA 92596

461350013
SHANNEN KRISTEN ARIZAGA
29562 WOODCREEK TR
WINCHESTER CA 92596

461351007
JAMES DOUGLAS YATES
29565 WOODCREEK TRAIL
WINCHESTER CA 92596

461360001
MARISSA WALSTEN CASTILLO
29646 WOODCREEK TR
WINCHESTER CA 92596

461360002
FRANKLIN JINHUI ZHANG
29658 WOODCREEK TR
WINCHESTER CA 92596

461360003
EDWARD MENCHACA
29670 WOODCREEK TR
WINCHESTER CA 92596

461360004
ANDRE T. SAMPSON
29682 WOODCREEK TR
WINCHESTER CA 92596

461360005
ISHA E. AGUIRRE
29694 WOODCREEK TR
WINCHESTER CA 92596

461360006
DANH BORH
29706 WOODCREEK TR
WINCHESTER CA 92596

461360007
CHASE DOTY
29718 WOODCREEK TR
WINCHESTER CA 92596

461360008
MICHAEL LACANILAO TAN
29730 WOODCREEK TR
WINCHESTER CA 92596

461360009
ANDREW QUINONES
29742 WOODCREEK TR
WINCHESTER CA 92596

461360010
CRYSTAL DIANNE SOTO
29754 WOODCREEK TR
WINCHESTER CA 92596

461360011
SEAN D. HARTY
29766 WOODCREEK TR
WINCHESTER CA 92596

461360012
CEAUSU D&E TRUST DTD 12/1/18
29778 WOODCREEK TR
WINCHESTER CA 92596

461360013
GUILLERMO MADRIGAL
29790 WOODCREEK TR
WINCHESTER CA 92596

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CHARLA MEGAN FELIX
29793 WOODCREEK TR
WINCHESTER CA 92596

461360015
HERBERT EDWIN LANE
29697 WOODCREEK TR
WINCHESTER CA 92596

461360016
KAREN MARIE DANIELS
29685 WOODCREEK TR
WINCHESTER CA 92596

461360017
DESMOND MAYS
29673 WOODCREEK TR
WINCHESTER CA 92596

461360018
ROMAN CERVANTES
29661 WOODCREEK TR
WINCHESTER CA 92596

461360019
MARY CHRISTIE N FRANCISCO
32581 PRAIRIE CROSSING DR
WINCHESTER CA 92596

461360021
DR HORTON LOS ANGELES HOLDING CO INC
980 MONTECITO DR STE 300
CORONA CA 92879

461380001
NSM FARUQUE
29574 WOODCREEK TR
WINCHESTER CA 92596

461380002
LOBO YVETTE C 2005 TRUST DTD 12/28/05
29586 WOODCREEK TR
WINCHESTER CA 92596

461380003
SHALIMAR GALLEGO SALVADOR
29598 WOODCREEK TR
WINCHESTER CA 92596

461380004
KEITH F. SEQUEIRA
29610 WOODCREEK TR
WINCHESTER CA 92596

461380005
JAKE YARTER
29622 WOODCREEK TR
WINCHESTER CA 92596

461382006
ANN L. DY
29625 WOODCREEK TRAIL
WINCHESTER CA 92596

461382007
AJIBADE SAMSON ADETOGUN
29613 WOODCREEK TRAIL
WINCHESTER CA 92596

461382008
GREGORY COSTA
29601 WOODCREEK TRAIL
WINCHESTER CA 92596

461382009
BENEDICT LEO ROMZEK
29589 WOODCREEK TRAIL
WINCHESTER CA 92596

461382010
HERNANDEZ 2025 TRUST
29577 WOODCREEK TRAIL
WINCHESTER CA 92596

461900016
TAYLOR MORRISON OF CALIF
4695 MACARTHUR CT FL 8TH
NEWPORT BEACH CA 92660

461902011
OLGA R. JACKSON
32567 MANHATTAN AVE
WINCHESTER CA 92596

461902012
LISA RAMOS DELA-CRUZ
32555 MANHATTAN AVE
WINCHESTER CA 92596

