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

ITEM: 1.2
(ID # 29614)
MEETING DATE:
Tuesday, February 03, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE FOR TENTATIVE TRACT MAP NO. 38959 (TTM38959) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Project No. SP00288, SCH No. 91042082, EIR No. 376) – 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) – Location: North of Newport Road, east of Seta Road, south of Domenigoni Parkway, and west of Winchester Road (Highway 79) – Approximately 14.52 Acres – Zoning: SP288A2 – The Crossroads in Winchester Specific Plan – REQUEST: A proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11. APN(s): 461-220-043 – District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on December 17, 2025.

ACTION:Consent

John Hildebrand, Planning Director 1/28/2026 Rania Odenbaugh, TLMA Director 1/28/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez 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:	February 3, 2026
xc:	Planning

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

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: 25-26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 38959 is a proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11 (PA 11).

Plot Plan No. 240024 is a proposal for the design and development for TTM38959 (see above). The development consists of 164 detached residential condominium units on individual lots, and common areas for landscape, pocket parks, a water quality management basin (Lot 406) and access purposes. Each condominium unit provides a 2-car garage and a private yard. The condominium development provides a total of 121 guest parking spaces.

The "project" was approved by the Planning Commission on December 17, 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 TTM38959 and PPT240024 with conditions of approval by a vote of 4-0.

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. 38959 and Plot Plan No. 240024
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
Attachment I: Memorandum to Planning Commission (dated 12.17.25)

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 1/28/2026

Braden Holly
Braden Holly, Deputy County Counsel IV 1/23/2026

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – DECEMBER 17, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Vice-Chair	Shellie Clack	Bill Sanchez	Romelio Ruiz Chair

CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: Ruiz

1 CONSENT CALENDAR:

1.1 ELECTION OF THE PLANNING COMMISSION CHAIRMAN

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Clack

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

ELECTED Commissioner Gruytch as Chairman.

1.2 ELECTION OF THE PLANNING COMMISSION VICE-CHAIRMAN

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Savage

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

ELECTED Commissioner Clack as Vice-Chairman.

2 PUBLIC HEARINGS CONTINUED:
NONE

3. PUBLIC HEARINGS – NEW:

3.1 29353 TENTATIVE TRACT MAP NO. 39011, GENERAL PLAN AMENDMENT NO. 250002, CHANGE OF ZONE NO. 2500002, AGRICULTURAL PRESERVE DEMINISHMENT NO. 250001 – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Mitch Adkison, Adkan Engineers – Second Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use: Rural Community: Low Density Residential (RC:LDR) & Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of El Sobrante Rd, east of McAllister St, south of Lily Ln – 36.5 Acres – Zoning: A-1-10 (Light Agriculture 10-acre minimum) –

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

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

CONTINUED to January 7, 2026

REQUEST: TTM39011 proposes a "Schedule A" subdivision to create 73 single-family lots & 10 open space lots on 36.5 acres. GPA250002 proposes to change the existing land use designation of 25.57 acres located at APN: 270-160-008, currently split between Rural Community: Low Density Residential (RC:LDR) & Rural Community: Very Low Density Residential (RC:VLDR), to Rural Community: Low Density Residential (RC:LDR). The 11.0 acres located at APN:270-160-006 will remain Rural Community: Low Density Residential (RC:LDR). CZ2500002 proposes to change the existing zoning classification of APN:270-160-006 and 270-160-008 from A-1-10 (Light Agriculture with a minimum lot size of 10 acres) to R-1-10,000 (One-Family Dwelling with a minimum lot size of 10,000 sqft), to allow the development of 73 lots and 10 open space lots. The open space areas include, but are not limited to, 1 open space park, 3 open space landscape areas, 2 open space conservation lots, & 1 water quality basin on approximately 36.5 acres, to support the future construction of single family detached residences. APD250001 proposes the disestablishment or diminishment of agricultural preserve No. 1 (El Sobrante 1– Map No. 18) of APN:270-160-006 & 270-160-008 totaling approximately 36.5 acres – Project Planner: Jose Merlan at (951) 955-0314, or email at jmerlan@rivco.org. STAFF RECOMMENDS CONTINUANCE TO JANUARY 7, 2026.

3.2 29102 PLOT PLAN NO. 240024 (PPT240024) AND TENTATIVE TRACT MAP NO. 38959 (TTM38959) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Project No. SP00288, SCH No. 91042082, EIR No. 376) – 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) – Location: North of Newport Road, east of Seta Road, south of Domenigoni Parkway, and west of Winchester Road (Highway 79) – Approximately 14.52 Acres – Zoning: SP288A2 – The Crossroads in Winchester Specific Plan – REQUEST: A proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11. APN(s): 461-220-043 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Sanchez

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

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

APPROVED Tentative Parcel Map No. 38959; and,

APPROVED Plot Plan No. 240024, subject to the Advisory Notification Document and Conditions of Approval.

3.3	29306 CONDITIONAL USE PERMIT NO. 250018 (CUP250018) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Carrillo Design & Assoc. Inc., Ana Arizmendi – Representative: Carrillo Design & Assoc. Inc., Gerardo Carrillo – First Supervisorial District – North Riverside Zoning District – Highgrove Area Plan – Community Development: Commercial Retail (CD: CR) – Highgrove Community Policy Area – Location: Southwest corner of West La Cadena Drive and Stephens Avenue intersection – 0.33 Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Conditional Use Permit No. 250018 and the related public convenience and necessity findings is a request to allow a new Type-20 Alcoholic Beverage Control (ABC) License for the off-site sale of beer and wine in conjunction with the operation of an existing gasoline service station and convenience store operating 24 hours a day, seven days a week. APN: 246-150-006 – Project Planner: Jimmy Wong at (951) 955-1952, or email at jwong@rivco.org.	**Planning Commission Action:** Public Hearing: Closed Motioned by Commissioner Savage, 2nd by Commissioner Gruytch By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action: **FOUND** that the project is Exempt from the California Environmental Quality Act (CEQA); and, **APPROVED** Conditional Use Permit No. CUP250018, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.
3.4	29332 AMENDMENT TO RULES AND REGULATIONS GOVERNING AG PRESERVES IN RESOLUTION NO. 84-526 (AGRICULTURAL PRESERVES AND CAPTAC) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Commonsense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – REQUEST: Conduct a public hearing and recommend approval of a Resolution amending the Rules and Regulations Governing Agricultural Preserves in Riverside County attached to Resolution No. 84-526 that forms the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) hearing body. Amendments include a change in the hearing body formation from the current makeup to the Planning Commission, establishing Agricultural Preserve entitlement findings, and general provision cleanups to become consistent with State law – Project Planner: John Hildebrand at (951) 955-3200, or email at planning@rivco.org.	**Planning Commission Action:** Public Hearing: Closed Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez By a vote of 4-0 (Commissioner Ruiz absent), the Planning Commission took the following action: Recommended that the Board of Supervisors take the following action: **FIND** that the project is Exempt from the California Environmental Quality Act (CEQA); and, **ADOPT** Board of Supervisors Resolution No. 2025-XXX to replace Resolution No. 84-526.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

5 WORKSHOPS:
NONE

6 PUBLIC COMMENTS:
NONE

7 DIRECTOR'S REPORT:
NONE

8 COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 9:50 a.m.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.2
(ID # 29102)
MEETING DATE:
Wednesday, December 17, 2025

SUBJECT: PLOT PLAN NO. 240024 (PPT240024) AND TENTATIVE TRACT MAP NO. 38959 (TTM38959) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Project No. SP00288, SCH No. 91042082, EIR No. 376) – 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) – Location: North of Newport Road, east of Seta Road, south of Domenigoni Parkway, and west of Winchester Road (Highway 79) – Approximately 14.52 Acres – Zoning: SP288A2 – The Crossroads in Winchester Specific Plan – REQUEST: A proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11. APN(s): 461-220-043 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org.

PROPOSED PROJECT	
Case Number(s):	TTM38959, PPT240024
Environmental Type:	Exemption
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Dat Tran
Project APN(s):	461-220-042 & 043
Continued From:	

John Hildebrand, Planning Director 12/10/2025

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 38959 is a proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association

(HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11 (PA 11).

Plot Plan No. 240024 is a proposal for the design and development for TTM38959 (see above). The development consists of 164 detached residential condominium units on individual lots, and common areas for landscape, pocket parks, a water quality management basin (Lot 406) and access purposes. Each condominium unit provides a 2-car garage and a private yard. The condominium development provides a total of 121 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 the project is **EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Project No. SP00288, State Clearinghouse (SCH) No. 91042082, Environmental Impact Report (EIR) No. 376)** 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. 38959, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits.

APPROVE PLOT PLAN NO. 240024, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	The Crossroads in Winchester (SP288)
Specific Plan Land Use:	PA 11: 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: Commercial Retail (CD:CR)
East:	Community Development: Public Facilities (PF)
South:	Open Space: Conservation (OS: C)
West:	Community Development: Medium High Density Residential (CD: MHDR)
Existing Zoning Classification:	Specific Plan (SP 288, Planning Area 11)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 288, Planning Area 9, Commercial Retail)
East:	Rural Residential (R-R)
South:	Specific Plan (SP 288, Planning Area 12, Open Space Conservation)
West:	Specific Plan (SP 288, Planning Area 10, Medium High Density Residential)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South	Vacant Land
West	Vacant Land

Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	14.52 Gross Acres	N/A
Existing Building Area (SQFT):	N/A	N/A
Density:	11.3 du/ac	8-14 du/ac
Building Height (FT):	2 stories up to 29 feet	Per SP#288 (PA11): 3 stories with maximum height of 40 feet
Total Proposed Number of Lots:	164 detached condominium homes	PA 7, 10, 11, 14 and 16 was approved for 665 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. TTM38958 (PA 7) was subsequently approved for 122 units, 22 units above what was approved. TTM38959 (PA 11) proposes 164 units, four (4) units above what was approved. Combined, PA 7, 10, 11, 14 and 16 will still have a deficit of seven (7) units from Specific Plan #288, Substantial Conformance #2.
Map Schedule:	Both are Schedule “A”	

Parking:

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Tract Map (Detached Condominiums on Individual Lots) –	164	2.00 parking spaces per dwelling for residence and 0.50 per unassigned guest spaces.	410 parking spaces	449 parking spaces = 2.00 parking spaces per

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
PA11				dwelling and 121 total parking spaces for unassigned guests
TOTAL:				**449**

Located Within:

City's Sphere of Influence:	No
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: TTM38959 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.

Proposed Project:

In July 2024, the applicant and representatives applied for Tentative Tract Map No. 38959 and Plot Plan No 240024.

Tentative Tract Map No. 38959 (TTM38959) and Plot Plan No. 240024 consists of 164 detached condominium dwelling units on individual lots, within PA11 for SP288, accessible via private roadways or reciprocal access easements. The condominium development would also include two passive recreational turf pocket parks for use by residents, an open area for water quality management purposes (Lot 406) and a Class II bike trail along the Seta Street. The bike trail connects to the trail system associated with SP288.

The subdivision map proposes a total of 164 units, four (4) units more than currently approved for PA 11. However, this increase in residential density is offset by a combined eleven (11) unit decrease in PA 7, 10, 14 and 16 (resulting in an overall net decrease of seven (7) units) from the development projects in all Planning Areas. For the proposed subdivision map, 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 Maps 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 Area 11 (SP288 –PA11). PA11 is approximately 14.52 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 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, passive recreational turf pocket park). As such, the project is consistent with the permitted uses of PA11.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project site is within Specific Plan No. 288. Environmental Impact Report No. 376 (EIR 376) previously analyzed the potential effects for Specific Plan No. 288. Based on the comprehensive 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, no further environmental documentation is required (per State CEQA Guideline Section 15162), and the project is exempt under State CEQA Guidelines Section 15182(c).

State CEQA Guidelines Section 15162 states that additional documentation is not required if all the following determinations can be made:

1. **No substantial changes** are proposed in the project which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. **No underlying changes** to the environment have occurred which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. **No new information of substantial importance** which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete.

The proposed Project design is similar to the original Project design as evaluated under EIR 376, and there has been no substantial change to the underlying environment or new information of substantial importance. As such, the proposed Project complies with all the above criteria and no further environmental documentation is required.

Subsequently, State CEQA Guidelines Section 15182(c) states that a residential project is exempt when consistent with a previously-approved Specific Plan, where an EIR was prepared after January 1, 1980, and the project complies with above State CEQA Guidelines Section 15162. As such, the project is exempt.

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 November 26, 2025. No comment letters in response to the project noticing 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 11 as high-density residential developments. As proposed, PA11 includes 164 detached, multi-family condominium dwelling units on 164 individual residential lots, four units more than currently approved for PA11. However, this increase in residential density is offset by a combined eleven (11) unit decrease in previously approved PA 7, 10, 14 and 16 (resulting in an overall net decrease of seven (7) units) from the development projects in all Planning Areas in SP288. For the proposed subdivision map, this 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 11 will be improved with infrastructure (e.g., streets, landscaped areas, recreational turf pocket park) 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 subdivision developments would not increase the residential densities for SP288 as originally approved. With many infrastructure roadways already developed and the reduction of seven (7) dwelling units from the original SP288 approval plus the development of Seta Street and frontages along Winchester Road, per 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, PA11), which is consistent with the Riverside County General Plan and underlying Specific Plan 288 (SP288). Under SP288, PA11's zoning classification is based on One Family Dwelling (R-1), with certain modifications. The Project proposes new homes of 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, PA11. 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 Maps. On Tentative Tract Map 38959 (PA11), frontage improvements are proposed to State Route 79/Winchester Road (Expressway) and local collector Seta Street. The projects will create local streets that will be privately maintained collector streets within Planning Area 11.

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. Slump stone and tubular steel combination walls shall be provided along the southern project boundary to preserve view into the adjacent open space area (PA12).

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 PA11 will have easements that provide reciprocal access to dwelling units from public arterials (Winchester Road and Seta Street). Each subdivision maps will have 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:

Plot Plan No. 240024 is a plot plan for the design manual for Tentative Tract Map No. 38959. The findings required to approve the plot plan pursuant to the previsions of Riverside County Zoning Ordinance No. 348, are followed below.

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinances of Riverside County as detailed 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 164 detached residential condominium units on 14.52 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.

2. *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.

3. *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.

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall 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, and drainage facilities, 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.

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

   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 TTM38959 and PPT24024 are consistent with the development standards for Planning Area 11 (PA11) for detached condominium homes on individual lots 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 & Density. *(Per Amended Ordinance No. 348 as modified under SP288; PA11, Section 2)*

      i. *Building height shall not exceed three (3) stories with a maximum height of forty feet (40').*

         The Tentative Tract Map does not have any three (3) story dwellings. The maximum height of any dwelling unit is twenty-nine feet (29') high.

      ii. *Lot areas shall not be less than two thousand (2,000) square feet (SF).*

         The Tentative Tract Map TTM38959 does not have any lots less than 2,000 SF.

      iii. *The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').*

         The Tentative Tract Map design complies with the minimum average widths and depths for the detached one-family dwelling units.

      iv. *The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.*

The Tentative Tract Map design complies with minimum frontage requirements of thirty feet (30') for lots fronting cul-de-sacs and thirty-five (35') for lots with frontages along through streets.

c. Setbacks. *(Per Amended Ordinance No. 348 as modified under Specific Plan 288; Planning Area 11, Section 2)*

i. *The front yard shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.*

The Tentative Tract Map complies with the three-foot (3') front yard setback.

ii. *Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides*.

The Tentative Tract Map complies with the side yard setback with a minimum setback of five feet (5').

iii. *The rear yard shall be not less than 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 complies with the rear yard setback with a minimum setback of ten feet (8').

iv. *Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second-floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.*

The Tentative Tract Map architectural plans propose porches at the front of the residences (Floor Plan 2), which encroaches a maximum of two and one-half feet 2.5' into the front setback area. Floor Plan 2 maintains a minimum eight-foot

setback (8') at the rear, in compliance with the minimum four-foot (4') setback required on one side of the structure.

Additionally, Floor Plan 3's second floor has a cantilever design which extend one foot (1') into the side setback, maintaining a four-foot (4') setback from side property lines.

Both encroachments comply with the setback requirements as permitted under Specific Plan 288, Planning Area 11 development standards.

v. *In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.*

The Tentative Tract Map does not have any lot covered more than seventy-five percent (75%) in dwelling square-footage or structures.

vi. *Tandem garages are permitted.*

The Tentative Tract Map does not include tandem garages.

vii. *All detached high density, single-family home products as defined by Section 21.59a of Ordinance No. 348 shall submit a Planned Residential Development application in conjunction with a land subdivision application.*

The Tentative Tract Map application includes additional exhibits associated with the Planned Residential Development with setbacks, architectural designs, lot dimensions, fire access, trails, wall and fencing, trash collections, and parking.

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*. The number of dwelling units in one building shall not exceed two in the R-1 Zone and all other zones that permit planned residential developments as an R-1 use, or eight dwelling units in one building in the R-2 and R-2-A Zones. The number of dwelling units in a building in the R-3 Zone and all other zones that permit planned residential developments as an R-3 use shall not exceed that permitted by the R-3 Zone development standards. Residential buildings shall have a minimum ground floor living*

area of 1,000 square feet and each dwelling unit in a building shall have the minimum floor living area required by Section 18.11. of this ordinance.

The Tentative Tract Map proposed 164 residential condominium units. Each unit is located on an individual lot, similar to traditional single-family residences in the R-1 zoning designation. The units share ownership in common lots, which consists of landscaping and infrastructure improvements. There are no proposed lots with more than one residential structure. Additionally, each building has ground floor living areas that exceed 1,000 square feet.

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 one-family dwelling units will have their residents keep their own trash receptacles (cans) along the side of the residence and trash receptacles (cans) pickups will be in accordance with the proposed Trash Collection 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 Project site is not adjacent to any property zoned for a lower residential density. The adjacent property along the north property line is zoned Commercial Retail (SP288, PA9) and the property along the south property line is zoned Open Space Conservation (SP288, PA12).

j. Walkways. *Five toot wide paved pedestrian walkways shall be installed between the dwelling units and the recreational areas of the project.*

The Tentative Tract Map does provide for five-foot-wide pedestrian walkways between the dwelling units and recreational areas (the pocket parks).

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.

l. Parking. *The project complies with Ordinance No. 348, Section 18.12.*

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 (164 units * 2.5 spaces = 410 spaces required). Each dwelling unit is provided with a 2-car garage (328 covered parking spaces in total) and the residential development provides 121 unassigned or guest parking spaces, totaling 449 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 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 1,200 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.

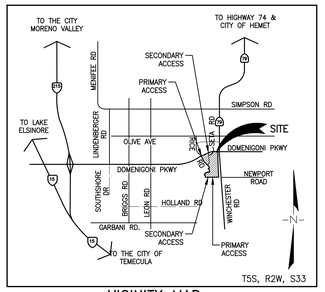
APPEAL INFORMATION

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 – Mailing Labels and Radius Map

IN THE UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38959 AND CONCEPTUAL GRADING
APN 461-220-043



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

ACREAGE
GROSS ACREAGE 14.52 AC

LOTTING SUMMARY
164 RESIDENTIAL LOTS
10 OPEN SPACE/ROCKET PARK LOTS
22 PRIVATE STREET/ALLEY LOTS

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

PARKING TABLE

RESIDENTIAL LOTS	PARKING REQUIRED	PARKING PROVIDED
164	314	472

EASEMENT TABLE

1	PROPOSED PUBLIC UTILITY EASEMENT
2	PROPOSED INGRESS/EGRESS EASEMENT
1	AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 28605, RECORDED IN BOOK 203, PAGES 99 THROUGH 102, INCLUSIVE, OF PARCEL MAPS, FOR TRANSPORTATION, STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.
2	ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM WINCHESTER ROAD (STATE HIGHWAY 79) HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP. [TERMINATED DUE TO CHANGES IN R/W LINES]
4	ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 22, 2011 AS INSTRUMENT NO. 2011-0080489 OF OFFICIAL RECORDS.
8	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2011-109" RECORDED JUNE 30, 2011 AS INSTRUMENT NO. 2011-0291324 OF OFFICIAL RECORDS.
13	AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 2022 AS INSTRUMENT NO. 2022-0039252 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION. [NOT ON THE TITLE REPORT]

SHEET INDEX

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

1" = 50'
50 0 50 100 150

OWNER/APPLICANT
SR CROSSROADS SOUTH, LLC
12100 WILSHIRE BLVD, SUITE 1750
LOS ANGELES, CA 90025
ATTN: HANNAH SOROUDI
TEL.: 310-806-9823
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
ATTO: DANIELLE.LOGSDON@WEBBASSOCIATES.COM

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

ASSESSOR'S PARCEL NO.
461-220-043

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.

SCHOOL DISTRICT
HEMET UNIFIED SCHOOL DISTRICT

FEMA FLOOD ZONE
ZONE X- AREA OF MINIMAL FLOOD HAZARD
MAP 06065C2080H

LAND USE
EXISTING LAND USE: COMMUNITY DEVELOP.: HIGH DENSITY RESIDENTIAL (CD:HDR)
EXISTING ZONING: SP (SPECIFIC PLAN 288-THE CROSSROADS IN WINCHESTER)
DENSITY: 11.3 HOMES PER ACRE
PROPOSED LAND USE: HDR

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. 11 (HIGH 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.

PRELIMINARY

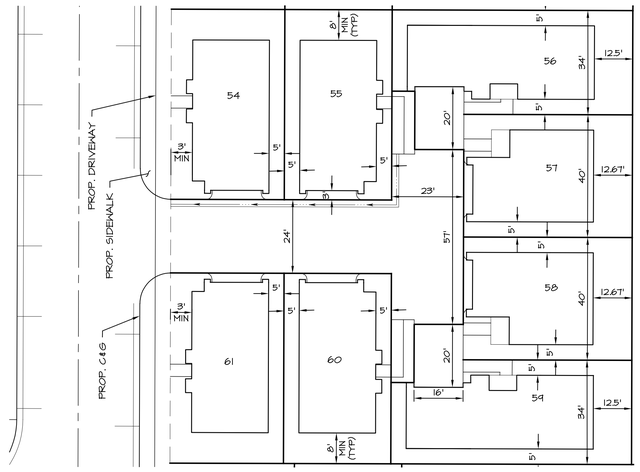
REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING TITLE

SCALE: 1" = 50'	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: 9/17/2025			SHEET 1
DESIGNED: JH			OF 7 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-PA11.DWG 9/17/2025 10:21:17 AM Wenyig



TYPICAL PRIVATE STREETS CLUSTER DETAIL

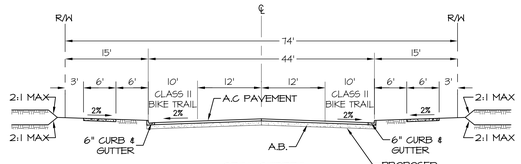
SCALE 1"=20'

*WEDGE CURB NOTE

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

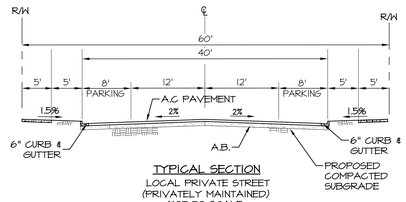
SETBACK DIMENSIONS:

BUILDING TO BUILDING:	10' MIN
BUILDING TO R/W (FRONT YARDS):	3' MIN
BUILDING TO SIDE FENCE (INTERIOR LOT):	3' MIN
BUILDING TO SIDE FENCE (CORNER/REVERSE CORNER LOT):	5' MIN
BUILDING TO REAR FENCE:	3' MIN
GARAGE TO 24' CLEAR SPACE:	3' TYP
FIRE CLEAR SPACE:	24' TYP
BUILDING TO EASEMENT (PRIVATE STREET):	5' MIN
BUILDING TO SIDEWALK (PRIVATE STREET):	5' MIN



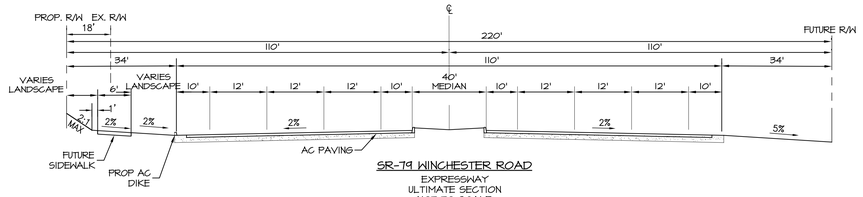
SETA STREET

(PUBLICLY MAINTAINED)
MS#4471
COLLECTOR STREET
NOT TO SCALE



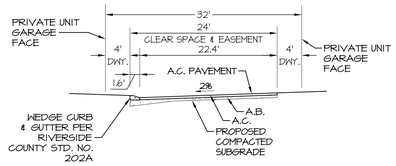
TYPICAL SECTION

LOCAL PRIVATE STREET
(PRIVATELY MAINTAINED)
NOT TO SCALE



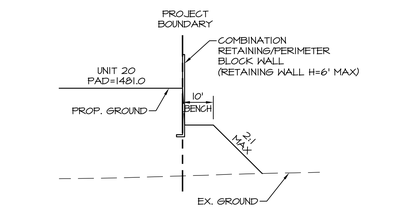
SR-79 WINCHESTER ROAD

EXPRESSWAY
ULTIMATE SECTION
NOT TO SCALE
RIV. CO. STD. NO. 81



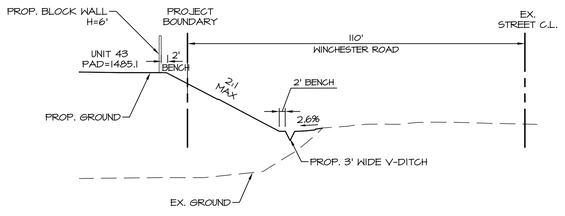
TYPICAL CLUSTER SECTION

NOT TO SCALE



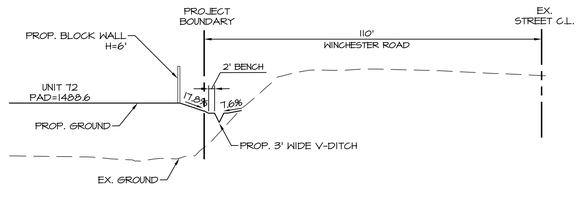
SECTION A-A

SCALE: 1"=20'
VERT. EX.: 2



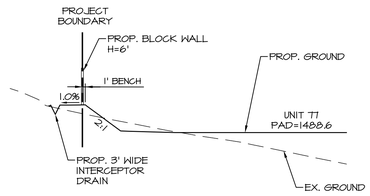
SECTION B-B

SCALE: 1"=20'
VERT. EX.: 2



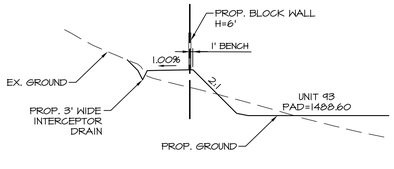
SECTION C-C

SCALE: 1"=20'
VERT. EX.: 2



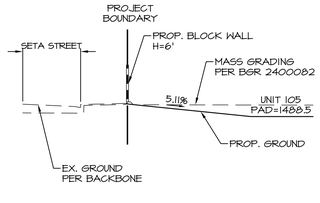
SECTION D-D

SCALE: 1"=20'
VERT. EX.: 2



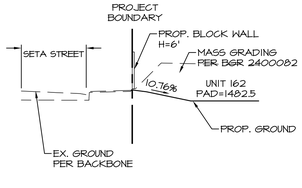
SECTION E-E

SCALE: 1"=20'
VERT. EX.: 2



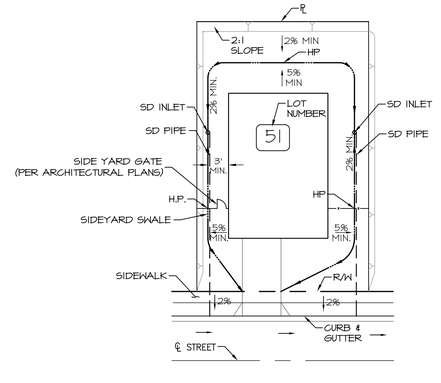
SECTION F-F

SCALE: 1"=20'
VERT. EX.: 2



SECTION G-G

SCALE: 1"=20'
VERT. EX.: 2



TYPICAL LOT DRAINAGE

NTS

PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING
SECTIONS AND DETAILS

SCALE: 1" = 20'	ALBERT A. WEBB ASSOCIATES	W.O. 23-3358	
DATE: 11/24/2025	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	SHEET 2	
DESIGNED: JH		OF 7	SHEETS
CHECKED: TMC		DWG. NO.	
PLN CK REF:			
F.B.			

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA11.DWG 11/24/2025 1:43:59 PM Wenyig

PA-9
REMAINDER PARCEL OF PM 28605
ZONING: SP 288
GPLU: CR

PA-10
PARCEL 1 OF PM 37542
ZONING: SP 382
GPLU: MHDR

PA-12
LOT 378 OF PM 37119
ZONING: SP 288
GPLU: OS-C

PARCEL BOUNDARY

LINE OF SIGHT

RESTRICTED USE AREA

PRIMARY ACCESS

SECONDARY ACCESS

PROP. CROSS GUTTER

PROP. S/W PER SEPARATE PLAN

PROP. R/W PER SEPARATE PLAN

STREET C.L.

PROP. C&G PER SEPARATE PLAN

EX. R/W

PROP. RETAINING WALL H=2.2' MAX

PROP. RETAINING WALL H= 6' MAX

PROP. RETAINING WALL H=5' MAX

MAINTAINED BY HOA

PROP. ℄ MAINTAINED BY HOA

A STREET (PRIVATE)

B STREET (PRIVATE)

C STREET (PRIVATE)

SETA STREET

POCKET PARK 410

POCKET PARK 407

OPEN SPACE 401

OPEN SPACE 402

OPEN SPACE 403

OPEN SPACE 404

OPEN SPACE 405

OPEN SPACE 406

OPEN SPACE 408

OPEN SPACE 409

PROP. S/W

PROP. C&G

PROP. 3' WIDE V-DITCH

PROP. DAYLIGHT LINE

EX. STREET C.L.

EX. R/W

EXCEPTION TO PTR PCL. B PER INST. #2011-0080484 REC. 02/22/2011

PROP. INTERCEPTOR DRAIN

PROP. DAYLIGHT LINE

PARCEL BOUNDARY

WINCHESTER ROAD

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

EASEMENT TABLE

(1) PROPOSED PUBLIC UTILITY EASEMENT

(2) PROPOSED INGRESS/EGRESS EASEMENT

[1] AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 28605, RECORDED IN BOOK 203, PAGES 99 THROUGH 102, INCLUSIVE OF PARCEL MAPS, FOR TRANSPORTATION, STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

[2] ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM WINCHESTER ROAD (STATE HIGHWAY 79) HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP. [TERMINATED DUE TO CHANGES IN R/W LINES]
ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN

[4] RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 22, 2011 AS INSTRUMENT NO. 2011-0080484 OF OFFICIAL RECORDS.

[8] THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2011-108" RECORDED JUNE 30, 2011 AS INSTRUMENT NO. 2011-0241324 OF OFFICIAL RECORDS.

[13] AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 2022 AS INSTRUMENT NO. 2022-0033252 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION. [NOT ON THE TITLE REPORT]

1" = 50'
50 0 50 100 150

PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING SITE PLAN

SCALE:	1" = 50'
DATE:	9/17/2025
DESIGNED:	JH
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	3
OF	7 SHEETS
DWG. NO.	

H:\2023\23-3358.01\DRAWINGS CAD\ENTITLEMENT\PLAN SHEETS\PLOT PLAN\23-3358 PLOT PLAN-PA11.DWG 9/17/2025 10:21:17 AM Wenyig

PA-9
REMAINDER PARCEL OF PM 28605
ZONING: SP 288
GPLU: CR

PA-10
PARCEL OF PM 37542
ZONING: SP 288
GPLU: MHDR

PA-12
LOT 378 OF PM 37119
ZONING: SP 288
GPLU: OS-C

REC. CENTER
LOT 383 OF TTM 37119

PROJECT BOUNDARY

PROP. "A" STREET IMPROVEMENT PER IP#240035

PROP. S/W PER SEPARATE PLAN

PROP. R/W PER SEPARATE PLAN

STREET C.L.

PROP. C&G PER SEPARATE PLAN IP#240031 MS#44711

EX. R/W

SETA STREET

A STREET (PRIVATE)

B STREET (PRIVATE)

C STREET (PRIVATE)

MAINTAINED BY HOA

PROP. RETAINING WALL H=6' MAX

PROP. DAYLIGHT LINE

PARCEL BOUNDARY

OPEN SPACE 401

POCKET PARK 410

POCKET PARK 407

OPEN SPACE 406

OPEN SPACE 405

OPEN SPACE 404

OPEN SPACE 403

OPEN SPACE 402

PROP. TOE OF SLOPE

PROP. 3' WIDE INTERCEPTOR DRAIN

PROP. 3' WIDE V-DITCH

CONNECT TO EX. CONCRETE DITCH

EX. CONCRETE DITCH

EX. R/W

EX. C&G

EX. S/W

EX. PARCEL BOUNDARY

EX. EDGE OF PAVEMENT

EX. STREET C.L.

EX. PATTON ROAD C.L.

EX. K-RAIL

EX. STRIPING

ACCESS ROAD SEE DETAIL ON RIGHT

PROP. 3' WIDE U-CHANNEL

DOMENIGONI PKWY

WINCHESTER ROAD

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

1" = 50'
50 0 50 100 150

NOTE: ADD 1400 TO ALL PROPOSED ELEVATIONS

PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING
CONCEPTUAL GRADING

SCALE:	1" = 50'
DATE:	9/17/2025
DESIGNED:	JH
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	4
OF	7 SHEETS
DWG. NO.	

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RESIDENTIAL LOT TABLE					
LOT #	LOT AREA (SF)	LOT WIDTH (LF)	LOT DEPTH (LF)	LOT COVERAGE (%)	LOT FRONTAGE (LF)
1	2294.00	37	62	51%	37
2	2170.00	35	62	54%	35
3	3143.96	26–35	67–79	43%	50
4	2678.29	31–440	67	44%	31
5	2675.44	30–40	66–67	44%	30
6	3703.32	30–43	66–88	37%	51
7	2271.03	35	64–66	52%	35
8	2374.77	37–39	62–64	49%	37
9	2347.74	37–39	62–64	50%	37
10	2270.08	35	64–66	52%	35
11	3714.97	30–43	67–88	37%	51
12	2687.02	30–40	67	44%	30
13	2689.81	31–40	67	44%	31
14	3712.98	30–43	67–89	37%	50
15	2268.67	35	64–66	52%	35
16	2325.87	36–38	62–64	50%	36
17	2324.53	36–38	62–64	50%	36
18	2267.62	35	64–65	52%	35
19	3702.37	30–43	67–89	37%	50
20	2689.16	31–40	67	44%	31
21	2694.47	30–40	67	44%	30
22	3728.39	30–43	67–89	37%	51
23	2270.14	35	64–66	52%	35
24	2292.57	36–38	62–64	51%	36
25	2292.50	35–38	62–64	51%	35
26	2268.71	35	64–66	52%	35
27	3712.41	30–43	67–89	37%	51
28	2696.63	30–40	67–68	44%	30
29	2706.62	31–40	67–68	44%	31
30	4107.83	35–47	67–90	33%	50
31	2420.95	35	68–80	48%	35
32	2404.38	35–37	66–68	49%	35
33	2732.35	40–41	61–72	43%	61
34	4022.19	47–57	62–83	34%	36
35	2510.15	40	62–64	47%	31
36	2593.80	40	64–66	45%	31
37	3505.58	35–50	66–91	39%	36
38	2565.55	39	65–66	46%	39
39	2517.55	37	67–68	47%	37
40	2411.66	35	68–70	49%	35
41	3413.72	34–43	55–79	40%	50
42	2200.00	40	55	54%	31
43	2200.00	40	55	54%	31
44	2764.45	26–34	55–78	49%	50
45	2169.87	35	61–62	54%	35
46	2292.49	37	61–62	51%	37
47	2294.05	37	54–62	51%	37
48	2170.00	35	54	54%	35
49	2764.75	26	55–78	49%	50
50	2200.00	40	55	54%	30
51	2170.00	35	61–62	54%	35
52	2294.05	37	62	51%	37
53	2294.05	37	62	51%	37
54	2170.00	35	61–62	54%	35
55	2765.20	26–34	55–79	49%	50
56	2200.00	31–40	55	54%	31
57	2200.00	30–40	55	54%	31
58	2764.75	26–34	55–75	49%	43
59	2170.00	35	62	54%	35
60	2294.05	37	62	51%	37
61	2516.56	41	62	47%	41
62	2170.00	35	61–62	54%	35
63	2764.75	26–34	55–75	49%	50
64	2200.00	40	55	54%	31
65	2200.00	40	55	54%	31
66	2764.75	26–34	55–83	49%	50
67	2170.00	35	62	54%	35
68	2378.51	31–41	52–62	49%	41
69	3218.93	47–61	62–65	36%	47
70	2170.00	35	62	54%	35
71	2766.01	27–34	55–78	49%	50
72	2200.00	31–40	55	53%	31
73	2200.00	40	55	53%	40
74	2200.00	30–40	55	53%	31
75	4577.57	44–55	55–81	30%	33
76	2874.10	35–74	55–82	41%	35
77	3081.20	44–50	60–82	38%	44
78	3776.57	36–41	60–103	31%	36
79	4078.02	32–58	103–113	29%	40
80	5834.20	53–55	42–76	23%	40
81	2200.00	40	55	54%	31
82	2200.00	40	55	54%	31
83	3585.81	35–56	55–79	38%	36
84	2444.53	17–36	56–71	48%	36
85	2170.05	35	62	54%	35
86	2660.60	33–49	62–63	44%	33

RESIDENTIAL LOT TABLE					
LOT #	LOT AREA (SF)	LOT WIDTH (LF)	LOT DEPTH (LF)	LOT COVERAGE (%)	LOT FRONTAGE (LF)
87	3173.22	25–43	81–84	37%	81
88	2170.00	35	62	53%	35
89	2418.00	39	62	48%	39
90	2170.00	35	61–62	53%	35
91	3215.48	26–34	70–90	43%	51
92	2880.31	40	70–73	40%	31
93	2849.94	40	70–73	41%	31
94	3366.68	34–48	70–93	41%	42
95	2185.50	35	62	53%	35
96	2170.00	35	62	53%	35
97	2170.00	35	62	53%	35
98	2185.50	35	62	53%	35
99	3429.46	34–37	72–93	40%	42
100	3032.35	30–41	72–79	38%	31
101	3349.35	37–40	82–88	35%	40
102	3462.45	31–42	81–88	34%	31
103	5339.42	38–47	81–94	26%	37
104	3864.13	35–36	68–106	30%	35
105	3999.62	39–40	99–106	29%	39
106	3471.68	35–36	96–99	33%	35
107	3136.51	18–35	84–93	37%	35
108	3214.37	35	90–93	36%	35
109	4856.99	55–58	55–79	28%	50
110	2200.00	40	55	54%	31
111	2200.00	40	55	54%	31
112	2764.75	26–34	55–78	49%	51
113	2170.00	35	62	54%	35
114	2170.00	35	62	54%	35
115	2170.00	35	62	54%	35
116	2170.00	35	62	54%	35
117	2764.74	26–34	55–78	49%	51
118	2200.00	40	55	54%	31
119	2200.00	40	55	54%	31
120	2764.75	26–34	55–78	49%	50
121	2170.00	35	62	54%	35
122	2170.00	35	62	54%	35
123	2170.00	35	62	54%	35
124	2170.00	35	62	54%	35
125	2764.75	26–34	55–78	49%	50
126	2200.00	40	55	54%	31
127	2200.00	40	55	54%	31
128	2764.75	26–34	55–78	49%	50
129	2170.00	35	62	54%	35
130	2170.91	35	62	54%	35
131	2872.72	43–51	62–63	41%	51
132	2170.00	35	62	54%	35
133	2764.75	26–34	55–86	49%	50
134	2200.00	40	55	54%	31
135	2200.00	40	55	54%	31
136	3235.75	33–40	55–79	42%	50
137	2380.00	35	68	49%	35
138	3329.19	58–61	44–68	35%	58
139	2691.90	40–44	59–76	44%	44
140	3029.52	40	75–76	39%	39
141	2089.52	31–40	52	56%	31
142	2780.72	34–43	23–76	49%	32
143	2837.67	37–51	47–64	41%	51
144	3211.06	34–47	64–76	43%	37
145	2544.19	40	64	46%	31
146	2544.19	40	64	46%	30
147	3215.99	34–47	64–87	43%	37
148	4100.75	47–63	60–70	29%	60
149	2473.04	35–44	62–63	47%	44
150	2170.00	35	61–62	54%	35
151	3128.18	26–34	66–87	44%	50
152	2627.57	40	66	45%	31
153	2627.57	40	66	45%	31
154	3128.18	34–62	66–89	44%	42
155	2170.00	35	62	54%	35
156	3083.87	47–52	62	38%	47
157	2245.75	35–37	62	52%	37
158	2170.00	35	62	54%	35
159	3704.93	26–34	83–106	37%	50
160	3306.10	40	83	36%	31
161	3306.10	40	83	36%	31
162	5983.90	45–58	83–106	23%	49
163	2784.69	35	79–80	42%	35
164	2818.79	22–37	68–79	42%	37

OPEN SPACE AND POCKET PARKS	
LOT #	LOT AREA (SF)
401	3982.52
402	13983.04
403	706.45
404	3123.37
405	1086.03
406	5410.46
407	5846.66
408	363.99
409	1548.71
410	3747.73

PRIVATE ALLEY AREA TABLE	
ALLEY #	LOT AREA (SF)
201	3416.71
202	3402.89
203	3392.00
204	3375.68
205	7946.43
206	4190.43
207	3416.07
208	3502.65
209	5354.28
210	3999.85
211	14878.27
212	3368.50
213	3368.50
214	3368.50
215	3837.17
216	1238.66
217	2741.05
218	3624.48
219	3415.46

PRIVATE STREET AREA TABLE	
STREET NAME	LOT AREA (SF)
A STREET	43584.72
B STREET	35654.00
C STREET	39901.79

NOTE
35' MINIMUM AVERAGE WIDTH
58' MINIMUM AVERAGE DEPTH
35' MINIMUM FRONTAGE WIDTH
*30' MINIMUM FRONTAGE WIDTH FOR LOTS FRONTING ON KNUCKLES OR CUL-DE-SACS
75% MAXIMUM LOT COVERAGE

PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING
LOT SUMMARY

SCALE: 1" = 20'	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: 9/17/2025			SHEET 5
DESIGNED: JH			OF 7 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-PA11.DWG 9/17/2025 10:21:17 AM Wenyig

PA-9
REMAINDER PARCEL OF PM 28605
ZONING: SP 288
GPLU: CR

PA-10
PARCEL 1 OF PM 31592
ZONING: SP 382
GPLU: MHDR

PA-12
LOT 378 OF PM 37119
ZONING: SP 288
GPLU: OS-C

PROP. SEWER PER BACKBONE PLAN
PROP. WATER PER BACKBONE PLAN
PROP. STROM DRAIN PER BACKBONE PLAN
PROP. S/W PER SEPARATE PLAN
PROP. R/W PER SEPARATE PLAN
STREET C.L.
PROP. C&G PER SEPARATE PLAN
EX. R/W

SEPTA STREET

OPEN SPACE 401
OPEN SPACE 402
OPEN SPACE 403
OPEN SPACE 404
OPEN SPACE 405
OPEN SPACE 406
POCKET PARK 407
POCKET PARK 410

A STREET (PRIVATE)
B STREET (PRIVATE)
C STREET (PRIVATE)

CONCEPTUAL SEWER
CONCEPTUAL STREET LIGHT
CONCEPTUAL FH
CONCEPTUAL CATCH BASIN
CONCEPTUAL RCP STORM DRAIN
CONCEPTUAL WATER
CONCEPTUAL STORM DRAIN

Q100=7.4 CFS
Q10=4.9 CFS
Q100=1.8 CFS
Q10=1.1 CFS
Q100=6.9 CFS
Q10=4.5 CFS
Q100=3.1 CFS
Q10=2.0 CFS1
Q100=2.8 CFS
Q10=1.8 CFS
Q100=4.1 CFS
Q10=2.6 CFS
Q100=11.8 CFS
Q10=7.6 CFS
Q100=9.0 CFS
Q10=5.8 CFS
Q100=4.9 CFS
Q10=3.2 CFS
Q100=68.0 CFS
Q100=6.6 CFS
Q100=19.1 CFS

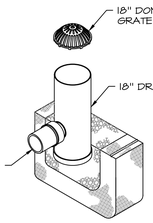
CONCEPTUAL 18" DRAIN BASIN WITH 18" DOME GRATE INLET
CONCEPTUAL 18" RCP STORM DRAIN
CONCEPTUAL MH#4 PER RCFC & WCD STD. DWG. NO. 254
EX. 30" CMP (3) CROSSING WINCHESTER ROAD PER SP288 A2
WINCHESTER ROAD
EX. STREET C.L.
EX. R/W

LEGEND

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



NYLOPLAST DRAIN BASIN WITH DOME GRATE DETAIL
NTS

1" = 50'
50 0 50 100 150

PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING
CONCEPTUAL UTILITIES

SCALE:	1" = 50'
DATE:	9/17/2025
DESIGNED:	JH
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	6
OF	7 SHEETS
DWG. NO.	

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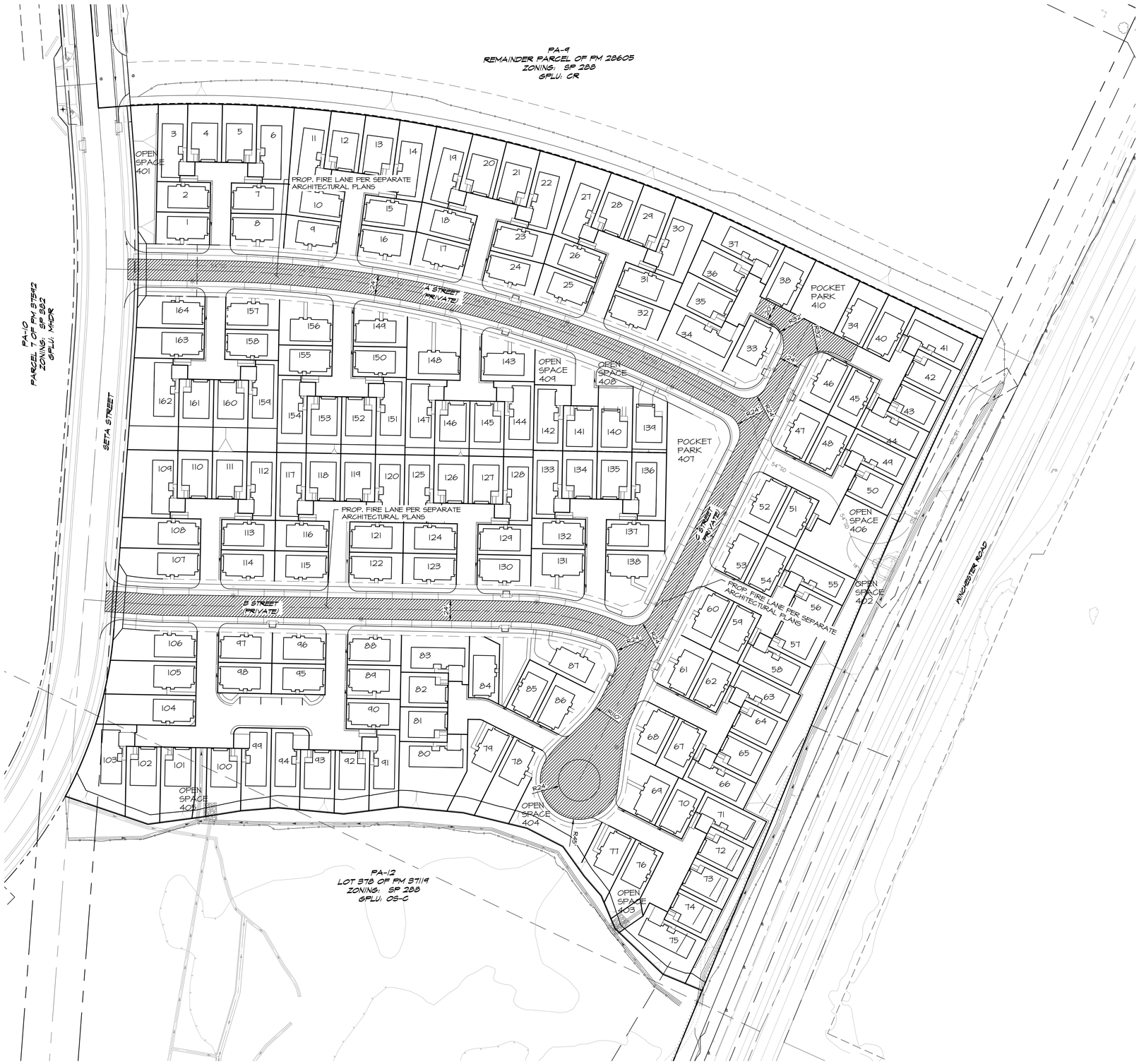
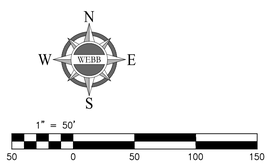


LEGEND

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



PRELIMINARY

REVISIONS	DATE	BY

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP NO. 38959
SITE PLAN AND CONCEPTUAL GRADING
FIRE ACCESS

SCALE:	1" = 50'
DATE:	9/17/2025
DESIGNED:	JH
CHECKED:	TMG
PLN CK REF:	
F.B.	

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

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STREETSCENE
TYPICAL

CA COTTAGE
PLAN 2R

CA RANCH
PLAN 2

CA CONTEMPORARY
PLAN 2R

PA11 SFD MOTORCOURTS
4TH DESIGN SUBMITTAL 11-20-25

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

REGENT PROPERTIES

OPTUM DESIGN GROUP

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SOLĒADA
WINCHESTER, CA

0 12' 24'
SCALE 1" = 12'

ARCHITECTURAL SITE PLAN

Project Summary

Total Site Area: ± 15.93 AC

Total Units: 164 T-Motor Court Homes
- (44) Plan 1 - 1,700 SF | 3 BD | 2.5 BA | 2-Car Garage
- (79) Plan 2 - 1,850 SF | 3 BD | 2.5 BA | 2-Car Garage
- (41) Plan 3 - 2,150 SF | 4 BD | 2.5 BA | 2-Car Garage
  - Bed Down and Full Driveway

Density: 10.3 Homes per Acre

Parking:

Required: 328 Spaces (2.0 spaces per home)
- (164) single-family units x 2.0 Spaces = 328 Spaces

Provided on Trash Pickup Day: 449 Spaces (2.73 spaces per home)
- Garage: 328 Spaces
- Driveway: 84 Spaces (2 space/drive)
- Parallel: 37 Spaces

** (36) Additional on-street spaces are available during non-trash pickup days.*

Note: Sidewalks/ lead walks and fence lines are typical/conceptual and must be refined with final design.