461902013
OLGA SEKULOVIC
32543 MANHATTAN AVE
WINCHESTER CA 92596

461902014
RICARDO HERRERA PARRA
32339 TANNAT DR
TEMECULA CA 92591

461902015
COURTS & TOWNS COMMUNITY ASSN
2030 MAIN ST STE 1500
IRVINE CA 92614

461902016
MARTIESHA NYREE JEAN CAINES
32549 MANHATTAN AVE
WINCHESTER CA 92596

461902017
SAIRAH BANO JAHANGIR
32561 MANHATTAN AVE
WINCHESTER CA 92596

461902018
ALEJANDRO EDUARDO SAPIENS
32573 MANHATTAN AVE
WINCHESTER CA 92596

461902019
SARAH MARIE WILL
32585 MANHATTAN AVE
WINCHESTER CA 92596

461902031
ALBANA MARTINEZ
32639 MANHATTAN AVE
WINCHESTER CA 92596

461902032
ABRAHAM JACOB SAMPANG MANABAT
32627 MANHATTAN AVE
WINCHESTER CA 92596

461902033
LEESHA ASHLEY WILLIAMS
32615 MANHATTAN AVE
WINCHESTER CA 92596

461902034
DANIEL CARRILLO
32603 MANHATTAN AVE
WINCHESTER CA 92596

461902035
JESUS MANUEL SOTELO
32591 MANHATTAN AVE
WINCHESTER CA 92596

461902038
NORRIS D. DARDEN
32597 MANHATTAN AVE
WINCHESTER CA 92596

461902039
SERGIO LUCIO
32609 MANHATTAN AVE
WINCHESTER CA 92596

461902040
DAVID SIMON NOVICK
32621 MANHATTAN AVE
WINCHESTER CA 92596

461902041
EVAN SCOTT BORCHARDT
32633 MANHATTAN AVE
WINCHESTER CA 92596

461902042
AUGUSTINE ANGELO QUEZADA
32645 MANHATTAN AVE
WINCHESTER CA 92596

461902043
COURTS & TOWNS COMMUNITY ASSN
81 BLUE RAVINE
FOLSOM CA 95630

461902045
JULIAN ENRIQUE HURTADO VASQUEZ
32687 MANHATTAN AVE
WINCHESTER CA 92596

461902046
RONALD VARGAS CRUZ
32675 MANHATTAN AVE
WINCHESTER CA 92596

461902047
KIMMEY ROYDEL CORDER
32663 MANHATTAN AVE
WINCHESTER CA 92596

461902048
JESSICA MARIE MAJESKE
32651 MANHATTAN AVE
WINCHESTER CA 92596

461902049
COURTS & TOWNS COMMUNITY ASSN
81 BLUE RAVINE RD STE 220
FOLSOM CA 95630

461902051
RYAN GILBERT ESPINOSA
32681 MANHATTAN AVE
WINCHESTER CA 92596

City of Menifee - Menifee City Hall
29844 Haun Road
Menifee, CA 92586

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

Riverside County – Third District Office
Supervisor Chuck Washington
4080 Lemon Street, 5th Floor
Riverside, CA 92501

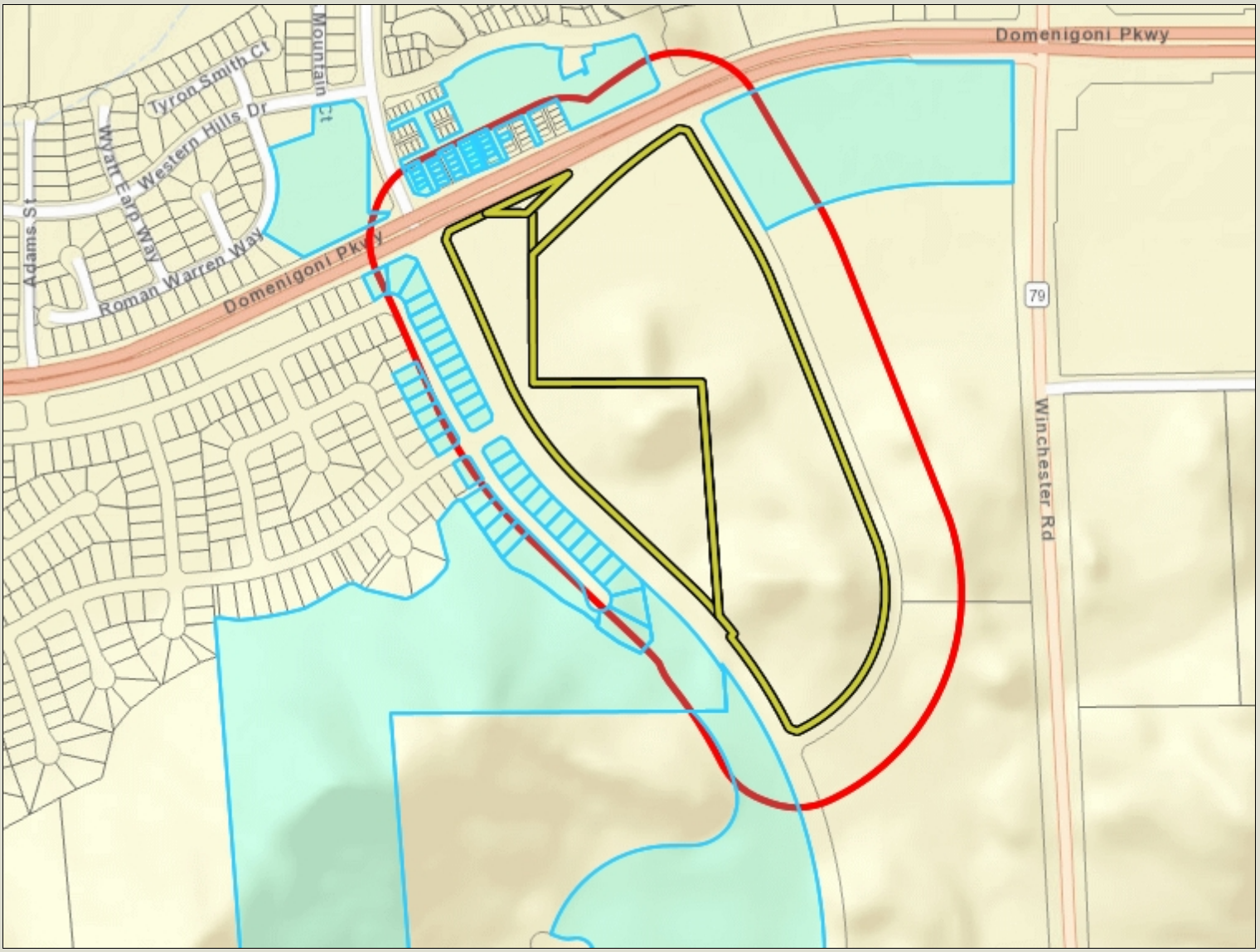
Hemet Unified School District
1791 W. Acacia Avenue
Hemet, CA 92545

SR Crossroads South, LLC
ATTN: Hannah Soroudi
12100 Wilshire Boulevard, Suite 1750
Los Angeles, CA 90025

Albert A. Webb Associates
ATTN: Aaliyah Webb
3788 McCray Street
Riverside, CA 92506

Riverside County GIS Mailing Labels

300-Foot Radius





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 752 1,505 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.

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