PA11
SFD MOTORCOURTS
KEY PLAN

NOVEMBER 2025
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SOLĒADA

WINCHESTER, CA

PA11 SFD MOTORCOURTS

0 50' 100'

SCALE 1" = 100'

A.2

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TRASH COLLECTION EXHIBIT

Project Summary

Total Site Area: ± 15.93 AC

Total Units: 164 T-Motor Court Homes
- (44) Plan 1 - 1,700 SF | 3 BD | 2.5 BA | 2-Car Garage
- (79) Plan 2 - 1,850 SF | 3 BD | 2.5 BA | 2-Car Garage
- (41) Plan 3 - 2,150 SF | 4 BD | 2.5 BA | 2-Car Garage
  - Bed Down and Full Driveway

Density: 10.3 Homes per Acre

Parking:

Required: 328 Spaces (2.0 spaces per home)
- (164) single-family units x 2.0 Spaces = 328 Spaces

Provided: 449 Spaces (2.73 spaces per home)
- Garage: 328 Spaces
- Driveway: 84 Spaces (2 space/drive)
- Parallel: 37 Spaces

30" TRASH CANS (3 PER UNIT)
SOLID WASTE HAULER PURVEYOR:
WASTE MANAGEMENT (Service Letters included as part of submittal package)

12'
PROPOSED TRASH TRUCK PATH

PA11
SFD MOTORCOURTS
KEY PLAN

NOVEMBER 2025
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SOLĒADA
WINCHESTER, CA

PA11 SFD MOTORCOURTS

0 50' 100'
SCALE 1" = 100'

TYPICAL 8-PACK CLUSTER
SITE PLAN

PA11
SFD MOTORCOURTS
KEY PLAN

PLAN 1
3 BD | 2.5 BA
2-CAR GARAGE
1,703 SF

PLAN 2
3-4 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,912 SF

PLAN 3
4 BD | 2.5 BA | LOFT
2-CAR GARAGE
2,112 SF

NOVEMBER 2025
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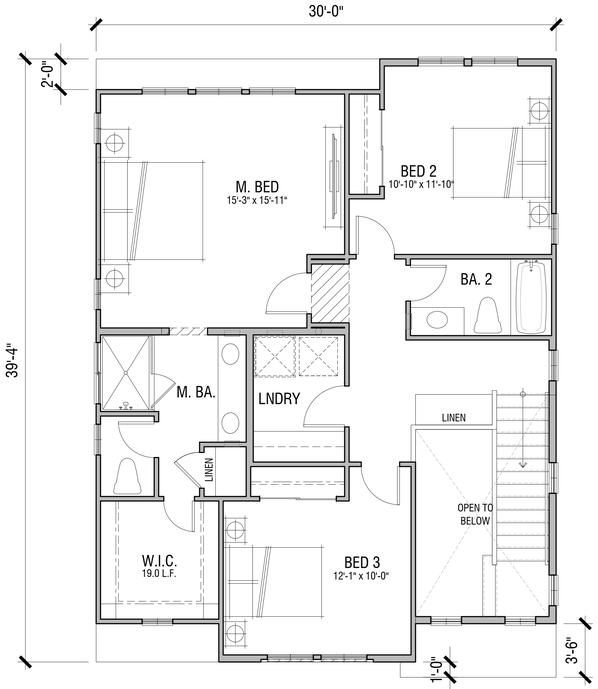
SOLĒADA
WINCHESTER, CA

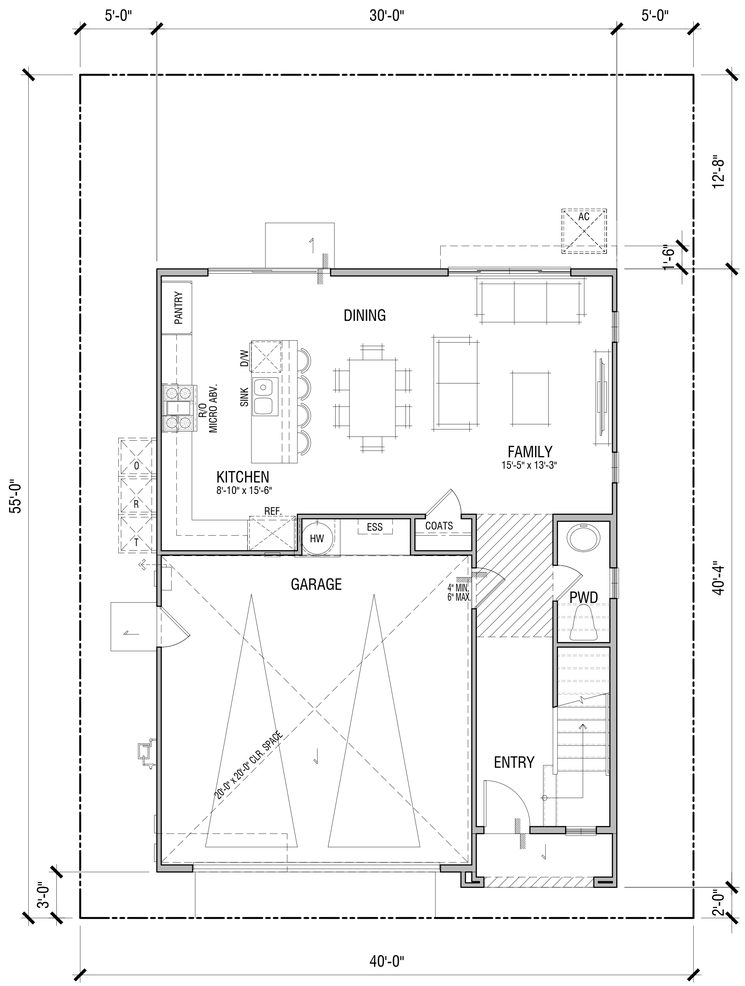
PA11 SFD MOTORCOURTS

0 8' 16'
SCALE 1" = 8'

PLAN 1
FLOOR PLANS



SECOND FLOOR



FIRST FLOOR

PLAN 1
3 BD | 2.5 BA
2-CAR GARAGE
1,703 SF

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

REGENT PROPERTIES
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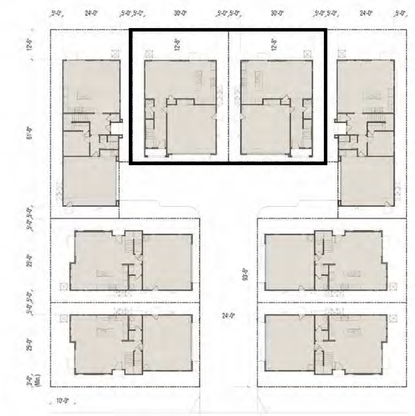
SOLĒADA
WINCHESTER, CA

PA11 SFD MOTORCOURTS

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

PLAN 1
FRONT ELEVATIONS



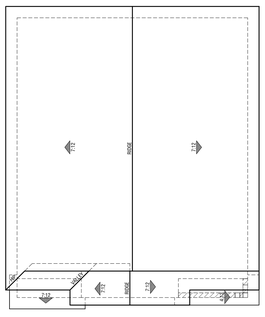
PLAN 1
3 BD | 2.5 BA
2-CAR GARAGE
1,703 SF

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

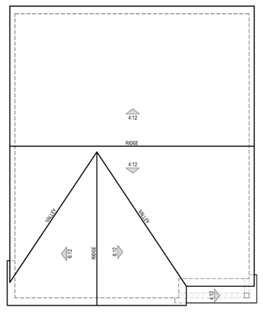
CA CONTEMPORARY
FRONT ELEVATION

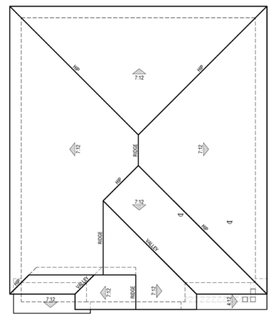
CA RANCH
FRONT ELEVATION

CA COTTAGE
FRONT ELEVATION



ROOF PLAN





ROOF PLAN

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

REGENT PROPERTIES

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SOLĒADA
WINCHESTER, CA

PA11 SFD MOTORCOURTS

0 4' 8'
SCALE 1" = 4'

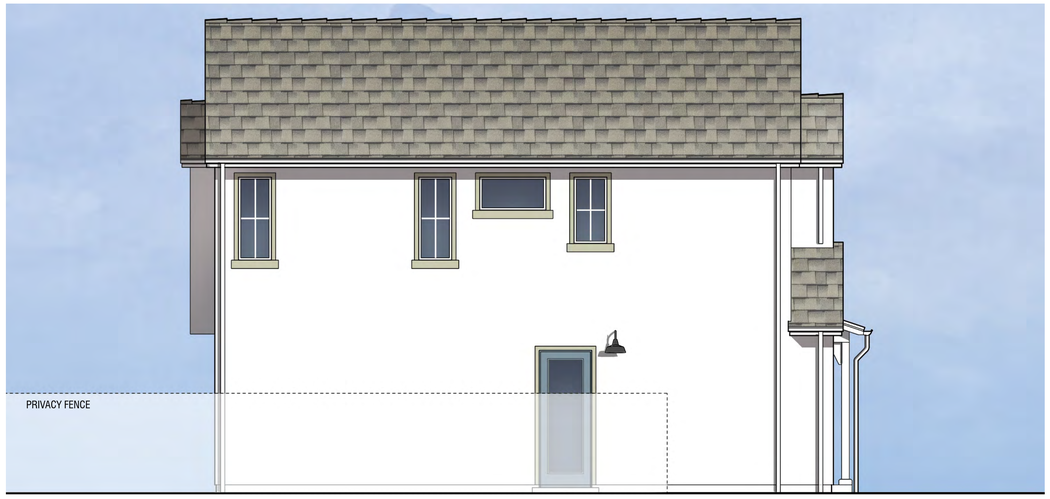
PLAN 1
WRAP ELEVATIONS

FRONT ELEVATION
CA CONTEMPORARY

RIGHT SIDE ELEVATION
CA CONTEMPORARY

PLAN 1
3 BD | 2.5 BA
2-CAR GARAGE
1,703 SF

REAR ELEVATION
CA CONTEMPORARY



LEFT SIDE ELEVATION
CA CONTEMPORARY

ELEVATION KEYNOTES

A - COMPOSITION SHINGLE OR FLAT CONCRETE TILE
B - SECTIONAL GARAGE DOOR TO MATCH ELEVATION STYLE
C - STUCCO
D - BOARD & BATTEN, WHERE OCCURS
E - DECORATIVE LIGHT FIXTURE TO MATCH ELEVATION STYLE
F - VINYL WINDOWS
G - WOOD TRIM
H - POST(S)/ COLUMN(S)
I - DECORATIVE ENTRY DOOR TO MATCH ELEVATION STYLE
J - WOOD TRIM
K - METAL STANDING SEAM ACCENT ROOFING
L - STUCCO OVER FOAM TRIM

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

REGENT PROPERTIES
OPTUM DESIGN GROUP

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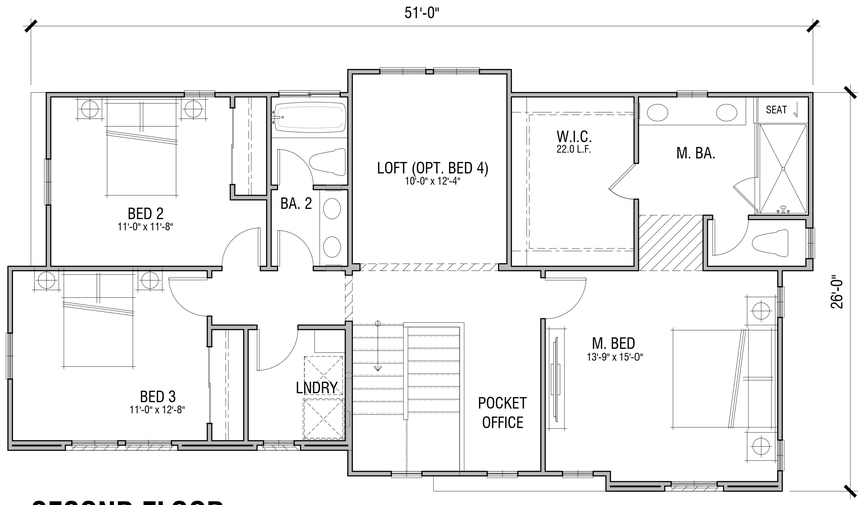
SOLĒADA
WINCHESTER, CA

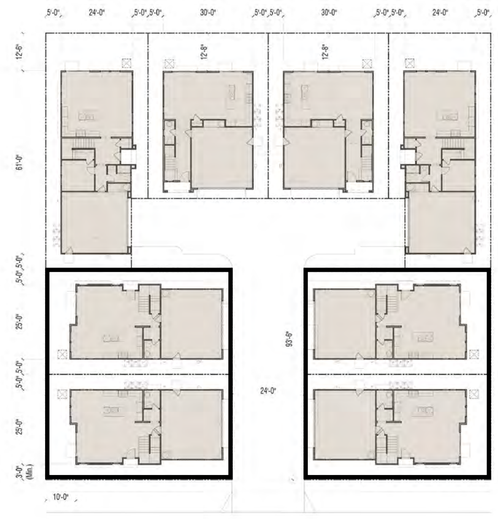
PA11 SFD MOTORCOURTS

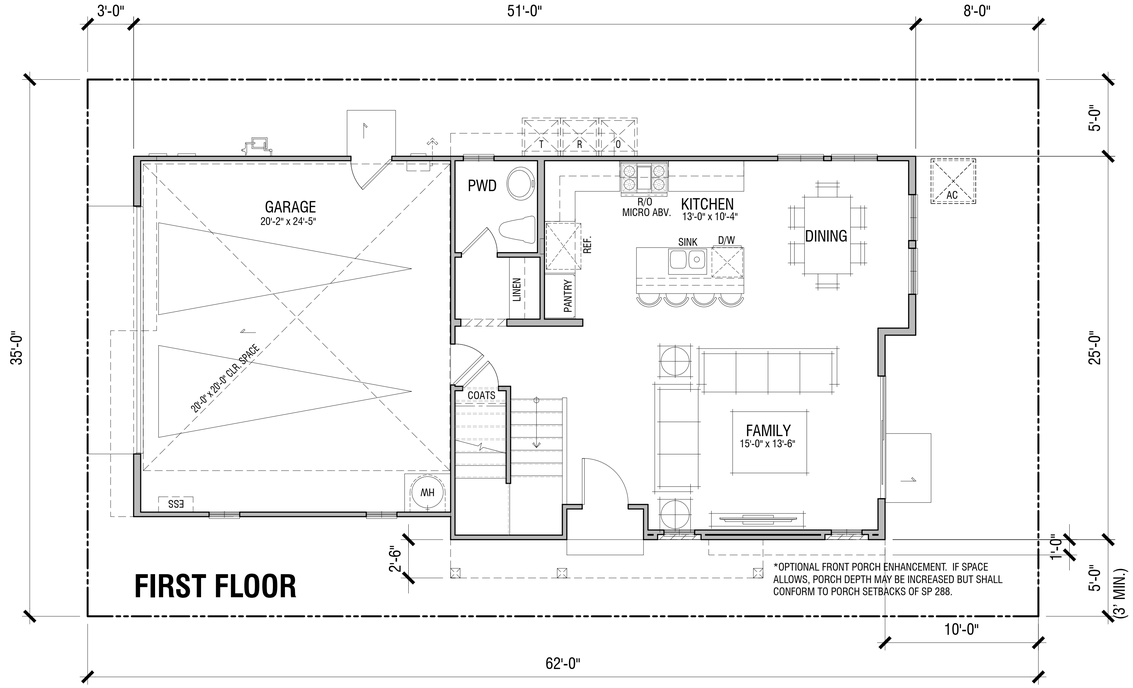
0 4' 8'
SCALE 1" = 4'

PLAN 2
FLOOR PLANS



SECOND FLOOR





FIRST FLOOR

*OPTIONAL FRONT PORCH ENHANCEMENT. IF SPACE ALLOWS, PORCH DEPTH MAY BE INCREASED BUT SHALL CONFORM TO PORCH SETBACKS OF SP 288.

PLAN 2
3-4 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,912 SF

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

REGENT PROPERTIES
OPTUM DESIGN GROUP

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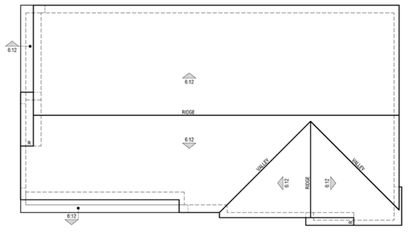
SOLĒADA
WINCHESTER, CA

PA11 SFD MOTORCOURTS

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

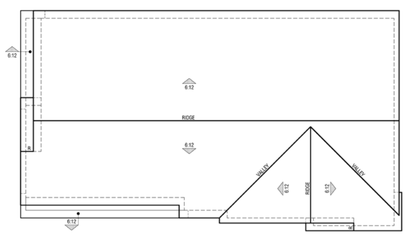
PLAN 2
FRONT ELEVATIONS



ROOF PLAN

CA RANCH
FRONT ELEVATION

PLAN 2
3-4 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,912 SF



ROOF PLAN

CA CONTEMPORARY
FRONT ELEVATION

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

REGENT PROPERTIES
OPTUM DESIGN GROUP

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SOLĒADA
WINCHESTER, CA

PA11 SFD MOTORCOURTS

0 4' 8'
SCALE 1" = 4'

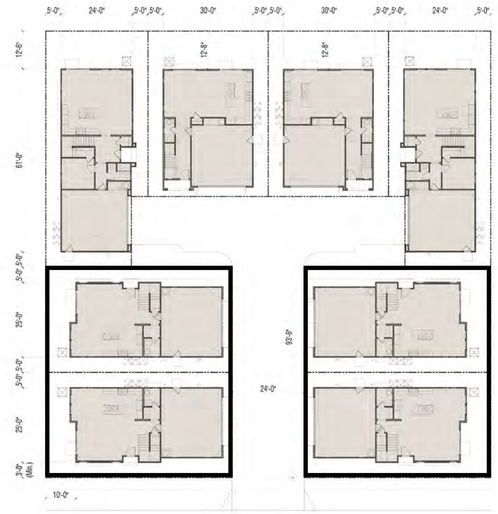
PLAN 2
FRONT ELEVATIONS

FRONT ELEVATION
CA COTTAGE

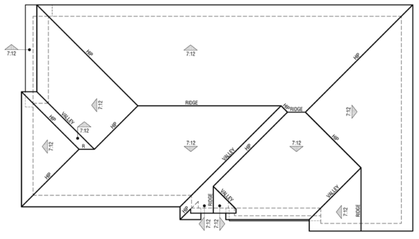
LEFT SIDE ELEVATION
CA COTTAGE

REAR ELEVATION
CA COTTAGE

RIGHT SIDE ELEVATION
CA COTTAGE



PLAN 2
3-4 BD | 2.5 BA | LOFT
2-CAR GARAGE
1,912 SF



ROOF PLAN

ELEVATION KEYNOTES

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

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

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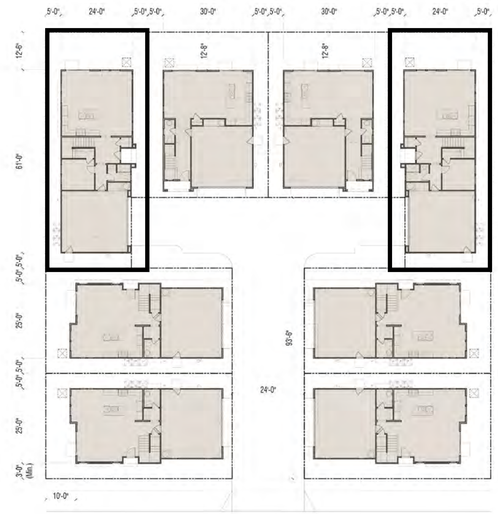
SOLĒADA
WINCHESTER, CA

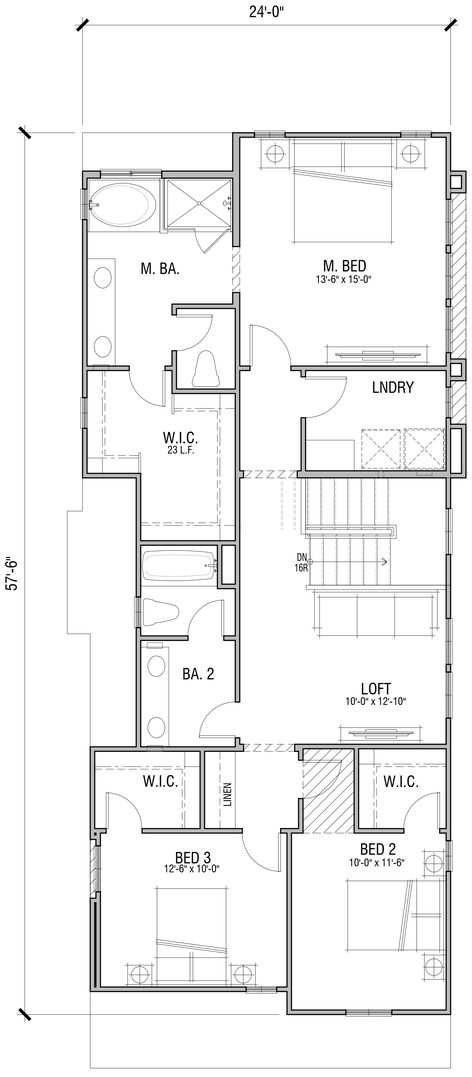
PA11 SFD MOTORCOURTS

0 4' 8'
SCALE 1" = 4'

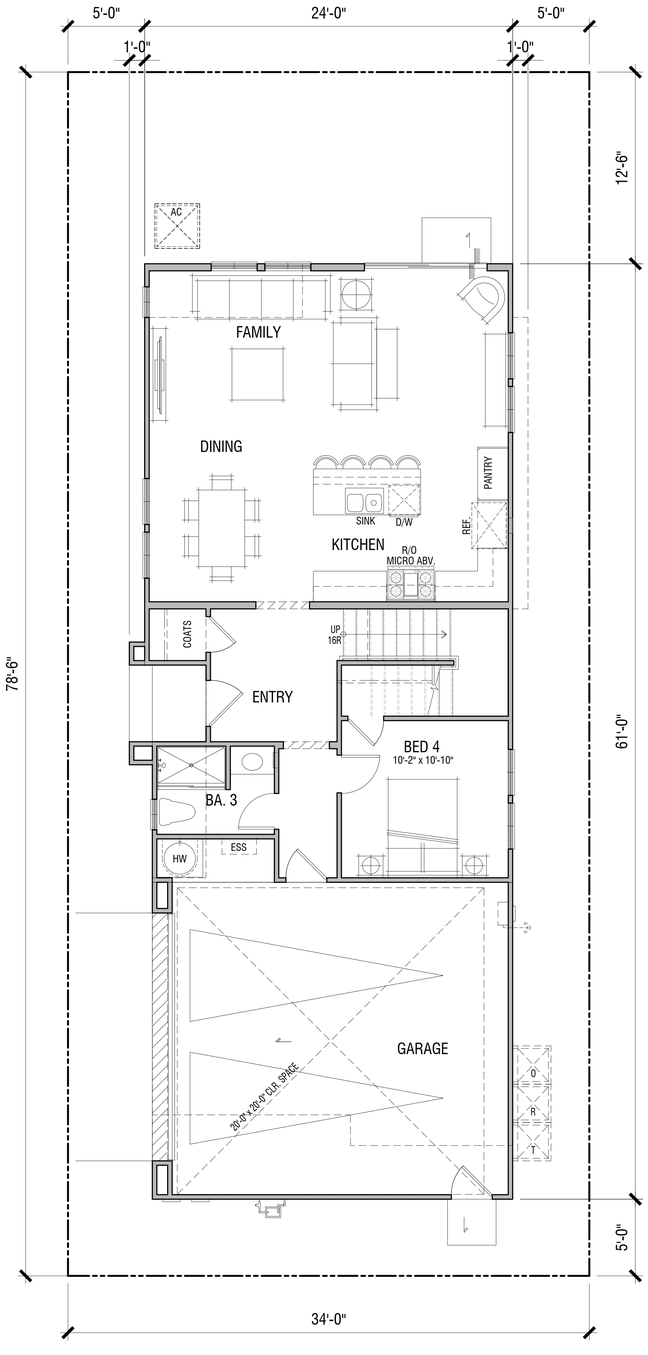
PLAN 3
FLOOR PLANS



PLAN 3
4 BD | 2.5 BA | LOFT
2-CAR GARAGE
2,112 SF



SECOND FLOOR



FIRST FLOOR

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REGENT PROPERTIES
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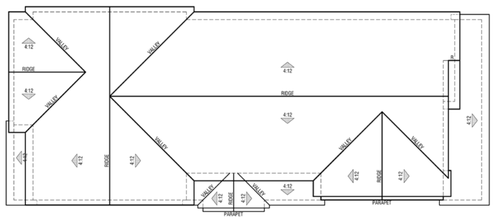
SOLĒADA
WINCHESTER, CA

PA11 SFD MOTORCOURTS

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

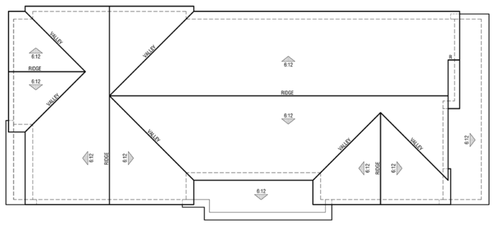
PLAN 3
FRONT ELEVATIONS



ROOF PLAN

CA CONTEMPORARY
FRONT ELEVATION

PLAN 3
4 BD | 2.5 BA | LOFT
2-CAR GARAGE
2,112 SF



ROOF PLAN

CA RANCH
FRONT ELEVATION

NOVEMBER 2025
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SOLĒADA
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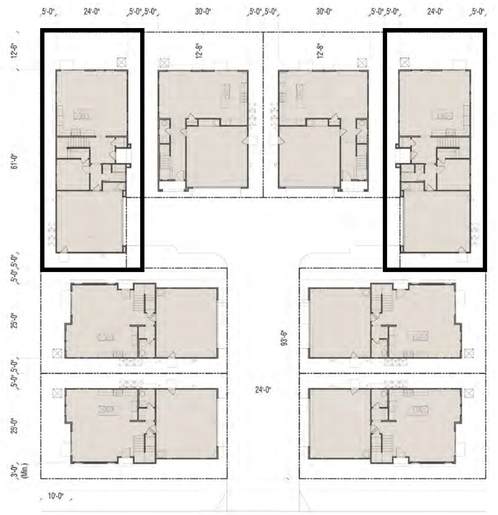
PA11 SFD MOTORCOURTS

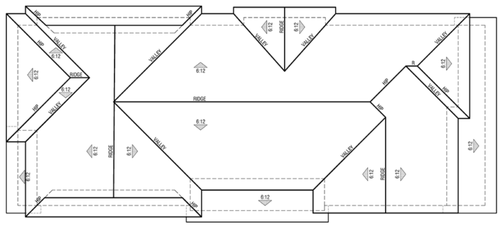
0 4' 8'
SCALE 1" = 4'

FRONT ELEVATION
CA COTTAGE

LEFT SIDE ELEVATION
CA COTTAGE



PLAN 3
4 BD | 2.5 BA | LOFT
2-CAR GARAGE
2,112 SF



ROOF PLAN

REAR ELEVATION
CA COTTAGE

RIGHT SIDE ELEVATION
CA COTTAGE

ELEVATION KEYNOTES

A - COMPOSITION SHINGLE OR FLAT CONCRETE TILE
B - STUCCO
C - VINYL WINDOWS
D - STUCCO OVER FOAM TRIM
E - DECORATIVE ENTRY DOOR TO MATCH ELEVATION STYLE
F - POST(S)/ COLUMN(S)
G- METAL STANDING SEAM ACCENT ROOFING
H - SECTIONAL GARAGE DOOR TO MATCH ELEVATION STYLE
I - BOARD & BATTEN SIDING, WHERE OCCURS
J - WOOD TRIM
K - DECORATIVE LIGHT FIXTURE TO MATCH ELEVATION STYLE

NOVEMBER 2025
DESIGN PACKAGE - 4TH COUNTY SUBMITTAL
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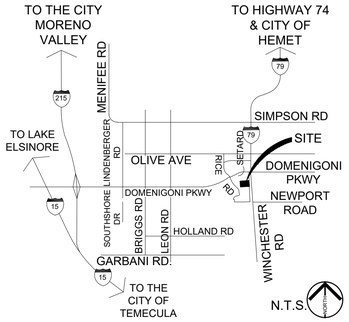
COUNTY OF RIVERSIDE
REGENT SOLEADA PA 11
SETA STREET
TTM 38959
LANDSCAPE CONCEPT PLAN

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

09/19/2025
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

09/19/2025
BRETT ALLEN DATE
REGISTRATION NO. 6595

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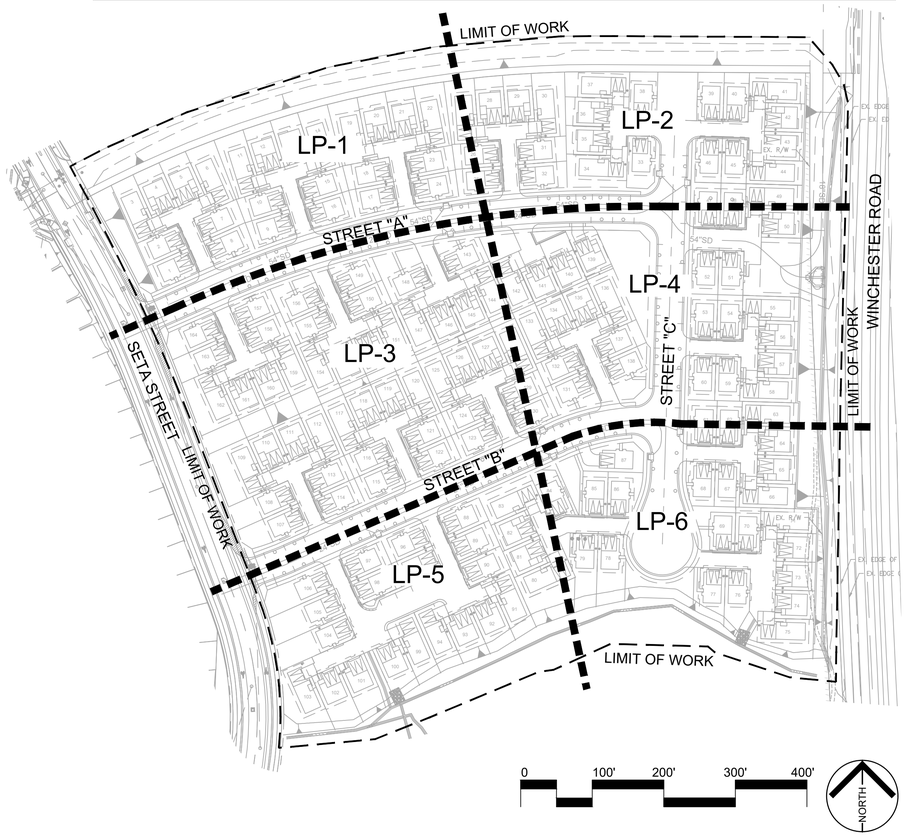
KEY MAP



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.	461-220-043
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 & HARDSCAPE PLAN
LP-5	7	PLANTING & HARDSCAPE PLAN
LP-6	8	PLANTING & HARDSCAPE PLAN
LP-7	9	FRONT YARD & BACK YARD TYPICAL
LP-8	10	PLANTING LEGEND
SP-1	11	SHADE PLAN
PS-1	12	SECTIONS
PS-2	13	SECTIONS
PS-3	14	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

NOTES:
1. ALL WORK WITHIN VALLEY-WIDE MAINTENANCE AREA MUST CONFORM TO VALLEY-WIDE RECREATION AND PARK DISTRICT'S CURRENT LANDSCAPE SPECIFICATIONS.
2. APPROVAL BY TRANSPORTATION DEPARTMENT IS FOR WORK IN THE ROAD RIGHT-OF-WAY ONLY.

NOTE:
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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 — BRETT J. ALLEN No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
COVER SHEET

FOR: W.O. COUNTY FILE NO.

1 OF 14 SHEETS
SHEET NO. CS-1

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:14pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 - CS.dwg

WATER CONSERVATION LEGEND:

- ZONE 1 - SHRUBS / GROUNDCOVER (74,842 S.F.)
- ZONE 2 - TREES (53 EACH)
- ZONE 3 - TEMPORARY FUEL MODIFICATION AREA - NO PLANTING (41,718 S.F.)

IRRIGATION NOTES:

1. 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.
2. HYDROZONES WILL BE PROPERLY DESIGNATED APPLICANT MUST INDICATE PROPOSED METHOD(S) OF IRRIGATION.
3. NO OVERHEAD IRRIGATION ALLOWED WITH 24" OF NON-PERMEABLE SURFACES.
4. SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FPR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8' IN WIDTH.

PRELIMINARY LANDSCAPE WATER USE CALCULATION:

Landscape Water Use Calculations
Project Type Residential
REGENT SOLEADA PA 11 - HOA AREA
0.50 ETo allowance

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 118,468 S.F.
INPUT the Hist. ETo for the area = 61.84

MAWA = **303,620** 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 =	74,842		
Hydrozone Irrigation Efficiency = 0.90	Point Source Drip		
EAWU = 85,250 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5	Trees / Mulch	Moderate
INPUT Square Foot Area of Hydrozone =	1,908		
Hydrozone Irrigation Efficiency = 0.85	Bubblers		
EAWU = 5,753 cu ft / yr			
Hydrozone # 3	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =	41,718	TEMPORARY FUEL MOD AREA	
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			

		Plant Type
SubTotal EAWU =	85,250 cu ft / yr	
Input Irrigation System Operation Factor	0.85	
Total EAWU =	**100,294**	
MAWA - EAWU =	**203,326** cu ft / yr	
(this number must be positive)		

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 33%

* Recreational Turf Area qualifies as Special Landscape Area with an ETo Budget of 1.0 and is therefore not included in this equations as it xs out.

0 25' 50' 100' 150' 200'

NORTH

FOR APPROVAL

NOTES:
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462 STEVENS AVENUE, SUITE 107
SOLANA BEACH, CA 92075-2042
619-294-8484
FAX 619-574-0626
VLA LANDSCAPE ARCHITECTS
Registered Landscape Architect
Cert No. 6595 Exp. 12-31-2025
LICENSED LANDSCAPE ARCHITECT — Brent J. Alten — No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
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DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
WATER CONSERVATION PLAN

FOR: W.O.

2 OF 14 SHEETS
SHEET NO. WC-1
COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:17pm By: wwang DWG: P:\#24019 Regent Properties Soleada\DO\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 - Water Calc Plan.dwg

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:

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.

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.

TREES:

PER CFC 4906.4.2 :

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

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0 10' 20' 40' 60' 80'

NORTH

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SIGNATURE
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SCALE:
H: AS SHOWN V: AS SHOWN

TTM 38959 PPT240024
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SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
PLANTING & HARDSCAPE PLAN

FOR:
W.O.
COUNTY FILE NO.

3
OF 14 SHEETS
SHEET NO.
LP-1

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:16pm By: wwang DWG: P:#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Concept Plan.dwg

COMMUNITY PERIMETER WALL

TEMPORARY FUEL MODIFICATION AREA. BOND FIBER MIX WILL BE APPLIED ALONG THE SLOPE OUTSIDE THE TRACT. NO NEW MATERIAL OR PLANTS ARE PROPOSED FOR THE FLAT AREA. PLEASE REFER TO THE FUEL MODIFICATION PLAN FOR DETAILS.

LIMIT OF WORK

PROPERTY LINE

HOA POCKET PARK

DAYLIGHT LINE PER CIVIL

5' NO PLANTING ZONE BOUNDARY, PER FUEL MODIFICATION PLAN

MATCHLINE: SEE SHEET LP-1

STREET LIGHTS, TYP.

WATER LINE PER CIVIL, TYP

DRAINAGE INLET. PER CIVIL PLAN, TYP.

SEWER LINE PER CIVIL, TYP

STREET "C"

EX. R/W

LIMIT OF WORK

WINCHESTER ROAD

RIGHT OF WAY

CURB AND GUTTER PER CIVIL PLAN, TYP.

DRAINAGE PIPE PER CIVIL, TYP

STREET "A"

MATCHLINE: SEE SHEET LP-4

DAYLIGHT LINE PER CIVIL

PROPERTY LINE

FIRE PROTECTION NOTE:

PER FUEL MODIFICATION PLAN,

1. IN ZONE 1A, THE HOMEOWNERS LOT:

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

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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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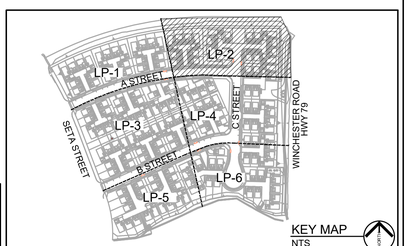
0 10' 20' 40' 60' 80'

NORTH

FOR APPROVAL



KEY MAP NTS

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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 — BRENT J. ALLEN — No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL

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SCALE: H: AS SHOWN V: AS SHOWN

TTM 38959 PPT240024

COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
PLANTING & HARDSCAPE PLAN

FOR: W.O.

4 OF 14 SHEETS

SHEET NO. LP-2

COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:17pm By: wwang DWG: P:\PZ4010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Concept Plan.dwg

MATCHLINE: SEE SHEET LP-1

STREET "A"

PROPERTY LINE PER CIVIL

WALL-MOUNTED COMMUNITY ENTRY MONUMENT SIGN

CURB AND GUTTER PER CIVIL PLAN, TYP.

BIKE PATH

SIDEWALK PER CIVIL PLAN, TYP.

5' NO PLANTING ZONE BOUNDARY, PER FUEL MODIFICATION PLAN

SETA STREET

LIMIT OF WORK

SIGHT DISTANCE LINE PER CIVIL, TYP

WALL-MOUNTED COMMUNITY ENTRY MONUMENT SIGN

STREET LIGHTS, TYP.

164 163 157 158 156 155 149 150 148

162 161 160 159 154 153 152 151 147 146

109 110 111 112 117 118 119 120 125 126

108 113 116 121 124

107 114 115 122 123

STREET "B"

MATCHLINE: SEE SHEET LP-5

MATCHLINE: SEE SHEET LP-4

FIRE PROTECTION NOTE:

PER FUEL MODIFICATION PLAN,

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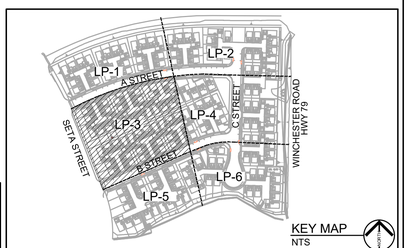

KEY MAP NTS

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0 10' 20' 40' 60' 80'

NORTH

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VLA LANDSCAPE ARCHITECTS

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TTM 38959 PPT240024

COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN

PLANTING & HARDSCAPE PLAN

FOR:

W.O.

5 OF 14 SHEETS

SHEET NO. LP-3

COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:17pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Concept Plan.dwg

MATCHLINE: SEE SHEET LP-2

STREET "A"

RIGHT OF WAY, TYP

DRAINAGE LINE PER CIVIL, TYP

HOA POCKET PARK

WATER LINE PER CIVIL, TYP
SEWER LINE PER CIVIL, TYP

RCFC EASEMENT ARE,
SURFACE MATERIAL SHALL BE
AGGREGATE BASE.

STREET "C"

WINCHESTER ROAD

LIMIT OF WORK

MATCHLINE: SEE SHEET LP-3

STREET "B"

STREET
LIGHTS, TYP.

CURB AND GUTTER
PER CIVIL PLAN, TYP.

SIDEWALK PER CIVIL PLAN, TYP.

5' NO PLANTING ZONE BOUNDARY,
PER FUEL MODIFICATION PLAN

DAYLIGHT LINE PER CIVIL

MATCHLINE: SEE SHEET LP-6

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FOR APPROVAL

KEY MAP
NTS

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TTM 38959 PPT240024
COUNTY OF RIVERSIDE
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PLANTING & HARDSCAPE PLAN

FOR:
W.O.

6 OF 14 SHEETS
SHEET NO. LP-4
COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Oct 01, 2025 - 1:41pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Concept Plan.dwg

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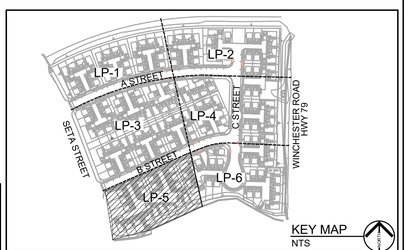

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COUNTY OF RIVERSIDE
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PA 11 LANDSCAPE CONCEPT PLAN

PLANTING & HARDSCAPE PLAN

FOR:

W.O.

7 OF 14 SHEETS

SHEET NO. LP-5

COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:15pm By: wwang DWG: P:\PA2410 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Concept Plan.dwg

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FOR: W.O. COUNTY FILE NO.

8 OF 14 SHEETS
SHEET NO. LP-6

5TH SUBMITTAL

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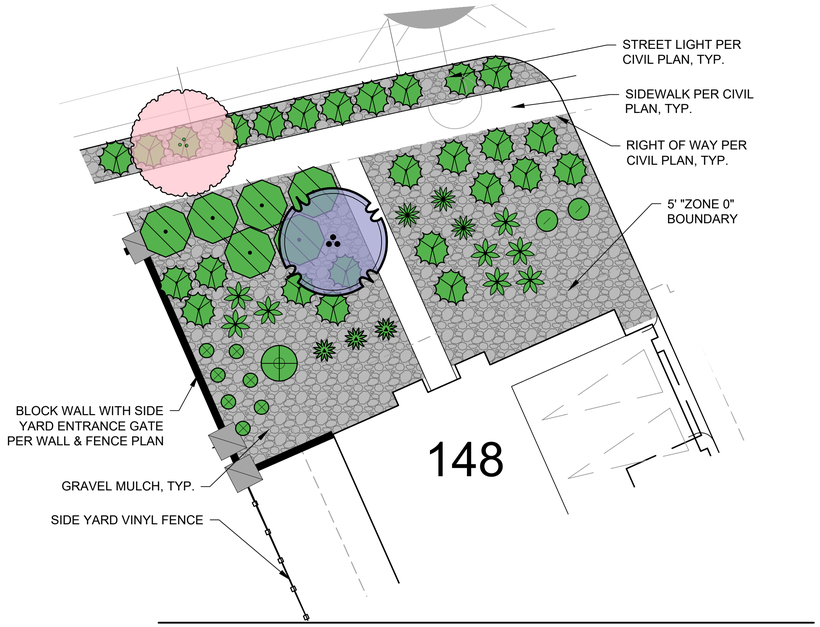
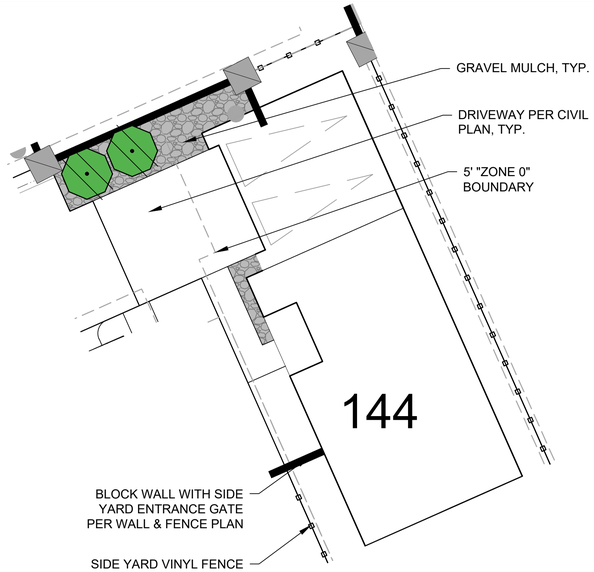
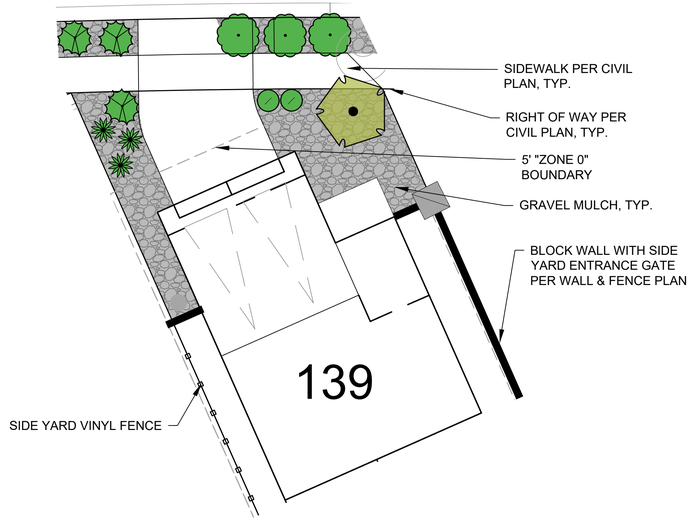


FLOOR PLAN 1 FRONT YARD TYPICAL, LOT 148 SHOWN SCALE: 1"=10'

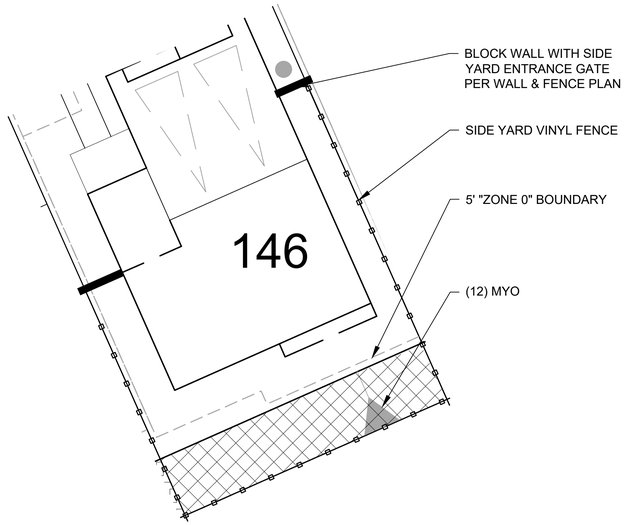


FLOOR PLAN 2 FRONT YARD TYPICAL, LOT 144 SHOWN

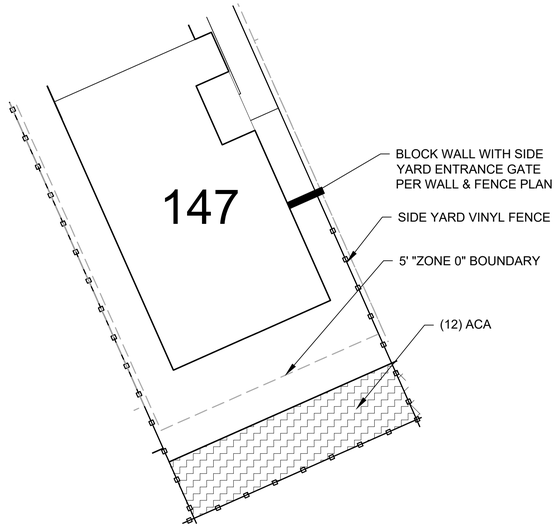


FLOOR PLAN 3 FRONT YARD TYPICAL, LOT 139 SHOWN SCALE: 1"=10'

NOTE:
PLEASE REFER TO LP-8 FOR THE FRONT YARD TYPICAL PLANTING FULL LEGEND



BACK YARD SLOPE TYPICAL, LOT 146 SHOWN



BACK YARD SLOPE TYPICAL, LOT 147 SHOWN

BACKYARD PLANTING LEGEND

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME
	ACA	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA
	MYO	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER

I. 2:1 SLOPES MULTIPLE SQUARE FOOTAGE BY 1.118
II. 3:1 SLOPES MULTIPLY SQUARE FOOTAGE BY 1.054
III. 4:1 SLOPES MULTIPLY SQUARE FOOTAGE BY 1.030

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0 5' 10' 20' 30' 40'
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FAX 619-574-0626
LANDSCAPE ARCHITECTS
Registered Landscape Architect
Cert No. 6595 Exp. 12-31-2025
LICENSED LANDSCAPE ARCHITECT — Brent J. Alden — No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN
FOR:
W.O.
COUNTY FILE NO.

TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
FRONT YARD & BACK YARD TYPICAL

16 OF 20 SHEETS
SHEET NO. LP-7

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:16pm By: wwang DWG: P:\#24019 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 FYT.dwg

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.

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:

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.

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.

TREES:

PER CFC 4906.4.2 :

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

PLANT MATERIAL LEGEND:

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	MATURE SIZE:	WATER USE (WUCOLS 4)	QTY.	NURSERY CONTAINER	SPACING:
CANOPY TREES:							
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	25'-30' H X 25'-30' W	L	3	24 BOX	AS SHOWN
	QUERCUS AGRIFOLIA	OUTHERN LIVE OAK	30'-60' H X 40'-70' W	L	2	24 BOX	AS SHOWN
	GLEDITSIA 'SHADEMASTER'	HONEY LOCUST	35'-70' H X 25'-35' W	L	2	24" BOX	AS SHOWN
ACCENT TREES:							
	CERCIS OCCIDENTALIS	WESTERN REDBUD	25' H X 10'-20' W	L	9	24 BOX	AS SHOWN
	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15'-25' H X 10'-15' W	M	4	24 BOX	AS SHOWN
SMALL TREE UNDER 20':							
	LAGERSTROEMIA INDICA 'RED ROCK'	RED CRAPE MYRTLE	10'-20'H X 10'-20'W	M	25	24 BOX	AS SHOWN
	VITEX AGNUS-CASTUS	LILAC CHASTE TREE	15'-20' H X 15'-20' W	L	11	24 BOX	AS SHOWN
MEDIUM/LOW SHRUBS:							
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	3-5' H X 4-6' W	L	35	5 GAL	AS SHOWN
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	3-5' H X 5' W	L	27	5 GAL	AS SHOWN
	LAVANDULA STOECHAS 'WILLOW VALE'	DEEP BLUE SPANISH AVENDER	1 1/2' H X 1 1/2' W	L	18	5 GAL.	AS SHOWN
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	CIMARRON TEXAS RANGER	3' H X 3' W	L	65	5 GAL	AS SHOWN
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3'-6'H X 3' -6'W	L	12	5 GAL	AS SHOWN
ACCENTS/GRASSES:							
	ALOE BARBADENSIS	MEDICINAL ALOE	1'-2' H X 2'-3' W	L	53	5 GAL.	AS SHOWN
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	3' H X 4' W	L	89	5 GAL.	AS SHOWN
	AGAVE PARRYI VAR. TRUNCATA 'HUNTINGTON'	ARTICHOKE AGAVE	3' H X 3.5' W	L	29	5 GAL.	AS SHOWN
	CAREX TUMULICOLA	BERKLEY SEDGE	1' H X 1'-2' W	L	116	1 GAL	AS SHOWN
	HESPERALOE PARVIFLORA	RED YUCCA	3'-4' H X 4'-5' W	L	88	5 GAL	AS SHOWN
GROUNDCOVER:							
	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1'-2' H X 9' W	L	111	5 GAL.	AS SHOWN
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1'-2' H X 5'-10" W	L	187	1 GAL.	AS SHOWN
	MYOPORUM 'PARVIFOLIUM 'PINK'	MYOPORUM	12" H X 6'-12" W	L	328	1 GAL.	AS SHOWN
	SENECIO SERPENS	BLUE CHALKSTICKS	6" H X 2'-3' W	L	810	1 GAL.	AS SHOWN
BACKYARD SLOPE TYPICAL:							
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1'-2' H x 6' -12' W	L	-	1 GAL	6' O.C.
	MYOPORUM 'PARVIFOLIUM 'PINK'	MYOPORUM	1'-2' H X 6'-12" W	L	-	1 GAL.	6' O.C.

INERT MATERIAL:

- DECORATIVE BOULDER
- ROCK MULCH
- EROSION CONTRIOL JUTE NETTING AT MANUFACTURED SLOPE
- TEMPORARY FULE MODIFICATION ZONE
- NON-IRRIGATED THINNING ZONE
- AGGREGATE BASE

FOR APPROVAL

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NOTES:
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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 — GARY A. ALLEN No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
PLANTING LEGEND

FOR: W.O. COUNTY FILE NO.

10 OF 14 SHEETS
SHEET NO. LP-8

5TH SUBMITTAL

Plotted: Oct 01, 2025 - 1:32pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DO\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Concept Plan.dwg

TREE SHADING LEGEND:

- PARKING SPACE (15,881 S.F.)
- PARKING AREA SHADED BY TREES (2,832 S.F.)
- SHADE LOST DUE TO FUEL MODIFICATION REQUIREMENTS (7,922 S.F.)
- TREE LOST DUE TO FUEL MODIFICATION REQUIREMENTS (39 TOTAL)

SHADING SUMMARY

TOTAL PARKING SPOTS:	73
TOTAL PARKING AREA:	15,881 S.F.
50% SHADE COVERAGE:	7,940 S.F.
PARKING AREA SHADED BY TREES:	2,832 S.F.
SHADE LOST DUE TO FUEL MODIFICATION:	7,922 S.F.
PERCENTAGE OF SHADED PARKING AREA:	17.8%
PERCENTAGE OF LOST SHADED DUE TO FUEL MODIFICATION:	49.9%

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 MAJORITY BEING AROUND 8' or 10', 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, 39 POTENTIAL TREES AROUND PARKING LOT AREA HAVE BEEN REMOVED, REDUCING SHADE COVERAGE BY 49.9%.

0 25' 50' 100' 150' 200'

NORTH

FOR APPROVAL

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ENGINEER — COUNTY

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

LICENSED LANDSCAPE ARCHITECT — BRETT J. ALLEN NO. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

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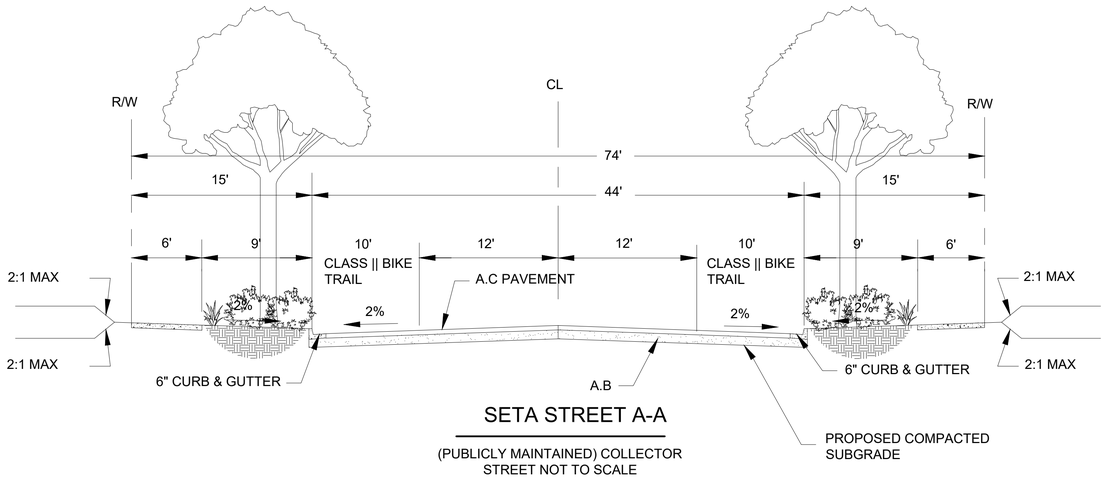
TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
SHADE PLAN

FOR: W.O.

~~18~~ OF 20 SHEETS
SHEET NO. SP-1
COUNTY FILE NO.

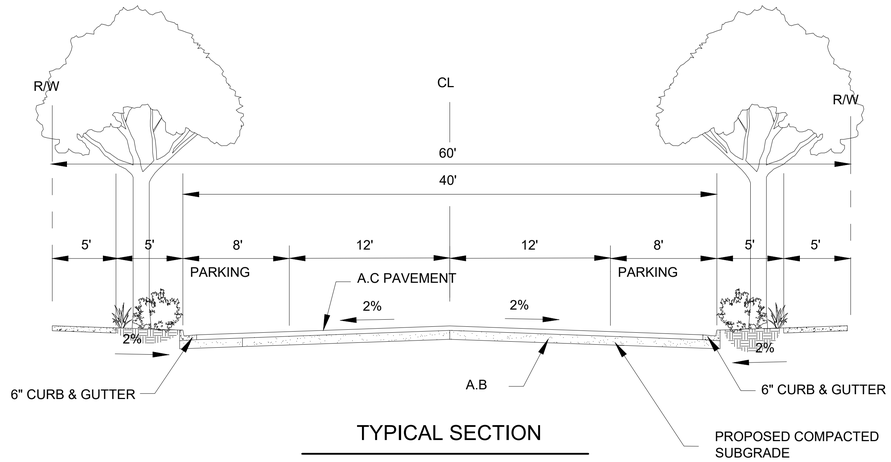
5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:18pm By: wwang DWG: P:\PZ4010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Shade Plan.dwg



SETA STREET A-A

(PUBLICLY MAINTAINED) COLLECTOR
STREET NOT TO SCALE



TYPICAL SECTION

LOCAL PRIVATE STREET
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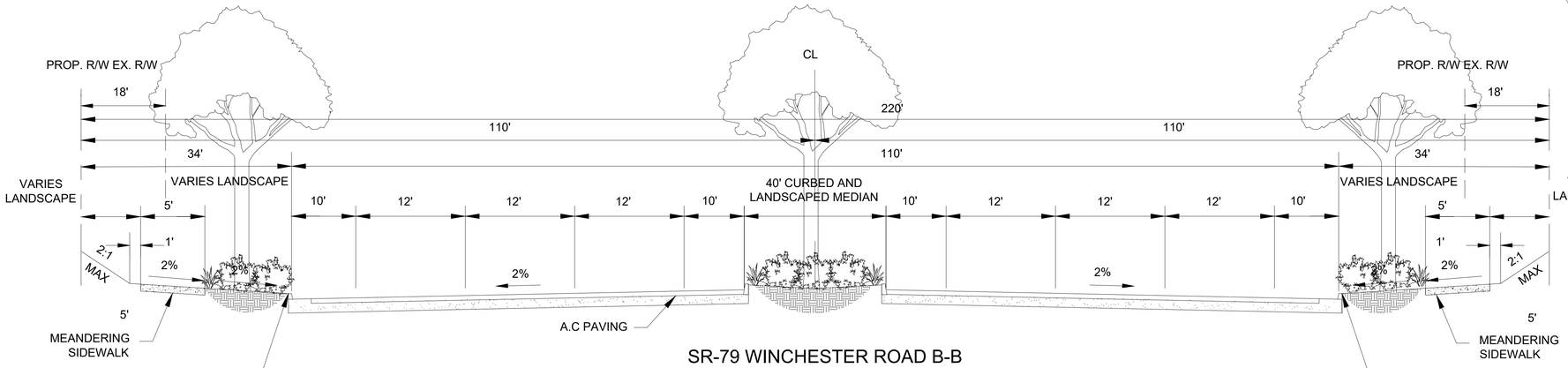

SR-79 WINCHESTER ROAD B-B

EXPRESSWAY
ULTIMATE SECTION
NOT TO SCALE

DIGALERT

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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 — SCOTT A. Allen — No. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

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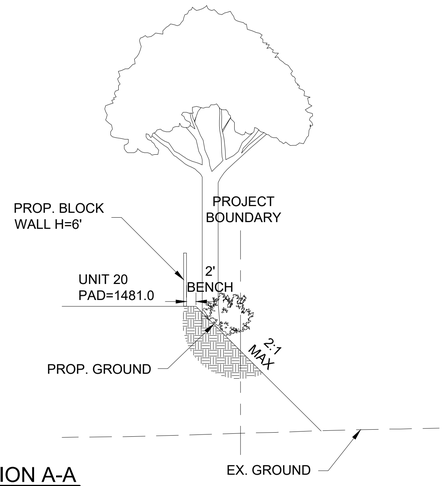
TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
SECTIONS

FOR: W.O.

12 OF 14 SHEETS
SHEET NO. PS-1
COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:15pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DO\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Details.dwg



SECTION A-A
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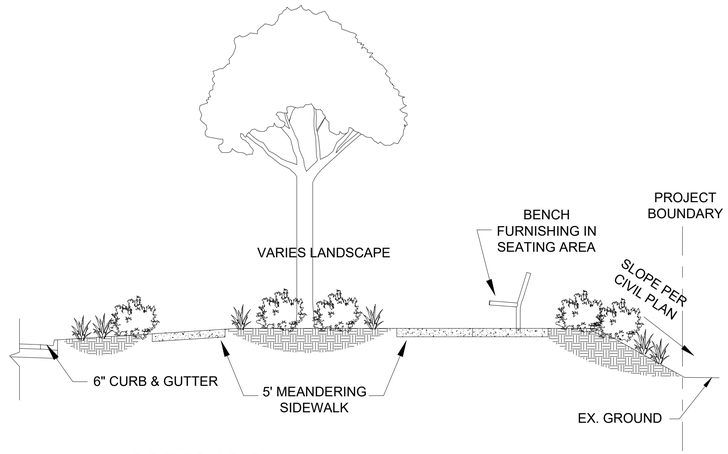
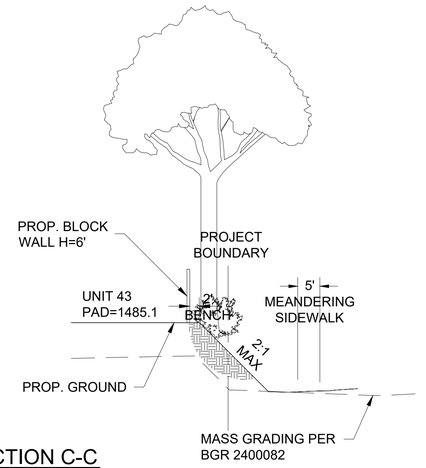


SECTION B-B
NOT TO SCALE



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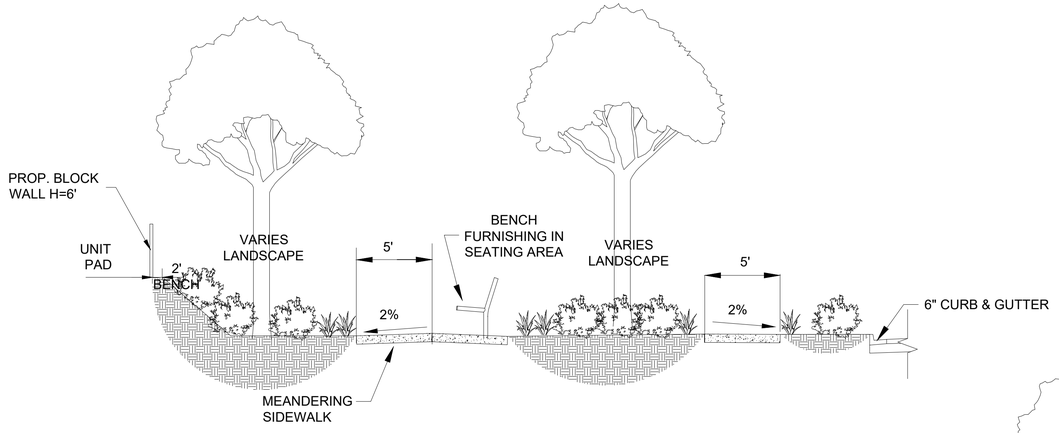

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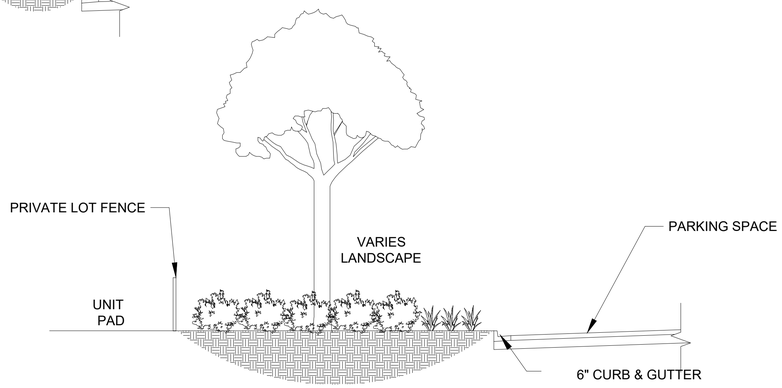

SECTION E-E
NOT TO SCALE

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COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
SECTIONS

FOR:

W.O.

13
OF 14 SHEETS

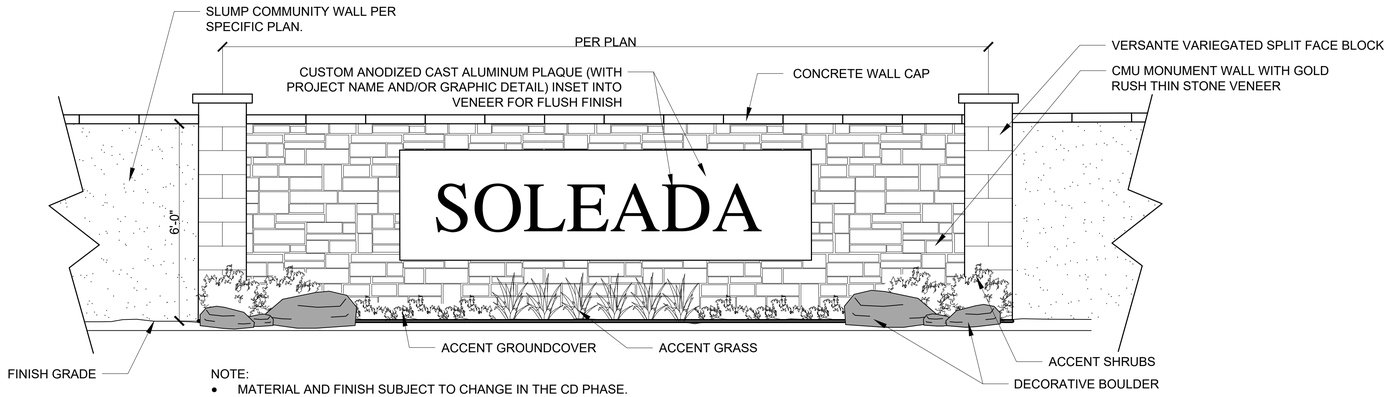
SHEET NO.
PS-2

COUNTY FILE NO.

FOR APPROVAL

5TH SUBMITTAL

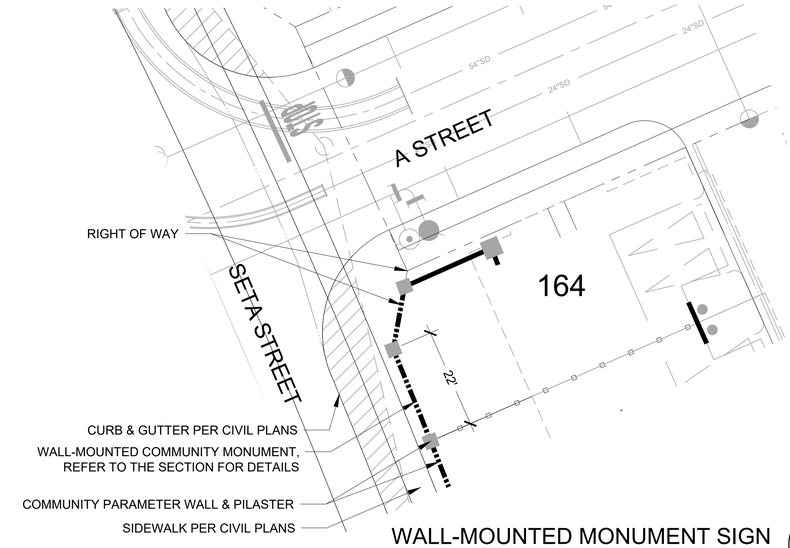
Plotted: Sep 29, 2025 - 12:15pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Details.dwg



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 (ELEVATION)

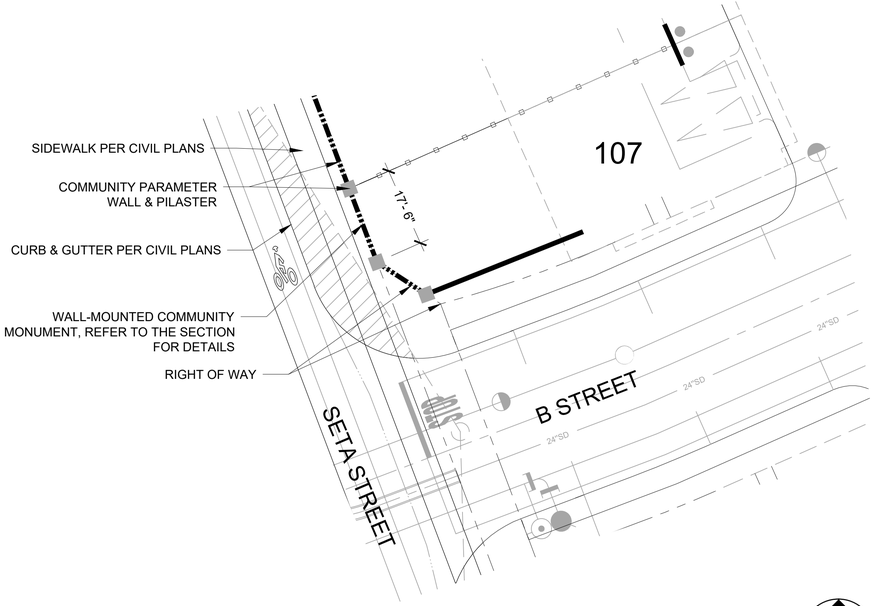
NOT TO SCALE



WALL-MOUNTED MONUMENT SIGN SEATA STREET& A STREET (PLAN VIEW)

NORTH

3/4" =1'



WALL-MOUNTED MONUMENT SIGN SEATA STREET& B STREET (PLAN VIEW)

NORTH

3/4" =1'

GOLD RUSH THIN STONE VENEER

VERSANTE VARIEGATED SPLIT FACE BLOCK

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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

LANDSCAPE ARCHITECTS

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

LICENSED LANDSCAPE ARCHITECT — BRENT A. ALLEN — No. 6595 — SIGNATURE — RENEWAL DATE 12-31-25 — 09/19/2025 — STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL

DATE

CHECKED BY

DATE

SCALE: H: AS SHOWN V: AS SHOWN

TTM 38959 PPT240024

COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 LANDSCAPE CONCEPT PLAN
MONUMENT SIGN CONCEPT

FOR: W.O.

14 OF 14 SHEETS

SHEET NO. MSC-1

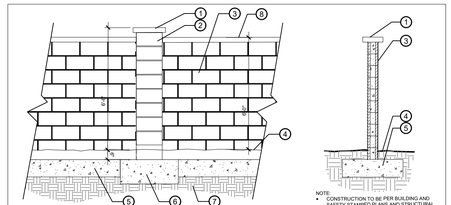
COUNTY FILE NO.

5TH SUBMITTAL

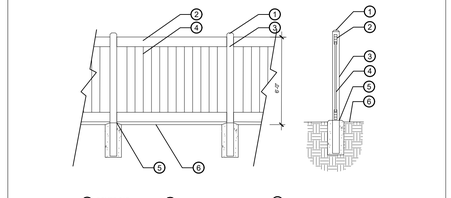
Plotted: Sep 29, 2025 - 12:15pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Details.dwg

SITE PLAN LEGEND

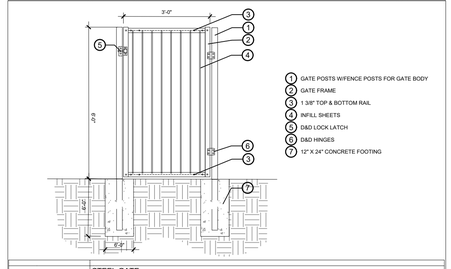
SYMBOL	DESCRIPTION
	6' HIGH HOA MAINTAINED COMBO WALL - SPLIT FACE BLOCK WALL ON RETAINING WALL - RETAINING WALL REFER TO CIVIL PLAN
	6' HIGH HOA MAINTAINED INTERIOR SPLIT FACE BLOCK WALL - SEE DETAIL C-1
	6'-6" HIGH HOA MAINTAINED PILASTER - SEE DETAIL C-1
	6' HIGH HOA MAINTAINED COMBO WALL(TUBE STEEL VIEW FENCE ON BLOCK WALL), SEE DETAIL C-4
	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 VALLEY-WIDE MAINTAINED COMBO WALL(TUBE STEEL VIEW FENCE ON BLOCK WALL), SEE DETAIL C-4
	6' HIGH PRIVATE MAINTAINED COMBO FENCE - VINYL FENCE ON RETAINING WALL - RETAINING WALL REFER TO CIVIL PLAN
	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3



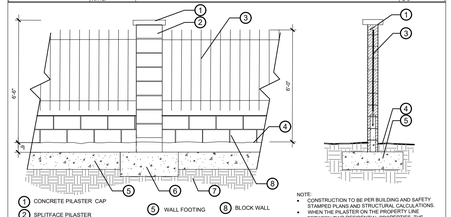
REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SPLITFACE BLOCK WALL AND PILASTER	
	N.T.S.	C-1



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



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



REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	COMBO WALL (TUBE STEEL ON BLOCK WALL) VARIATION PER SPECIFIC PLAN	
	N.T.S.	C-4

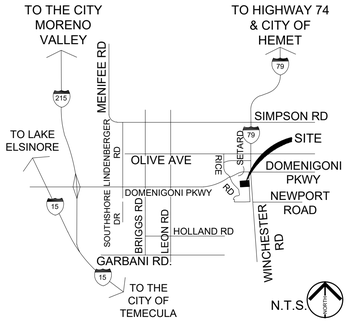
TTM38959 SOLEADA PA11 WALL & FENCE EXHIBIT

AS OF 7-30-2025

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

COUNTY OF RIVERSIDE
REGENT SOLEADA PA 11
SETA STREET
TTM 38959
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

09/19/2025
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
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S0LANA BEACH, CALIFORNIA 92075-2042

09/19/2025
BRETT ALLEN DATE
REGISTRATION NO. 6595

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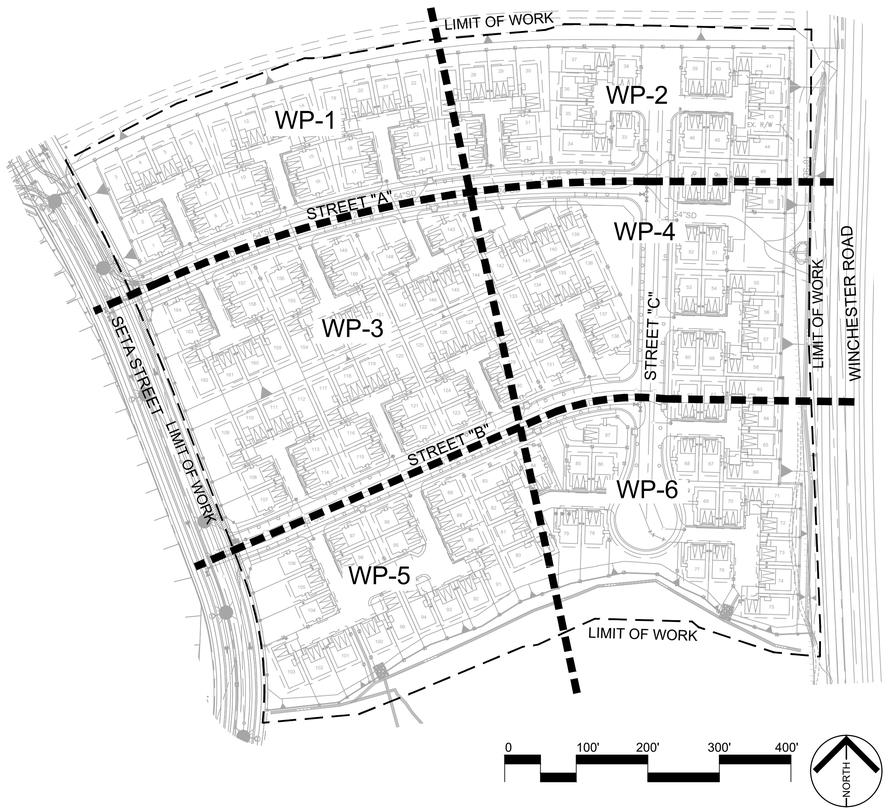
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

KEY MAP



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2. APPROVAL BY TRANSPORTATION DEPARTMENT IS FOR WORK IN THE ROAD RIGHT-OF-WAY ONLY.

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.	461-220-043
FEMA FLOOD ZONE	ZONE X-AREA OF MINIMAL FLOOD HAZARD MAP 06065C2080H
EXISTING LAND USE: EXISTING ZONING:	VACANT 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 PLAN
WP-5	6	WALL AND FENCING PLAN
WP-6	7	WALL AND FENCING PLAN
WP-7	8	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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TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 WALL & FENCE PLAN
COVER SHEET

FOR: W.O. COUNTY FILE NO.

1 OF 8 SHEETS
SHEET NO. CS-1

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:24pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 - CS - W&F.dwg

WALL & FENCE LEGEND

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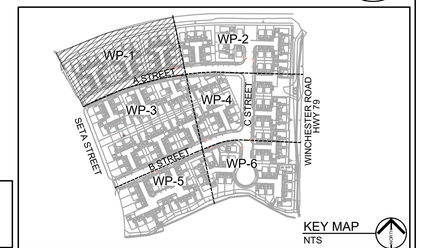

KEY MAP NTS

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VLA LANDSCAPE ARCHITECTS

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PA 11 WALL & FENCE PLAN

WALL AND FENCING PLAN

FOR:

W.O.

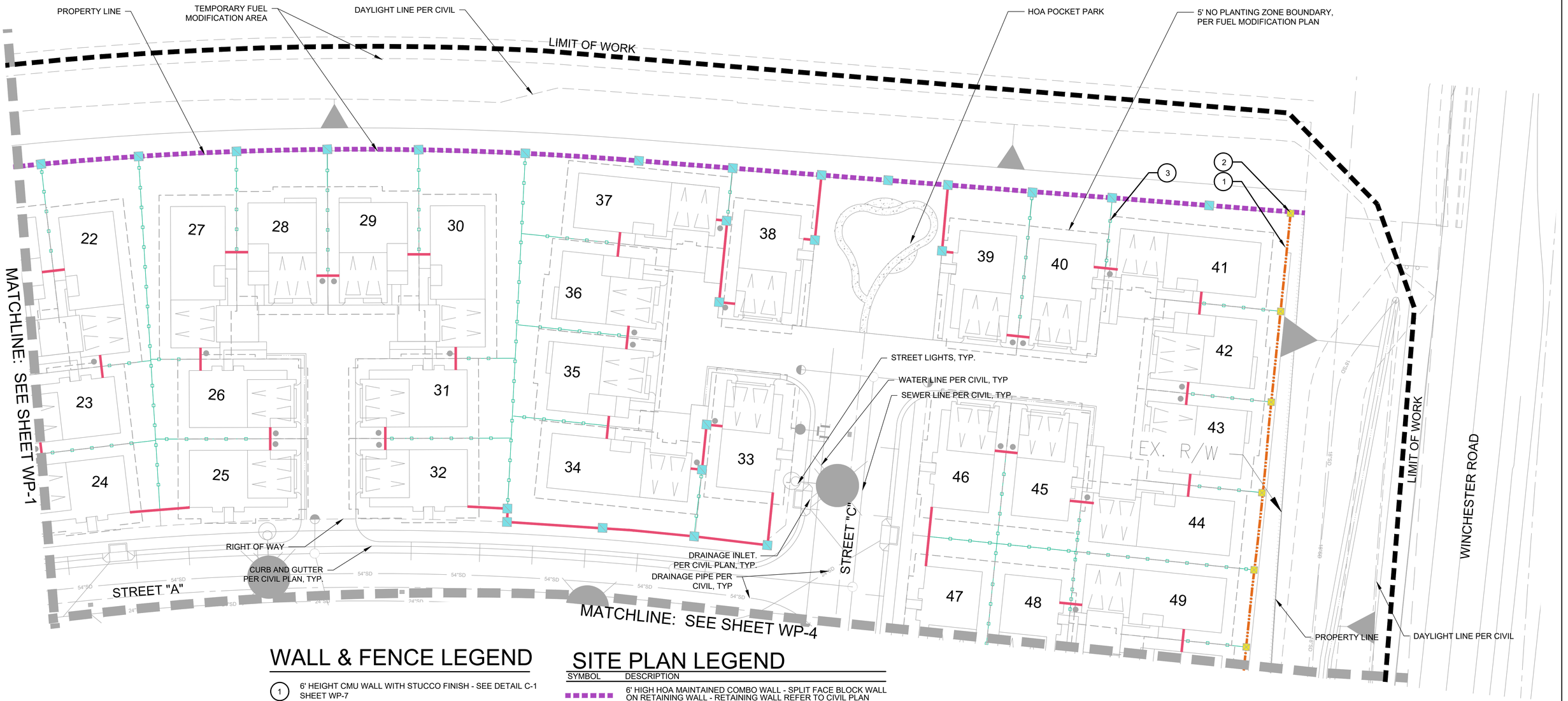
COUNTY FILE NO.

2 OF 8 SHEETS

SHEET NO. WP-1

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:24pm By: wwang DWG: P:\#24510 Regent Properties Soleada\DD\PA 7 & 11 Concept Plans\TTM 38959 - PA 11\TTM 38959 - PA 11 Wall and Fence.dwg



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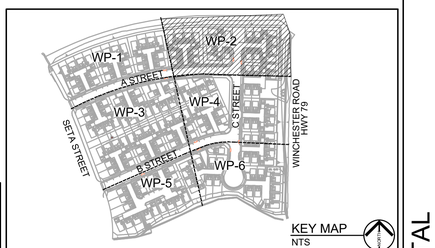

KEY MAP NTS

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FOR: W.O.

3 OF 8 SHEETS
SHEET NO. WP-2
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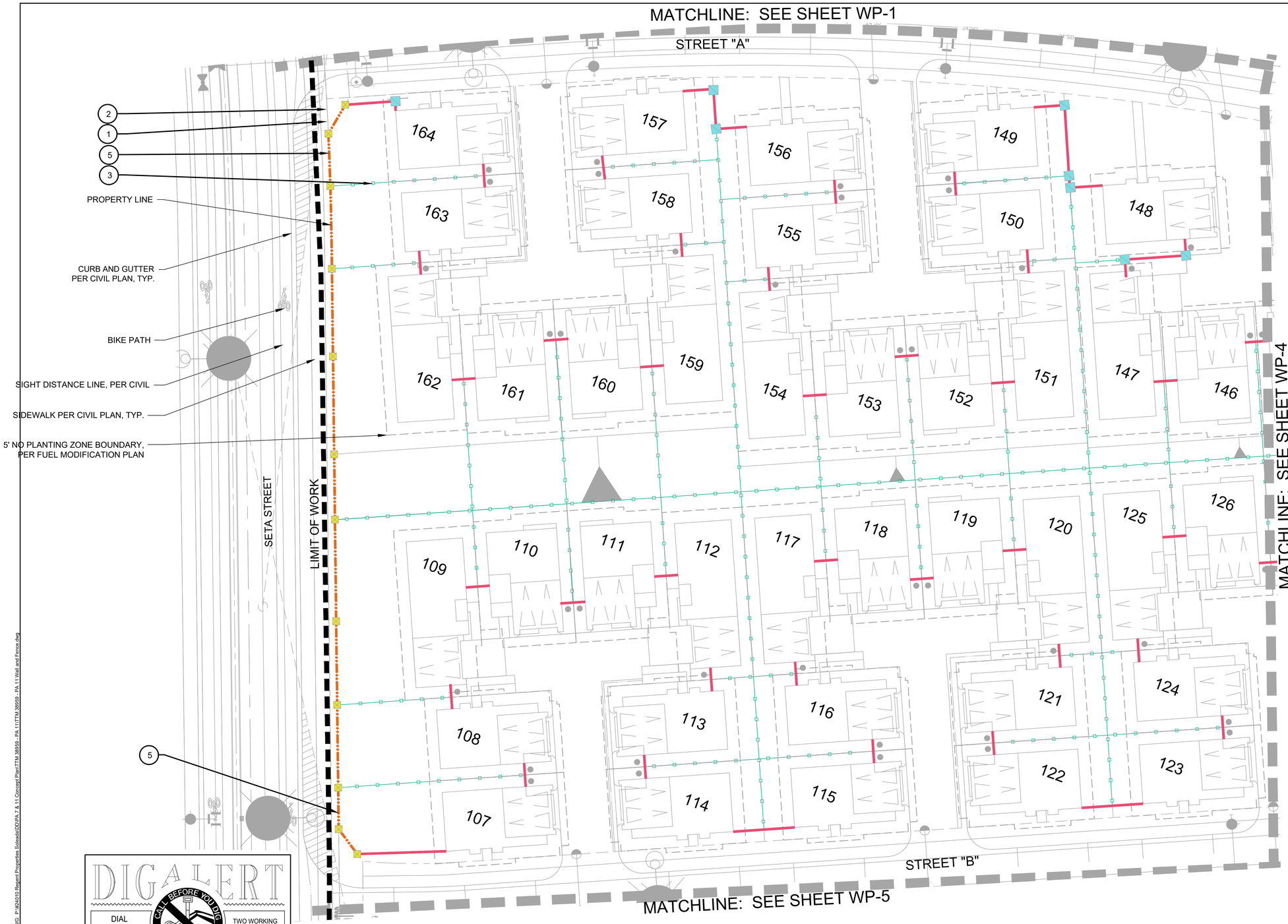

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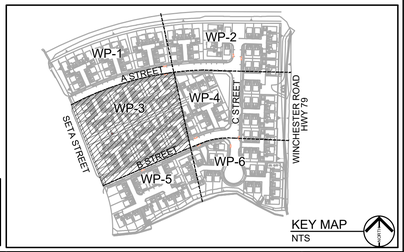

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LICENSED LANDSCAPE ARCHITECT — BRETT J. ALLEN NO. 6595 — SIGNATURE — RENEWAL DATE: 12-31-25 — STATE OF CALIFORNIA — 09/19/2025

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SCALE: H: AS SHOWN V: AS SHOWN

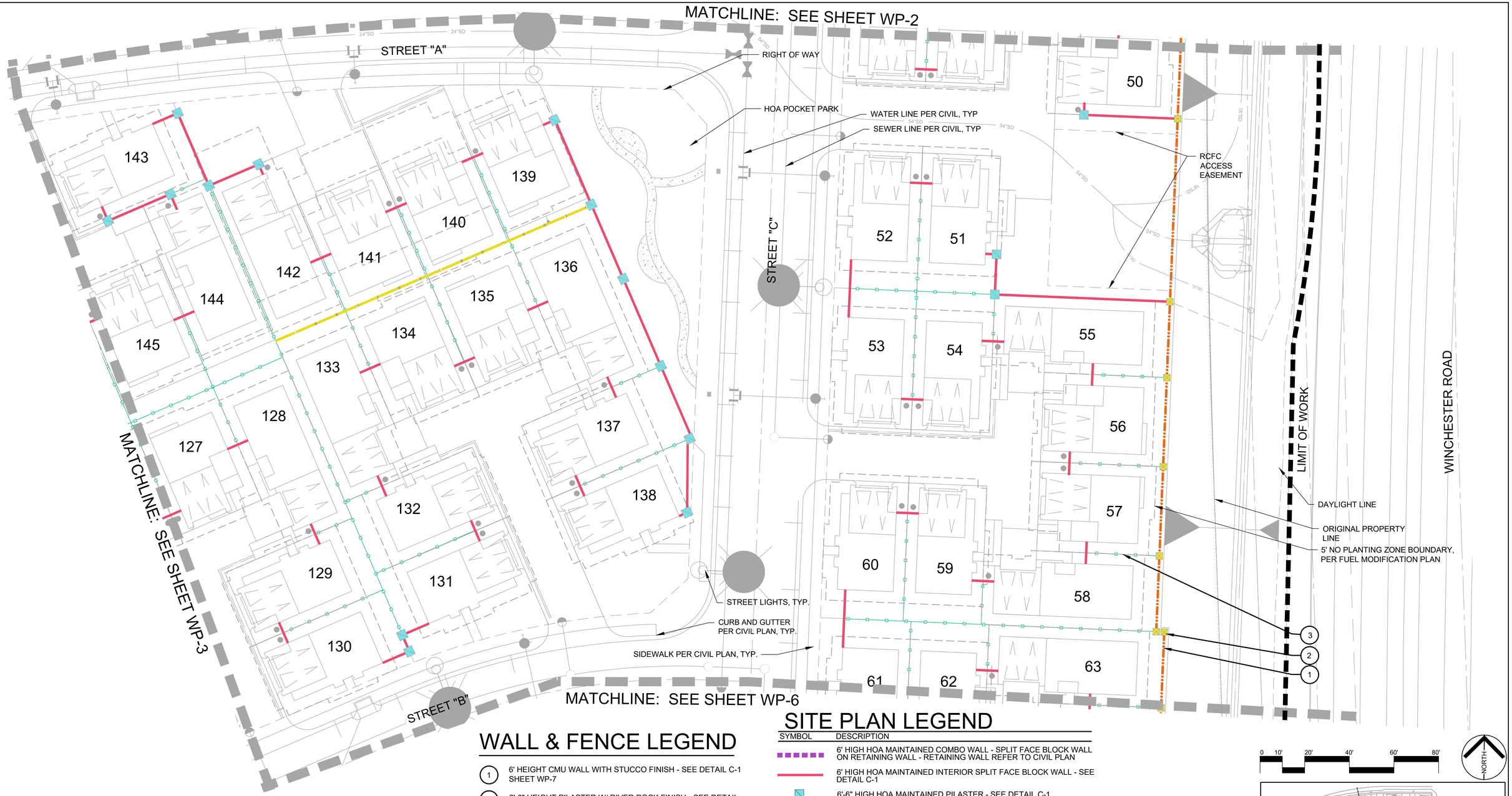
TTM 38959 PPT240024
COUNTY OF RIVERSIDE
SETA STREET
TTM 38959 - REGENT SOLEADA
PA 11 WALL & FENCE PLAN
WALL AND FENCING PLAN

FOR:
W.O.

4 OF 8 SHEETS
SHEET NO. WP-3
COUNTY FILE NO.

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:24pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Wall and Fence.dwg



WALL & FENCE LEGEND

1. 6' HEIGHT CMU WALL WITH STUCCO FINISH - SEE DETAIL C-1 SHEET WP-7
2. 6'-6" HEIGHT PILASTER W/ RIVER ROCK FINISH - SEE DETAIL C-1 SHEET WP-7
3. 6' HEIGHT VINYL SIDE YARD FENCE - SEE DETAIL C-2 SHEET WP-7
4. 6' HEIGHT TUBULAR STEEL VIEW FENCE, SATIN BLACK COLOR - SEE DETAIL C-3 SHEET WP-7
5. WALL-MOUNTED COMMUNITY MONUMENT, REFER TO THE LANDSCAPE CONCEPT PLAN FOR DETAIL.

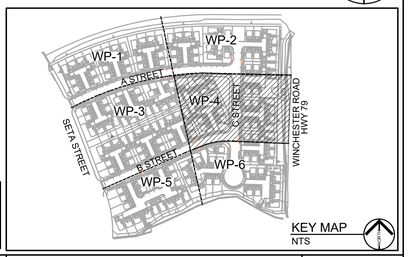
NOTE: PERIMETER WALL PILASTERS SHALL BE SPACE NO MORE THAN 50 FEET APART FROM EACH OTHER.

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	6' HIGH HOA MAINTAINED COMBO WALL - SPLIT FACE BLOCK WALL ON RETAINING WALL - RETAINING WALL REFER TO CIVIL PLAN
	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 HOA MAINTAINED COMBO WALL(TUBE STEEL VIEW FENCE ON BLOCK WALL), SEE DETAIL C-4
	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 VALLEY-WIDE MAINTAINED COMBO WALL(TUBE STEEL VIEW FENCE ON BLOCK WALL), SEE DETAIL C-4
	6' HIGH PRIVATE MAINTAINED COMBO FENCE - VINYL FENCE ON RETAINING WALL - RETAINING WALL REFER TO CIVIL PLAN
	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3

0 10' 20' 40' 60' 80'

NORTH



KEY MAP NTS

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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FOR:
W.O.

5 OF 8 SHEETS
SHEET NO. WP-4
COUNTY FILE NO.

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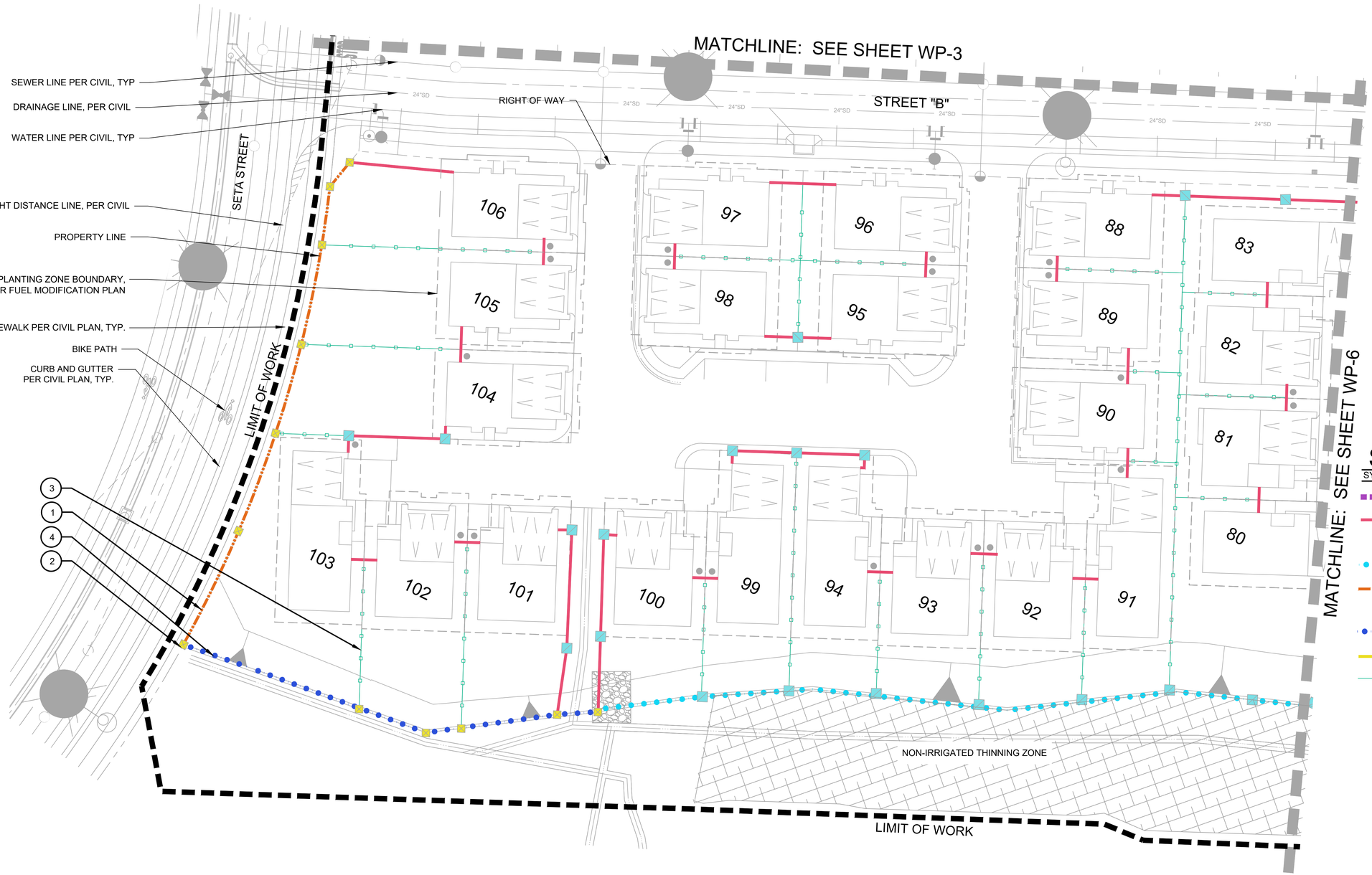

WALL & FENCE LEGEND

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2. 6'-6" HEIGHT PILASTER W/ RIVER ROCK FINISH - SEE DETAIL C-1 SHEET WP-7
3. 6' HEIGHT VINYL SIDE YARD FENCE - SEE DETAIL C-2 SHEET WP-7
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	6' HIGH PRIVATE MAINTAINED COMBO FENCE - VINYL FENCE ON RETAINING WALL - RETAINING WALL REFER TO CIVIL PLAN
	6' HIGH PRIVATE MAINTAINED VINYL FENCE - SEE DETAIL C-2
	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3

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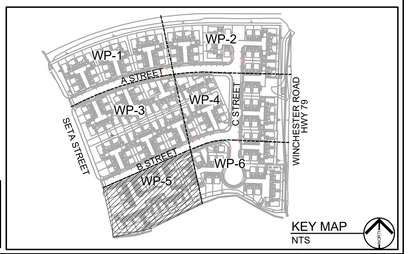

0 10' 20' 40' 60' 80'

NORTH

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PA 11 WALL & FENCE PLAN
WALL AND FENCING PLAN

FOR: W.O. COUNTY FILE NO.

6 OF 8 SHEETS
SHEET NO. WP-5

5TH SUBMITTAL

Plotted: Sep 29, 2025 - 12:24pm By: wwang DWG: P:\#24010 Regent Properties Soleada\DD\PA 7 & 11 Concept Plan\TTM 38959 - PA 11\TTM 38959 - PA 11 Wall and Fence.dwg

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	SIDE YARD ENTRANCE LOCATION. SIDE YARD GATE DETAIL SEE C-3

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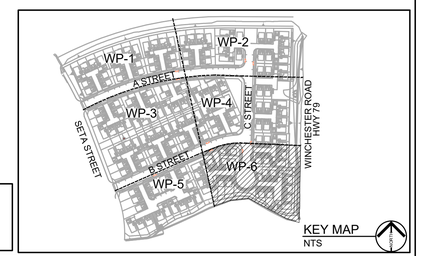

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7 OF 8 SHEETS
SHEET NO. WP-6

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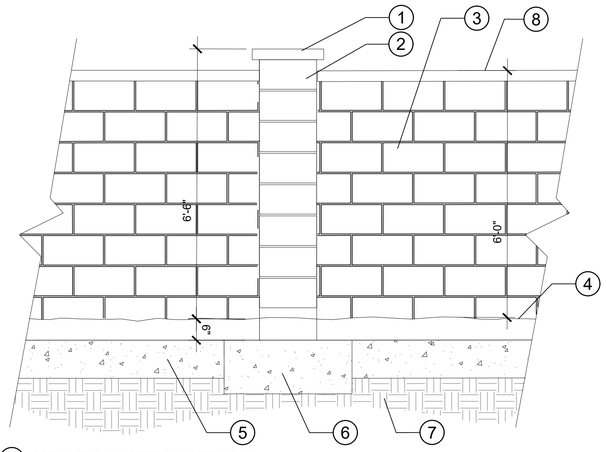
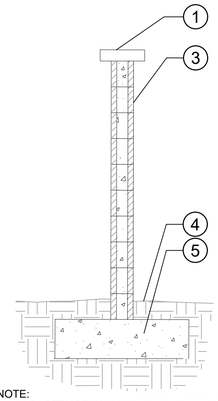
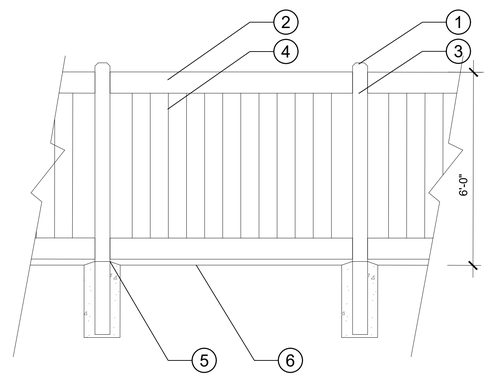


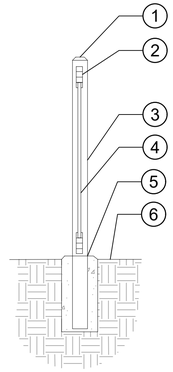


1. PRECAST CONCRETE PILASTER CAP
2. SPLITFACE PILASTER
3. SPLITFACE BLOCK WALL.
4. FINISH GRADE
5. WALL FOOTING
6. PILASTER FOOTING
7. SUBGRADE SOIL
8. CONCRETE WALL CAP

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.

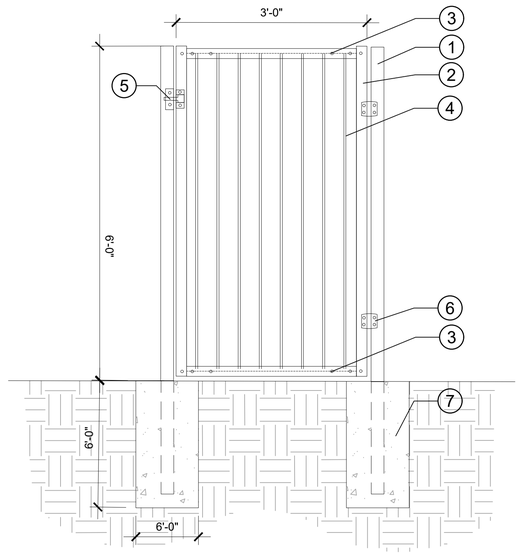
REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SPLITFACE BLOCK WALL AND PILASTER	
	N.T.S.	C-1





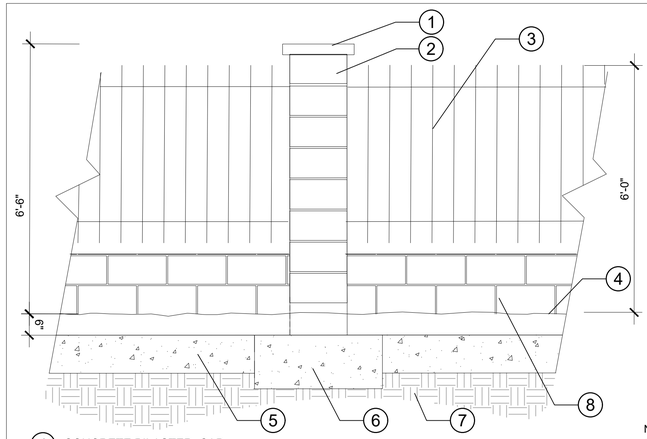
1. DOMED CAP
2. 8" TOP & BOTTOM RAIL
3. 5"X5" VINYL POST
4. 6" TONGUE AND GROOVE
5. DOMED CONCRETE FOOTING
6. FINISH GRADE
7. GRAVITY GATE LATCH PER MANUFACTURER
8. METAL HINGES PER MANUFACTURER
9. FRONT YARD BLOCK WALL PER PLAN

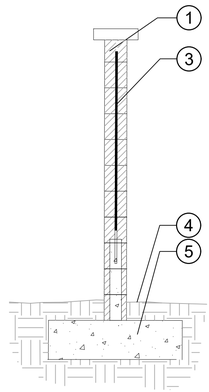
REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	SIDE YARD FENCE	
	N.T.S.	C-2



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. CONCRETE PILASTER CAP
2. SPLITFACE PILASTER
3. TUBE STEEL FENCE
4. FINISH GRADE
5. WALL FOOTING
6. PILASTER FOOTING
7. SUBGRADE SOIL
8. BLOCK WALL

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REGENT SOLEADA LANDSCAPE IMPROVEMENT STANDARDS	COMBO WALL (TUBE STEEL ON BLOCK WALL) VARIATION PER SPECIFIC PLAN	
	N.T.S.	C-4

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W.O.

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12/10/25, 9:56 am **TTM38959**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38959. 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 (TTM38959, PPT240024) 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. 38959 is a proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11 (PA 11).

Plot Plan No. 240024 is a proposal for the design and development for TTM38959 (see above). The development consists of 164 detached residential condominium units on individual lots, and common areas for landscape, pocket parks and access purposes. Each condominium unit provides a 2-car garage and a private yard. The condominium development provides a total of 146 guest parking spaces.

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 November 12, 2025
Exhibit B – (Plot Plan and Section Details), dated November 12, 2025
Exhibit C – (Conceptual Grading Plan), dated November 12, 2025
Exhibit D – (Conceptual Utility and Fire Access Plan), dated November 12, 2025
Exhibit E – (Architectural Elevations & Floor Plans), dated November 12, 2025

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Exhibit F – (Landscape Concept Plan), dated November 12, 2025
Exhibit G – (Monument Sign Concept Plan), dated November 12, 2025
Exhibit H – (Wall & Fence Plan), dated November 12, 2025

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38959 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 TTM38959, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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 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

ADVISORY NOTIFICATION DOCUMENT

E Health

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

(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 Programs 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 Advisory Comments

DEH has reviewed the project scope for a subdivision. Based on the information and documents provided the following is required either prior to recordation or building 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 park spaces within the development.

Fire

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

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 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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

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. 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 Flood Hazard Report

TTM 38959A3.1, Related Cases: PPT240024
FLOOD HAZARD REPORT
DAC: 07/31/2025
BB ID: 307-671-382

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Tentative Tract Map (TTM) 38959 is a proposal for a Schedule "A" subdivision with 157 single family residential lots for the proposed T-Motor Court homes within planning area 11 of the Crossroads in Winchester specific plan (SP) 288 amendment 2. The land use for planning area 11 per SP288A2 is for High Density Residential which is consistent with the proposed development. The proposed development for TTM38959 will only occur on the northern portion of the parcel. The land use for most of the southern portion of the parcel per SP288A2 is for open space conservation. The project is located South of Domenigoni Parkway and bound by Winchester Road to the east and Seta Street to the West. The northern portion of the parcel where the subdivision is proposed is within the Salt Creek Channel – Winchester/North Hemet area drainage plan (ADP) and a small portion of the parcel to the south is within the Murrieta Creek/Warm Springs Valley ADP. The small portion to the south is also within the Murrieta Creek Master Drainage Plan (MDP). The project area lies within previously reviewed cases such as SP288, PM36545, and TR37119. This case is being processed concurrently with PPT240024.

The existing site has a mild slope with runoff that sheet flows in a northerly direction towards Winchester Road Storm Drain Stage 1 (also referred to as Line Q), drawing no. 4-1161 which is currently under construction and pending acceptance by the District for future maintenance. Line Q will help facilitate future improvements associated with the developments included in SP288. The hydrology for Line Q was approved under PM36545 and includes drainage areas from Rice Road (west of the project area) and Winchester Road (east of the project area) that discharged into the Salt Creek Channel and their respective land use per SP288A2. Line Q runs northerly beginning approximately 540 feet South of Domenigoni Parkway with an outlet that discharges into Salt Creek Channel. South of the project area, the topography consists of steep rocky hills.

The District has reviewed the Tentative Tract Map dated September 17, 2025, and the preliminary drainage study dated May 2024 and revised in October 2024, April 2025, June 2025, and September 2025. The submitted tentative tract map illustrates the locations of the proposed lots, shows preliminary grading of the project area, preliminary proposed locations for the utilities and the proposed street improvements.

From the drainage study, mass grading of the Crossroad South site and construction of streets including storm drains will occur prior to the development of TTM38959 under TR37119 which is currently in plan check. This will include streets and storm drains proposed west of the project area that will isolate offsite flows from the west of the project area. The water quality basin northwest of the project area will also be constructed prior to the development of TTM38959 also under TR37119. This basin has been updated in the final Crossroads South drainage study to account for water quality and additionally, for the flows from TTM 38959 which had not been included in previous studies. All the offsite flows from the west of the project area and the onsite flows from this subdivision will drain to the water quality basin before discharging into Line Q through Lateral Q7. These drainage improvements tributary to and including the water quality basin must be constructed prior to or constructed by TTM38959. Offsite flows from Winchester Road and east of the project area will be conveyed through a proposed 54-inch storm drain to be maintained by RCFC that connects to Line Q on Seta Street west of the project area. See Condition 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES).

As mentioned, this development relies on the construction of the backbone infrastructure under TR37119

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

which is currently in plan check. This infrastructure will include the storm drain along Seta Street where flows from this project will tie-in at nodes 110 and 130 with 100-year flows of 31.7 cfs and 19.4 cfs respectively. The infrastructure will also include updating the size of the basin located southwest of the intersection of Domenigoni Parkway and proposed Seta Street. This basin has been updated to account for additional flows from this project that were not considered to be tributary to the basin before. Calculations and relevant exhibits have been provided under this case to show how the hydrographs for the various storms were developed for this basin and routing calculations have also been included as excerpts for our review to show that all the flows tributary to the basin have been routed down and do not exceed the capacity of the existing Lateral Q7.

PM36545 and the site plan from TTM38959 shows existing three (3) 30-inch corrugated metal pipes (CMP) crossing Winchester Road. As mentioned, these flows will be conveyed through the project using a 54-inch storm drain that connects to Line Q. The 3 30-inch CMP culverts will connect with the 54-inch using a junction structure proposed at the eastern boundary. The details for this junction structure can be provided and refined in final engineering. However, the junction structure and manhole as shown is very close to the eastern property boundary. Access to the structure and the proposed manhole shall be moved to be within the project limits. In case access is required outside of the project limits, the District will require a gate within the proposed eastern block wall. This access gate can also be shown in final engineering.

Lastly, during final engineering, an easement to the District (RCFC Easement) should be shown on the open space numbered 406 in the updated TTM to provide access and turnaround to be able to access the manhol at the junction structure. Additionally, the easement will need to be shown where the 54-inch alignment is outside of public right of way. The dimensions for this easement should ensure that the minimum storm drain widths for future repair and replacement, and vehicular turn around area dimensions (for maintenance vehicles) are satisfied. This includes California Building Code trench safety requirements for trenching adjacent to buildings.

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

The site is located within the bounds of the Salt Creek Channel – Winchester/North Hemet Area Drainage Plan (ADP) and Murrieta Creek/Warm Springs Valley ADP for the smaller portion to the south of the parcel for which drainage fees have been established by the Board of Supervisors. Applicable ADP will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for these ADPs are $131 and $677 per acre respectively, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. 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. Personal or corporate checks will not be accepted for payment.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Any questions pertaining to this project may be directed to Robert Macharia at 951-955-1348 or RMachari@rivco.org.

Flood. 2 Specific Plan Mitigation Measures No Longer Applicable to the District

Mitigation measures MMC.7-1, MMC.7-2, MMC.7-3, and MMC.4-7 from the approved specific plan are no longer applicable to Riverside County Flood Control and Water Conservation District (District). These measures are in reference to the project mitigating for water quality impacts that will be addressed in the project's Water Quality Management Plan (WQMP). The Transportation Department currently reviews and approves the preliminary and final WQMP.

Planning

Planning. 1 015 - Planning - Landscape Requirement

Landscape Requirement

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:
1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 90 Days to Protest

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

Planning. 3 CONCEPTUAL PHASE GRADING

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 CONCEPTUAL PHASE GRADING (cont.)

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 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 MM C.6-6 through 6-10 from SP288 (cont.)

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 the parcel where that structure is located is divided and a Final Map is is recorded in accordance with Ordinance No. 460.

Planning. 10 Offsite Signs ORD 679.4

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

Planning. 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

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.
* 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. 250036 (TTM38959)

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, Geotechnical Update, Soleada Development, Tract 38959, Southwest of Domenigoni Parkway & Winchester Road, Riverside County, California, dated July 10 (revision of Oct 9, 2024 report).
County Geologic Report GEO No. 250036 submitted for project TTM38959 incorporates the above reference reports by Geocon West, Inc., and is hereby approved for Riverside County Planning Department purposes. GEO250036 generally concluded/recommended the following:

1. Soil or geologic conditions were not encountered during this study that would preclude the proposed

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

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

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, rock fall, 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 upper portion of the older alluvium and weathered bedrock is not considered suitable for the support of compacted fill or settlement-sensitive improvements. Remedial grading of the surficial soil will be required as discussed herein. 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. Landscape planters that saturate the subsurface or stormwater infiltration structures should not be used within 20 feet of proposed structures or other on-grade improvements. Localized surface settlement should be anticipated in the vicinity of the stormwater infiltration structures or other areas where water is allowed to infiltrate the subsurface.

5. Up to 2 inches of embankment settlement could occur within alluvium areas. Settlement monitoring should be considered within deep fill areas to monitor the manifestation of settlement across a period of at least 2 months, with additional monitoring required as needed, considering the magnitude and rate of settlement.

6. Cut lots and cut/fill transition lots, as well as deep utility corridors in bedrock areas should be over-excavated to provide uniform and excavatable support for structures and utilities (see table and figure provided in Section 6.4.7).

7. A rock fall hazard exists from natural hills south of the site. The grading contractor should remove loose boulders during grading to mitigate this hazard. Rocks that must remain in place but are not partially buried may require rock anchors to secure in place. A geologic evaluation and identification of rocks that could potentially impact proposed improvements will need to be performed during grading operations by the Engineering Geologist for the contractor to mitigate.

8. Groundwater was encountered in boring B-1 (2024) at a depth of 17½ feet below the existing ground surface and B-4 at 20 feet in 2001. Seepage may be encountered at the soil/bedrock contact and within joints in the granitic bedrock. Static groundwater is not anticipated to be encountered during grading. However, it is not uncommon for seepage conditions to develop where none previously existed due to the permeability characteristics of the geologic units encountered. During the rainy season, localized perched water conditions may develop above bedrock that may require special consideration during grading operations. Groundwater elevations are dependent on seasonal precipitation, irrigation, and land use, among other factors, and vary as a result.

9. Proper drainage should be maintained in order to preserve the design properties of the fill in the

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

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

sheet-graded pads and slope areas. A subdrain system is recommended to be constructed where canyon conditions exist and within fill slopes (i.e. keyway drain, down drains), and should discharge into existing or planned storm drain systems or water quality management basins. Recommendations for site drainage are provided herein.

10. Based on previous laboratory testing, as documented in our 2021 Preliminary Geotechnical Investigation, site soils are expected to generally possess a “very low” to “low” expansion potential, expansion index (EI) of 0 to 50. Based on this, site soils would be considered “expansive” as defined by 2022 CBC Section 1803.5.3.

11. Undocumented fill (if encountered), unsuitable surficial older alluvium, and unsuitable surficial weathered granitic bedrock within a 1:1 (h:v) projection of the limits of grading should be removed to expose competent older alluvium with a relative compaction of at least 85 percent (ASTM D1557) and 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 alluvium areas should extend at least 10 feet below existing grades. Removals in weathered bedrock areas should extend at least 3 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.

12. To provide engineered fill below foundations and to reduce the potential for differential settlement, building pads within cut areas or those with cut-fill transitions should be undercut by at least 3 feet, sloped at 1 percent to the adjacent street or deepest fill, and replaced with properly compacted fill with a “very low” to “low” expansion potential (EI of 50 or less). Where the thickness of the fill below or adjacent to the building pad exceeds 15 feet, the depth of the undercut should be increased to one-fifth of the maximum fill thickness to a maximum depth of 10 feet.

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 Conditions

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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

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

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

The Project shall install street name sign(s) in accordance with County Standard 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.

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 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

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.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - Water and Sewer Not Satisfied

Provide documentation that establishes water and sewer service for this project from the appropriate purveyor. Based on exhibits EMWD is intended to propose both water and sewer service.

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

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

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

The Riverside County Fire Department, Fire Planning Division, reviews proposed development projects throughout the county and its partner cities. Our evaluation focuses on ensuring compliance with departmental standards, including response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments. Our department provides cooperative integrated regional fire protection services throughout Riverside County and its partner cities.
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.

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50. Prior To Map Recordation

Fire

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

To mitigate these impacts, the residential portion of the project will be subject to Development Impact Fees (DIF) in accordance with the County's fee schedule. Additionally, 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 6 Items for District Operation and Maintenance of Facility Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

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

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

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

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

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50. Prior To Map Recordation

Flood

050 - Flood. 1 6 Items for District Operation and Maintenance of Facility Not Satisfied

Contract Services Section.

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

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

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

050 - Flood. 2 ADP Fee Notice Not Satisfied

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

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

050 - Flood. 3 Caltrans Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the Caltrans right-of-way or involving drainage facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If an encroachment permit is not required by Caltrans, provide District with an acknowledgement from Caltrans.

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50. Prior To Map Recordation

Flood

050 - Flood. 4 Onsite Easement on Final Map Not Satisfied

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

050 - Flood. 5 Phasing Not Satisfied

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

050 - Flood. 6 Submit ECS & Final Map Not Satisfied

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

050 - Flood. 7 Submit Plans Not Satisfied

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

Planning

050 - Planning. 1 ANNEX TO PARK DISTRICT Not Satisfied

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

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

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

1. A cover letter identifying the project for which approval is sought referencing the Planning

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50. Prior To Map Recordation

Planning

050 - Planning. 2 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA ((Not Satisfied

Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents;
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference;
4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.
The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:
The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on APPROVED EXHIBITS, attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.
In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established 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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Planning

050 - Planning. 2 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA ((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

An offer of dedication to the County of Riverside for a Community Trail within a 10-foot wide (10') Class II bike trail along Seta Street 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.

050 - Planning. 9 TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance

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Planning

050 - Planning. 9 TRAIL MAINTENANCE (cont.) Not Satisfied

district approved by the County Planning Department, for the maintenance of regional trails associated with TTM38959 along Seta Street, Winchester Drive, 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 Restrictions Not Satisfied

Lot access shall be restricted on Seta Street and so noted on the final map, with the exception of access opening for private Street A and private street B.

Lot access shall be restricted on SH-79 Winchester Road and so noted on the final map.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

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

050 - Survey. 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

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:

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Transportation

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

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

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

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

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

050 - Transportation. 2 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

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Transportation

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

pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

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

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

050 - Transportation. 4 CALTRANS Not Satisfied

EXISTING CALTRANS MAINTAINED - SH-79 WINCHESTER ROAD
SH-79 Winchester Road along the project boundary is a Caltrans-maintained road and shall coordinate with and obtain an approval from Caltrans, Valley Wide District and the County Flood Control District on the following improvements outside of existing roadway pavement and outside of minimum of 8-ft of existing dirt shoulder. Submit evidence of approval to the Transportation Department.
--An 8" Curb & Gutter to be install along the edge of improvement at a minimum of 8-ft of existing dirt shoulder from the existing edge of pavement, to collect drainage runoff from existing roadway pavement. In addition, provide 12-in wide by 0-in Curb & Gutter to convey collected drainage flow on the proposed concrete V-ditch swale, placed at the low points and spaced at 30-FT on center. This edge of improvement of 8-in Curb & Gutter will indicate the begin of Caltrans surface maintenance to the east, and Valley Wide District surface maintenance to the west toward the Right-of-Way.
-Re-grade between the proposed 8" Curb & Gutter the right of way line to be able to drain into a proposed 3-FT Wide Concrete V-Ditch.
-Portion of the re-grading is the proposed 2:1 max slope.
-The proposed 3-FT Wide concrete V-ditch swale.
-Drainage catch basins, storm drain pipes and outlet structure to collect and discharged drainage flow.
-The proposed landscape within re-graded area.
-Evaluate the placement of signage from Domenigoni Pkwy to the project north limit that there is no sidewalk for pedestrian use.

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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4 CALTRANS (cont.) Not Satisfied

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. 5 Coordination with Others Not Satisfied

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

• The Project shall coordinate with and obtain approval from Caltrans District 8 Attn: I.G.R. 464 W. 4th Street, San Bernardino Ca 92401 and submit evidence of approval to the Transportation Department.
• Coordinate with CUP03770R01 & TR37119.

050 - Transportation. 6 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. 7 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. 8 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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Seta Street along the project boundary shall be conveyed for public use to provide for a 37-FT half-width right-of-way per the Collector Street Standard No. 103, Ordinance No. 461.11.

Sufficient public street right-of-way along SH-79 Winchester Road on the project side shall be conveyed for public use to provide for a 110-FT half-width right-of-way per the Expressway Standard No. 84, Ordinance No. 461.11.

Internal Streets A, B and C are reserved private streets and shall be conveyed as a 60-FT full-width private road easement for public utility purposes along with the right of ingress and egress for emergency vehicles, per Standard No. 105A, Ordinance No. 461.11.

or as approved by the Director of Transportation.

050 - Transportation. 10 Road Improvements (Plan) Not Satisfied

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

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

PART-WIDTH SETA STREET
Seta Street along project boundary is a paved County maintained road designated as a Collector Street and shall be widened with AC pavement to 6 in curb and gutter to be located 22-FT from centerline, with a part-width pavement section extending an additional 12-FT beyond centerline in accordance with County Standard No. 103, Section A within a 52-FT part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk per Standard No. 401 shall be provided.
NOTE: At the intersection of Street A & Street B, install curb return improvements, curb ramps and portion of the Street A and Street B improvements within modify right-of-way dedication to include the returns, curb ramp and pedestrian crossing Private street A and Private street B.

FULL-WIDTH INTERIOR STREETS
Private Street A, B & C shall be improved with 40-FT full-width of AC pavement, within a 60-FT full width dedicated road easement, 6 in curb and gutter, 5 FT sidewalk at right of way adjacent to meet the County's local street Standard No. 105A, Section A.

or as approved by the Director of Transportation.

050 - Transportation. 11 TS/Geometrics Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 TS/Geometrics (cont.) 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 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. 12 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 TS/SIGNAL MODIFICATION (DESIGN) (cont.) Not Satisfied

the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 13 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.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

060 - BS-Grade. 4 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 MM - Geology and Soils MM (SP288) (cont.) Not Satisfied

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 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. 5 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. 6 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. 7 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 MM C.2-4 through C.2-14 from SP288 (cont.) Not Satisfied

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.
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. 8 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. 9 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. 10 MM C.6-1 from SP288 Not Satisfied

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

E Health

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

Grading engineer to provide a letter of no findings for wells or onsite wastewater treatment systems (OWTS)/septic. If components of OWTS or wells are found, submit an application for proper destruction to DEHOWTS@rivco.org. Fees will apply.

Fire

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60. Prior To Grading Permit Issuance

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.

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 6 Items for District Operation and Maintenance of Facility Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

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

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

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items for District Operation and Maintenance of Facility Not Satisfied

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

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

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

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

060 - Flood. 2 ADP Fee Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-6.

TTM38959 is located within the boundaries of the Salt Creek Channel – Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 3 Caltrans Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the Caltrans right-of-way or involving drainage facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If an encroachment permit is not required by Caltrans, provide District with an acknowledgement from Caltrans.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Phasing Not Satisfied

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

060 - Flood. 5 Submit Plans Not Satisfied

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

Planning

060 - Planning. 1 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

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied

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. (SP288A2, 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 14.52 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 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

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60. Prior To Grading Permit Issuance

Planning-CUL

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

project related off site improvements, to ensure these activities are adequately observed and documented relative to the required mitigation measures 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 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

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60. Prior To Grading Permit Issuance

Planning-CUL

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

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.
Artifact Disposition The landowner(s) shall relinquish ownership of all cultural resources, with the exception of sacred items, burial goods, and Human Remains. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and certain procedures shall be followed. 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), will be curated at the Western Science Center and made available to other archaeologists/researchers and tribal members for further study.

The collection and associated records shall be transferred, including title, to the Western Center and are to be accompanied by payment of the fees necessary for permanent curation at the Western Center. Evidence of curation shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. This letter shall be included in the appendix of the Phase IV Cultural Resources Monitoring Report.

060 - Planning-CUL. 2 Feature Documentation Not Satisfied

Feature Relocation
PRIOR TO ISSUANCE OF GRADING PERMITS: Full documentation of all bedrock milling features that cannot be avoided through Project redesign [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] shall be completed. This condition shall be cleared upon receipt of a letter from the archaeological consultant to the County Archaeologist verifying that this work has been completed. All information gathered and specific details concerning this work shall be included in the final Phase IV report.

060 - Planning-CUL. 3 MM Cultural 1 from SP288 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 MM Cultural 1 from SP288 (cont.) Not Satisfied

County with the application for the tentative tract map.

060 - Planning-CUL. 4 MM Cultural 2 from SP288 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 potential recovery of cultural 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. 5 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

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60. Prior To Grading Permit Issuance

Planning-EPD

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, 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 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 Preconstruction Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If 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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) 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 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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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. 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 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

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60. Prior To Grading Permit Issuance

Transportation

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

approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 2 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 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. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

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

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

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 MM Cultural 3 from SP288 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.

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

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

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) 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

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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 MM GHG 1 from SP288 Not Satisfied

Demonstrate that the Project shall be designed to exceed current 2008 Title 24 standards by 10 percent.

080 - BS-Plan Check. 2 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. 3 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. 4 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

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 4 MM - GHG 13-4 from SP288 (cont.) Not Satisfied
orientation, insulations, construction materials, window glazing and roof over-hangs.

080 - BS-Plan Check. 5 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. 6 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. 7 MM C.1-1 from SP288 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. 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.

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

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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 (cont.) Not Satisfied

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.6.4 through D.6.6 from SP288 Not Satisfied

A homeowner's association, Mello-Roos, or similar assessment district shall be formed to provide for parkland maintenance. Alternatively, the parklands will be dedicated to the Valley-Wide Recreation and Parks District.
Parks shall be phased in conjunction with residential development so that three acres of active parkland are provided for each 1,000 new residents associated with the development. The developer shall work with Valley-Wide Recreation and Park District to determine the types of facilities to be installed in the on-site parks. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide has been reached.

080 - BS-Plan Check. 15 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).

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 15 MM D.7-GAS-1, GAS-2, GAS-3, TEL-1, TEL-2 from SP28 Not Satisfied

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. 16 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. 17 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. 18 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. 19 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. 20 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. 21 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. 22 MM H.1.C-3 from SP288 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

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 22 MM H.1.C-3 from SP288 (cont.) Not Satisfied
which encourages pedestrian activity (SP288A2, MM H.1.C-3)

E Health

080 - E Health. 1 DEH- Sewer Collection Not Satisfied

Prior to building department issuance. Provide proof of established sewer collection connection from the appropriate purveyor that acknowledges the project. Based on information provided additional information may be requested.

080 - E Health. 2 DEH- Water Service Not Satisfied

Prior to building department issuance. Provide proof of established potable domestic water from the appropriate purveyor that acknowledges the project. Based on information provided additional information may be requested

Fire

080 - Fire. 1 Fire Department Plan Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. 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. Contact our office for submittal instructions.

080 - Fire. 2 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. 3 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. 4 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 6 Items for District Operation and Maintenance of Facility Not Satisfied

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items for District Operation and Maintenance of Facility Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

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

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

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

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

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

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

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

080 - Flood. 2 ADP Fee Not Satisfied

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 ADP Fee (cont.) Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-6.

TTM38959 is located within the boundaries of the Salt Creek Channel – Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

080 - Flood. 3 Caltrans Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the Caltrans right-of-way or involving drainage facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If an encroachment permit is not required by Caltrans, provide District with an acknowledgement from Caltrans.

080 - Flood. 4 Submit Plans Not Satisfied

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

Planning

080 - Planning. 1 ACOUSTICAL STUDY Not Satisfied

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

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

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.
lans.
(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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 CAP MEASURES (cont.) Not Satisfied

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 TTM38959.

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 - 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 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. 7 MAP - MODEL HOME COMPLEX Not Satisfied

If Single / Separate Builders for Tract Development - If Tract Map No. 38959 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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. 8 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. 9 Parking Plan to Mitigate Trash Location Impacts Not Satisfied

Prior to issuance of building permits, project applicant shall provide proof that appropriate measures have been taken to ensure that waste bin (trash/recycling/organic) placements do not conflict with on-street parking. Measures including, but not limited to, colored/patterned curb zones, signage, etc. shall be put in place to ensure that on-street parking spaces are preserved for use. Appropriate measures shall be reviewed and approved at the discretion of the Planning and Environmental Health departments.

080 - Planning. 10 RENEWABLE ENERGY Not Satisfied

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

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

080 - Planning. 11 ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however,

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied

solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 12 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. 13 UNDERGROUND UTILITIES Not Satisfied

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

080 - Planning. 14 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 TTM38959. 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

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

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80. Prior To Building Permit Issuance

Transportation

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

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

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

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

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

When applicable, plans shall include the following components:

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

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

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

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80. Prior To Building Permit Issuance

Transportation

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

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80. Prior To Building Permit Issuance

Transportation

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

etc. lines and structures
n. landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
o. Project shall use (100) Percent point source irrigation type within inert mulched planting areas and the areas maintained by the County or Valley-Wide Recreation & Park District 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 Waste Recycling Plan Not Satisfied

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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan (cont.) Not Satisfied

can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 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.

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

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

Planning

090 - Planning. 1 AG-DAIRY NOTIFICATION 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 CAP MEASURES - INSTALLED (cont.) 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 Parking Plan to Mitigate Trash Location Impacts Not Satisfied

Prior to issuance of occupancy, project applicant shall provide proof that appropriate measures have been taken to ensure that waste bin (trash/recycling/organic) placements do not conflict with on-street parking. Measures including, but not limited to, colored/patterned curb zones, signage, etc. shall be put in place to ensure that on-street parking spaces are preserved for use. Appropriate measures shall be reviewed and approved at the discretion of the Planning and Environmental Health departments.

090 - Planning. 7 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. 8 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. 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. 9 TRAIL CONSTRUCTION Not Satisfied

Prior to final inspection for the first production residential building, the applicant shall build the Class II bike trail along Seta Street as shown on the approved TENTATIVE MAP. Upon trail completion, the applicant shall arrange for an inspection of the constructed trail with the Riverside County Planning Department or other County Department identified by the Planning Department at the time of trail clearance.

090 - Planning. 10 WALL/FENCING COMPLIANCE Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 WALL/FENCING COMPLIANCE (cont.) Not Satisfied

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

Transportation

090 - Transportation. 1 090 - Transportation - Landscape 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 80% Completion Not Satisfied

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

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

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

Plan: TTM38959 Parcel: 461220043

90. Prior to Building Final Inspection

Transportation

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

and accepted into the County maintained system.

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

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

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

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

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

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

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

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

or as approved by the Director of Transportation.

090 - Transportation. 5 CALTRANS Not Satisfied

EXISTING CALTRANS MAINTAINED - SH-79 WINCHESTER ROAD

Plan: TTM38959 Parcel: 461220043

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 CALTRANS (cont.) Not Satisfied

SH-79 Winchester Road along the project boundary is a Caltrans-maintained road and shall coordinate with and obtain an approval from Caltrans, Valley Wide District and the County Flood Control District on the following improvements outside of existing roadway pavement and outside of minimum of 8-ft of existing dirt shoulder. Submit evidence of approval to the Transportation Department.
--An 8" Curb & Gutter to be install along the edge of improvement at a minimum of 8-ft of existing dirt shoulder from the existing edge of pavement, to collect drainage runoff from existing roadway pavement. In addition, provide 12-in wide by 0-in Curb & Gutter to convey collected drainage flow on the proposed concrete V-ditch swale, placed at the low points and spaced at 30-FT on center. This edge of improvement of 8-in Curb & Gutter will indicate the begin of Caltrans surface maintenance to the east, and Valley Wide District surface maintenance to the west toward the Right-of-Way.
-Re-grade between the proposed 8" Curb & Gutter the right of way line to be able to drain into a proposed 3-FT Wide Concrete V-Ditch.
-Portion of the re-grading is the proposed 2:1 max slope.
-The proposed 3-FT Wide concrete V-ditch swale.
-Drainage catch basins, storm drain pipes and outlet structure to collect and discharged drainage flow.
-The proposed landscape within re-graded area.
-Evaluate the placement of signage from Domenigoni Pkwy to the project north limit that there is no sidewalk for pedestrian use.

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 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. 7 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 MM C.6-3 through M.6-14 (cont.) Not Satisfied

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. 8 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 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.

090 - Transportation. 9 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. 10 Regional Transportation Fees Not Satisfied

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

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No 824.
_All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District for a project gross acreage of 29.44 acres.

090 - Transportation. 11 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 Road Improvements (Installation) (cont.) Not Satisfied

461.11, consisting of the northerly extension of Rice Road to Domenigoni Pkwy.

PART-WIDTH SETA STREET
Seta Street along project boundary is a paved County maintained road designated as a Collector Street and shall be widened with AC pavement to 6 in curb and gutter to be located 22-FT from centerline, with a part-width pavement section extending an additional 12-FT beyond centerline in accordance with County Standard No. 103, Section A within a 52-FT part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk per Standard No. 401 shall be provided.
NOTE: At the intersection of Street A & Street B, install curb return improvements, curb ramps and portion of the Street A and Street B improvements within modify right-of-way dedication to include the returns, curb ramp and pedestrian crossing Private street A and Private street B.

FULL-WIDTH INTERIOR STREETS
Private Street A, B & C shall be improved with 40-FT full-width of AC pavement, within a 60-FT full width dedicated road easement, 6 in curb and gutter, 5 FT sidewalk at right of way adjacent to meet the County's local street Standard No. 105A, Section A.

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. 12 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. 13 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 13 TS/ SIGNAL MODIFICATION (INSTALLATION) (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.

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. 14 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 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)

12/10/25, 9:54 am **PPT240024**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT240024. 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 Programs at (951) 955-8980, for further information.

E Health. 2 ERM Advisory

015 ERM - Domestic water and sewer service 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 park spaces within the development.

Fire

Fire. 1 FIRE PLANNING ADVISORY COMMENTS

The Riverside County Fire Department, Fire Planning Division, reviews proposed development projects throughout the county and its partner cities. Our evaluation focuses on ensuring compliance with departmental standards, including response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments. Our department provides cooperative integrated regional fire protection services throughout Riverside County and its partner cities.

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 residential portion of the project will be subject to Development Impact Fees (DIF) in accordance with the County's fee schedule. Additionally, 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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 FIRE PLANNING ADVISORY COMMENTS (cont.)

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.

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 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

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Fire

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

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 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

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Fire

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

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

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 Flood Hazard Report

PPT240024A3.1, Related Cases: TTM38959A3.1
FLOOD HAZARD REPORT
DAC: 07/31/2025
BB ID: 307-671-382

Plot Plan (PPT) 240024 is a proposal for a Schedule "A" subdivision with 157 single family residential lots for the proposed T-Motor Court homes within planning area 11 of the Crossroads in Winchester specific plan (SP) 288 amendment 2. The land use for planning area 11 per SP288A2 is for High Density Residential which is consistent with the proposed development. The proposed development for TTM38959 will only occur on the northern portion of the parcel. The land use for most of the southern portion of the parcel per SP288A2 is for open space conservation. The project is located South of Domenigoni Parkway and bound by Winchester Road to the east and Seta Street to the West. The northern portion of the parcel where the subdivision is proposed is within the Salt Creek Channel – Winchester/North Hemet area drainage plan (ADP) and a small portion of the parcel to the south is within the Murrieta Creek/Warm Springs Valley ADP. The small portion to the south is also within the Murrieta Creek Master Drainage Plan (MDP). The project area lies within previously reviewed cases such as SP288, PM36545, and TR37119. This case is being processed concurrently with TTM38959.

The existing site has a mild slope with runoff that sheet flows in a northerly direction towards Winchester Road Storm Drain Stage 1 (also referred to as Line Q), drawing no. 4-1161 which is currently under construction and pending acceptance by the District for future maintenance. Line Q will help facilitate future improvements associated with the developments included in SP288. The hydrology for Line Q was approved under PM36545 and includes drainage areas from Rice Road (west of the project area) and Winchester Road (east of the project area) that discharged into the Salt Creek Channel and their respective land use per SP288A2. Line Q runs northerly beginning approximately 540 feet South of Domenigoni

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Parkway with an outlet that discharges into Salt Creek Channel. South of the project area, the topography consists of steep rocky hills.

The District has reviewed the Tentative Tract Map dated September 17, 2025, and the preliminary drainage study dated May 2024 and revised in October 2024, April 2025, June 2025, and September 2025. The submitted tentative tract map illustrates the locations of the proposed lots, shows preliminary grading of the project area, preliminary proposed locations for the utilities and the proposed street improvements.

From the drainage study, mass grading of the Crossroad South site and construction of streets including storm drains will occur prior to the development of TTM38959 under TR37119 which is currently in plan check. This will include streets and storm drains proposed west of the project area that will isolate offsite flows from the west of the project area. The water quality basin northwest of the project area will also be constructed prior to the development of TTM38959 also under TR37119. This basin has been updated in the final Crossroads South drainage study to account for water quality and additionally, for the flows from TTM 38959 which had not been included in previous studies. All the offsite flows from the west of the project area and the onsite flows from this subdivision will drain to the water quality basin before discharging into Line Q through Lateral Q7. These drainage improvements tributary to and including the water quality basin must be constructed prior to or constructed by TTM38959. Offsite flows from Winchester Road and east of the project area will be conveyed through a proposed 54-inch storm drain to be maintained by RCFC that connects to Line Q on Seta Street west of the project area. See Condition 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES).

As mentioned, this development relies on the construction of the backbone infrastructure under TR37119 which is currently in plan check. This infrastructure will include the storm drain along Seta Street where flows from this project will tie-in at nodes 110 and 130 with 100-year flows of 31.7 cfs and 19.4 cfs respectively. The infrastructure will also include updating the size of the basin located southwest of the intersection of Domenigoni Parkway and proposed Seta Street. This basin has been updated to account for additional flows from this project that were not considered to be tributary to the basin before. Calculations and relevant exhibits have been provided under this case to show how the hydrographs for the various storms were developed for this basin and routing calculations have also been included as excerpts for our review to show that all the flows tributary to the basin have been routed down and do not exceed the capacity of the existing Lateral Q7.

PM36545 and the site plan from TTM38959 shows existing three (3) 30-inch corrugated metal pipes (CMP) crossing Winchester Road. As mentioned, these flows will be conveyed through the project using a 54-inch storm drain that connects to Line Q. The 3 30-inch CMP culverts will connect with the 54-inch using a junction structure proposed at the eastern boundary. The details for this junction structure can be provided and refined in final engineering. However, the junction structure and manhole as shown is very close to the eastern property boundary. Access to the structure and the proposed manhole shall be moved to be within the project limits. In case access is required outside of the project limits, the District will require a gate within the proposed eastern block wall. This access gate can also be shown in final engineering.

Lastly, during final engineering, an easement to the District (RCFC Easement) should be shown on the open space numbered 406 in the updated TTM to provide access and turnaround to be able to access the manhol

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

at the junction structure. Additionally, the easement will need to be shown where the 54-inch alignment is outside of public right of way. The dimensions for this easement should ensure that the minimum storm drain widths for future repair and replacement, and vehicular turn around area dimensions (for maintenance vehicles) are satisfied. This includes California Building Code trench safety requirements for trenching adjacent to buildings.

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

The site is located within the bounds of the Salt Creek Channel – Winchester/North Hemet Area Drainage Plan (ADP) and Murrieta Creek/Warm Springs Valley ADP for the smaller portion to the south of the parcel for which drainage fees have been established by the Board of Supervisors. Applicable ADP will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for these ADPs are $131 and $677 per acre respectively, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. 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. Personal or corporate checks will not be accepted for payment.

Any questions pertaining to this project may be directed to Robert Macharia at 951-955-1348 or RMachari@rivco.org.

Flood. 2 Specific Plan Mitigation Measures No Longer Applicable to the District

Mitigation measures MMC.7-1, MMC.7-2, MMC.7-3, and MMC.4-7 from the approved specific plan are no longer applicable to Riverside County Flood Control and Water Conservation District (District). These measures are in refereSnce to the project mitigating for water quality impacts that will be addressed in the project's Water Quality Management Plan (WQMP). The Transportation Department currently reviews and approves the preliminary and final WQMP.

Planning

Planning. 1 015 - Planning - Landscape Requirement

Landscape Requirement

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

ADVISORY NOTIFICATION DOCUMENT

Planning

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

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) 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

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

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 Sign 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 TTM38959 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 TTM38959, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 AND - Preamble (cont.)

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM38959, PPT240024) 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. 38959 is a proposal for a Schedule 'A' subdivision of 14.52 acres into 164 individual residential lots for the development of one (1) residential condominium dwelling on each lot. Shared common areas are proposed, maintained by a homeowner's association (HOA), for street and walkway infrastructure for the purpose of reciprocal access between dwelling developments. Common landscape areas are located throughout the development, including two pocket parks and a water quality management basin (Lot 406), maintained by the HOA. This subdivision is located within the Crossroads in Winchester Specific Plan (SP 288) and is referred to as Planning Area 11 (PA 11). Plot Plan No. 240024 is a proposal for the design and development for TTM38959 (see above). The development consists of 164 detached residential condominium units on individual lots, and common areas for landscape, pocket parks and access purposes. Each condominium unit provides a 2-car garage and a private yard. The condominium development provides a total of 146 guest parking spaces.

Planning. 9 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. 10 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. 11 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

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Planning

Planning. 11 LOT ACCESS/UNIT PLANS (cont.)

conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 12 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. 13 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 the parcel where that structure is located is divided and a Final Map is is recorded in accordance with Ordinance No. 460.

Planning. 14 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. 15 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. 16 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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 Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with 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.

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

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

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

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as directed by the Transportation Department.

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

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.

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

E Health

060 - E Health. 1 DEH - PRIOR TO GRADING Not Satisfied

Grading engineer to provide a letter that no wells or onsite wastewater treatment systems (OWTS) were found. If components of OWTS or wells are found found, the OWTS/wells must be destroyed under permit with this Department prior to grading final.

Fire

060 - Fire. 1 FIRE PLANNING DIF AND CFD ADVISORY COMMENT Not Satisfied

The Riverside County Fire Department, Fire Planning Division, reviews proposed development projects throughout the county and its partner cities. Our evaluation focuses on ensuring compliance with departmental standards, including response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments. Our department provides cooperative integrated regional fire protection services throughout Riverside County and its partner cities.

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 residential portion of the project will be subject to Development Impact Fees (DIF) in accordance with the County's fee schedule. Additionally, 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

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 FIRE PLANNING DIF AND CFD ADVISORY COMMENT Not Satisfied
rvcplanningsubmittals@fire.ca.gov.

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 6 Items for District Operation and Maintenance of Facility Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

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

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

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

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

4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant’s project does not adversely affect operations and maintenance of existing District facilities, or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items for District Operation and Maintenance of Facility Not Satisfied

control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.

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

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

060 - Flood. 2 Caltrans Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the Caltrans right-of-way or involving drainage facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If an encroachment permit is not required by Caltrans, provide District with an acknowledgement from Caltrans.

060 - Flood. 3 Mitcharge - Use Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-6.

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.

060 - Flood. 4 Phasing Not Satisfied

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

060 - Flood. 5 Submit Plans Not Satisfied

Plan: PPT240024 Parcel: 461220043

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 Submit Plans (cont.) Not Satisfied

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

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

All grading permits shall refer to conditions of approval from Tentative Tract Map No. 38959.

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 measures 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

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60. Prior To Grading Permit Issuance

Planning-CUL

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

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.

Artifact Disposition The landowner(s) shall relinquish ownership of all cultural resources, with

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60. Prior To Grading Permit Issuance

Planning-CUL

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

the exception of sacred items, burial goods, and Human Remains. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and certain procedures shall be followed. 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), will be curated at the Western Science Center and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, to the Western Center and are to be accompanied by payment of the fees necessary for permanent curation at the Western Center. Evidence of curation shall be in the form of a letter from the curation
facility identifying that archaeological materials have been received and that all fees have been paid. This letter shall be included in the appendix of the Phase IV Cultural Resources Monitoring Report.

060 - Planning-CUL. 2 Feature Documentation Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: Full documentation of all bedrock milling features that cannot be avoided through Project redesign [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] shall be completed. This condition shall be cleared upon receipt of a letter from the archaeological consultant to the County Archaeologist verifying that this work has been completed. All information gathered and specific details concerning this work shall be included in the final Phase IV report.

060 - Planning-CUL. 3 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 Burrowing Owl 30 Day Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, 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

Plan: PPT240024 Parcel: 461220043

60. Prior To Grading Permit Issuance

Planning-EPD

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

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 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 Preconstruction Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If 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

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:

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60. Prior To Grading Permit Issuance

Planning-PAL

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

1. The applicant shall retain a QUALIFIED PROFESSIONAL PALEONTOLOGIST (Principal Investigator, Project Paleontologist) and PALEONTOLOGICAL RESOURCE MONITORS as defined by the Society of Vertebrate Paleontology (SVP) “Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources” (2010 and updates), and that is approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The qualified professional paleontologist (SVP) retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and provide resume with qualifications of the qualified professional paleontologist and paleontological monitor (SVP) to be employed for grading operations monitoring.
f. Identification of personnel (with resume as noted above) 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 professional paleontologist (SVP) responsible for the report’s content. All reports shall also be signed by all

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60. Prior To Grading Permit Issuance

Planning-PAL

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

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.

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 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.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Annexation into a Maintenance District (cont.) Not Satisfied
or as approved by the Director of Transportation.

060 - Transportation. 2 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 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 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from the following:

• The Project shall coordinate with and obtain approval from Caltrans District 8 Attn: I.G.R. 464 W. 4th Street, San Bernardino Ca 92401 and submit evidence of approval to the Transportation Department.
• Coordinate with CUP03770R01 & TR37119.

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

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60. Prior To Grading Permit Issuance

Transportation

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

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.
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
Prehistoric Resources- The following treatments shall be applied.
a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.
. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required

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70. Prior To Grading Final Inspection

Planning-CUL

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

as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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 prepared and certified by a QUALIFIED PROFESSIONAL PALEONTOLOGIST (Principal Investigator, Project Paleontologist) as defined by the Society of Vertebrate Paleontology (SVP) “Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources” (2010 and updates), and who is responsible for the work. This Qualified Professional Paleontologist (SVP, 2010) 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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 DEH - PRIOR TO BUILDING PERMIT ISSUANCE Not Satisfied

Prior to building permit issuance, provide proof of established sewer service connection from the appropriate purveyor that acknowledges the project.

080 - E Health. 2 DEH - PRIOR TO PERMIT ISSUANCE Not Satisfied

Prior to building permit issuance, provide proof of established potable domestic water from the appropriate purveyor that acknowledges the project.

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 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 6 Items for District Operation and Maintenance of Facility Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

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

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations,

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items for District Operation and Maintenance of Facility Not Satisfied

and maintenance standards.

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

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

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

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

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

080 - Flood. 2 Caltrans Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the Caltrans right-of-way or involving drainage facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. If an encroachment permit is not required by Caltrans, provide District with an acknowledgement from Caltrans.

080 - Flood. 3 Mitcharge - Use Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-6.

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.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 3 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. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

080 - Flood. 4 Submit Plans Not Satisfied

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

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 38959.

Survey

080 - Survey. 1 Access Restrictions Not Satisfied

Lot access shall be restricted on Seta Street and so noted on the final map, with the exception of access opening for private Street A and private street B.

Lot access shall be restricted on SH-79 Winchester Road and so noted on the final map.

080 - Survey. 2 Right-of-Way Dedication Not Satisfied

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

Sufficient public street right-of-way along SH-79 Winchester Road on the project side shall be conveyed for public use to provide for a 110-FT half-width right-of-way per the Expressway Standard No. 84, Ordinance No. 461.11.

Internal Streets A, B and C are reserved private streets and shall be conveyed as a 60-FT full-width private road easement for public utility purposes along with the right of ingress and egress for emergency vehicles, per Standard No. 105A, Ordinance No. 461.11.

or as approved by the Director of Transportation.

080 - Survey. 3 Survey Monumentation Not Satisfied

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 3 Survey Monumentation (cont.) 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.

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Inspection Deposit Rec Not Satisfied

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,
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;

Plan: PPT240024 Parcel: 461220043

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

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 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

Plan: PPT240024 Parcel: 461220043

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 080 - Transportation - Landscape Project Specific Requir Not Satisfied

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 (100) Percent point source irrigation type within inert mulched planting areas and the areas maintained by the County or Valley-Wide Recreation & Park District 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 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: PPT240024 Parcel: 461220043

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 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.

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.

080 - Transportation. 7 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

Plan: PPT240024 Parcel: 461220043

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 Landscaping Design Plans (cont.) Not Satisfied

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.

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

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

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

PART-WIDTH SETA STREET
Seta Street along project boundary is a paved County maintained road designated as a Collector Street and shall be widened with AC pavement to 6 in curb and gutter to be located 22-FT from centerline, with a part-width pavement section extending an additional 12-FT beyond centerline in accordance with County Standard No. 103, Section A within a 52-FT part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk per Standard No. 401 shall be provided.
NOTE: At the intersection of Street A & Street B, install curb return improvements, curb ramps and portion of the Street A and Street B improvements within modify right-of-way dedication to include the returns, curb ramp and pedestrian crossing Private street A and

Plan: PPT240024 Parcel: 461220043

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Road Improvements (Plan) (cont.) Not Satisfied

Private street B.

FULL-WIDTH INTERIOR STREETS
Private Street A, B & C shall be improved with 40-FT full-width of AC pavement, within a 60-FT full width dedicated road easement, 6 in curb and gutter, 5 FT sidewalk at right of way adjacent to meet the County's local street Standard No. 105A, Section A.

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.

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 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

Plan: PPT240024 Parcel: 461220043

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the 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

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

090 - Flood. 1 Facility Completion - Use Not Satisfied

Condition satisfies SP288A2 Mitigation Measure C.4-8.

The District will not release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Final Occupancy Referral 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. 38959.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought 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 and the Transportation Department landscape inspector to ensure all landscape planting and

Plan: PPT240024 Parcel: 461220043

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought Not Satisfied

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 CALTRANS Not Satisfied

EXISTING CALTRANS MAINTAINED - SH-79 WINCHESTER ROAD
SH-79 Winchester Road along the project boundary is a Caltrans-maintained road and shall coordinate with and obtain an approval from Caltrans, Valley Wide District and the County Flood Control District on the following improvements outside of existing roadway pavement and outside of minimum of 8-ft of existing dirt shoulder. Submit evidence of approval to the Transportation Department.
--An 8" Curb & Gutter to be install along the edge of improvement at a minimum of 8-ft of existing dirt shoulder from the existing edge of pavement, to collect drainage runoff from existing roadway pavement. In addition, provide 12-in wide by 0-in Curb & Gutter to convey collected drainage flow on the proposed concrete V-ditch swale, placed at the low points and spaced at 30-FT on center. This edge of improvement of 8-in Curb & Gutter will indicate the begin of Caltrans surface maintenance to the east, and Valley Wide District surface maintenance to the west toward the Right-of-Way.
-Re-grade between the proposed 8" Curb & Gutter the right of way line to be able to drain into a proposed 3-FT Wide Concrete V-Ditch.
-Portion of the re-grading is the proposed 2:1 max slope.
-The proposed 3-FT Wide concrete V-ditch swale.
-Drainage catch basins, storm drain pipes and outlet structure to collect and discharged drainage flow.
-The proposed landscape within re-graded area.
-Evaluate the placement of signage from Domenigoni Pkwy to the project north limit that there is no sidewalk for pedestrian use.

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. 3 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

Plan: PPT240024 Parcel: 461220043

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 Complete Landscaping Installation (cont.) Not Satisfied

Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 4 RCTD-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. 5 Regional Transportation Fees Not Satisfied

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

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No 824.
_All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District for a project gross acreage of 29.44 acres.

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

The following roadways shall be constructed in accordance with approved improvement plans.

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

PART-WIDTH SETA STREET
Seta Street along project boundary is a paved County maintained road designated as a Collector Street and shall be widened with AC pavement to 6 in curb and gutter to be located 22-FT from centerline, with a part-width pavement section extending an additional 12-FT beyond centerline in accordance with County Standard No. 103, Section A within a 52-FT part-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk per Standard No. 401 shall be provided.
NOTE: At the intersection of Street A & Street B, install curb return improvements, curb ramps and portion of the Street A and Street B improvements within modify right-of-way dedication to include the returns, curb ramp and pedestrian crossing Private street A and Private street B.

FULL-WIDTH INTERIOR STREETS
Private Street A, B & C shall be improved with 40-FT full-width of AC pavement, within a 60-FT full width dedicated road easement, 6 in curb and gutter, 5 FT sidewalk at right of way adjacent

Plan: PPT240024 Parcel: 461220043

90. Prior to Building Final Inspection

Transportation

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

to meet the County's local street Standard No. 105A, Section A.

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. 7 Streetlight Installation Not Satisfied

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

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

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

090 - Transportation. 8 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 and Receipts Not Satisfied

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

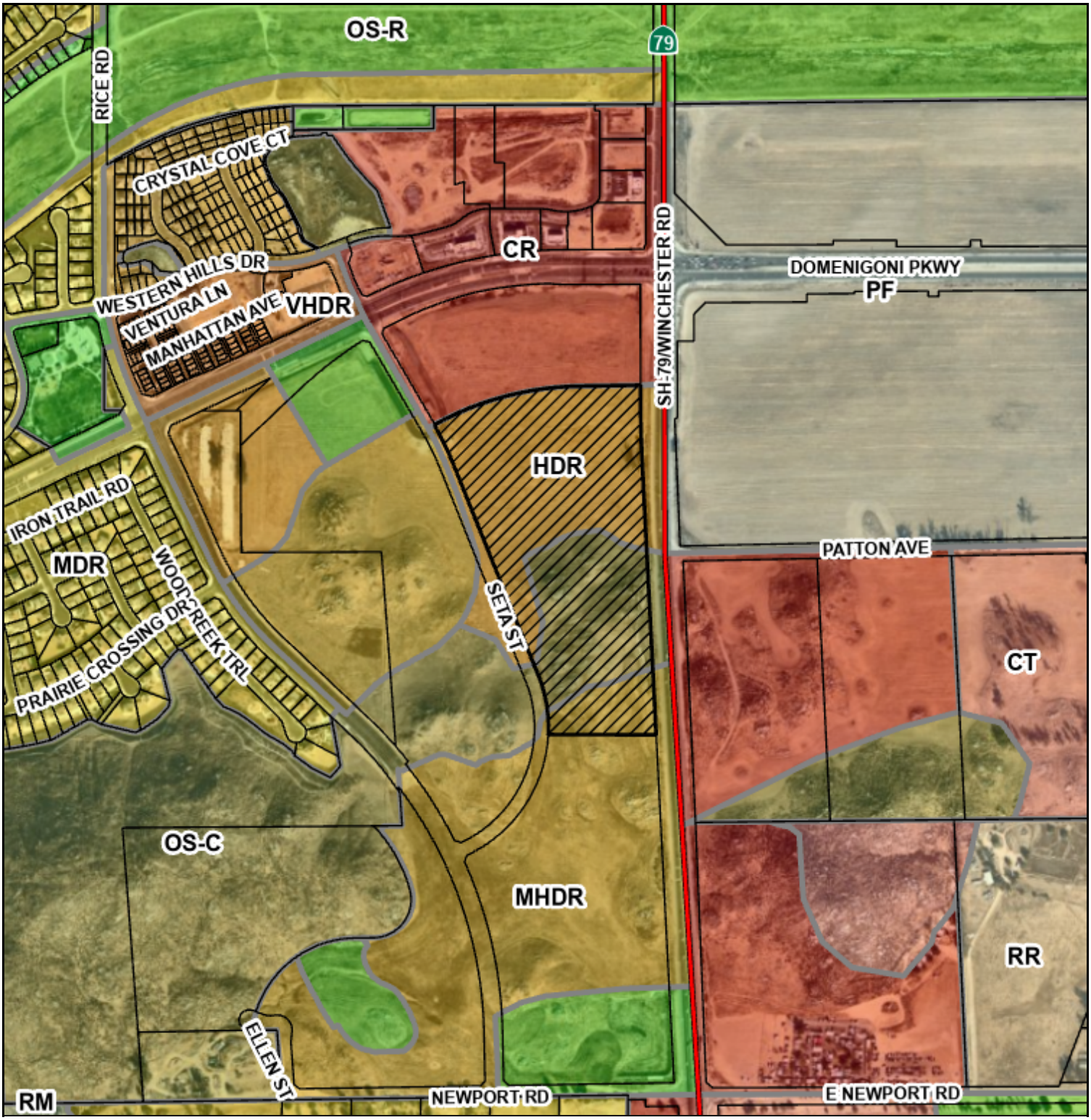
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38959

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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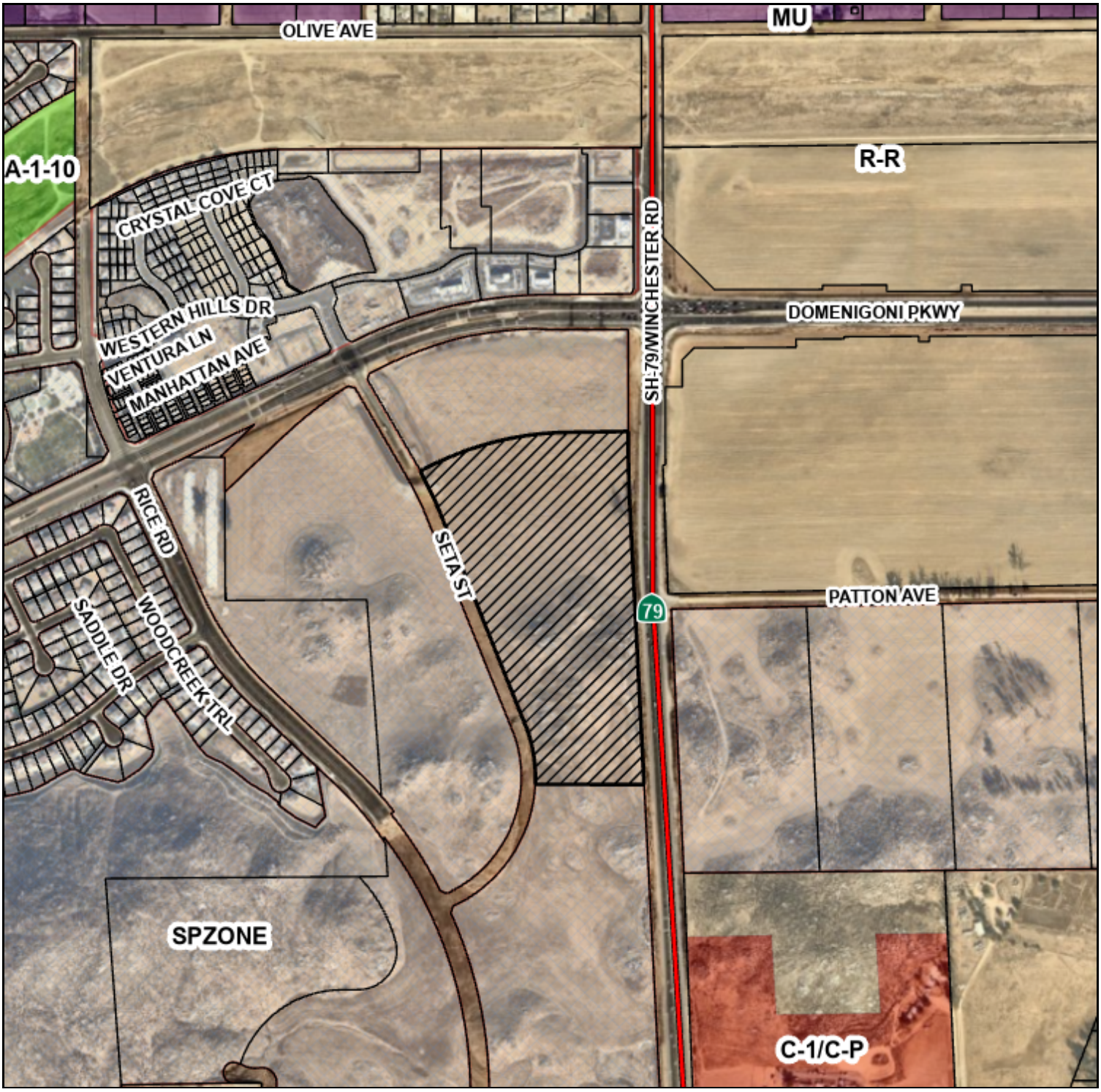
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38959

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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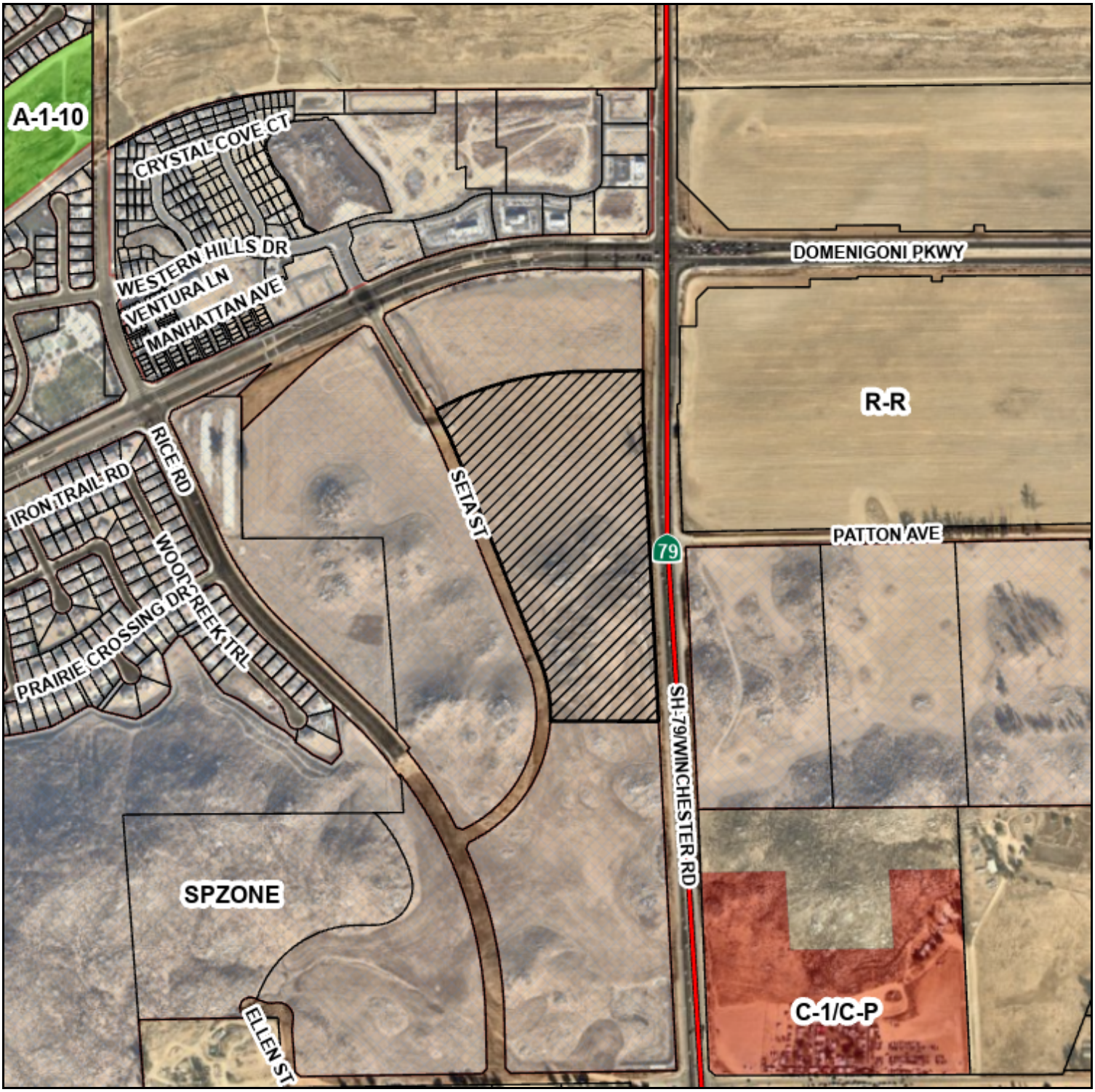
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38959

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

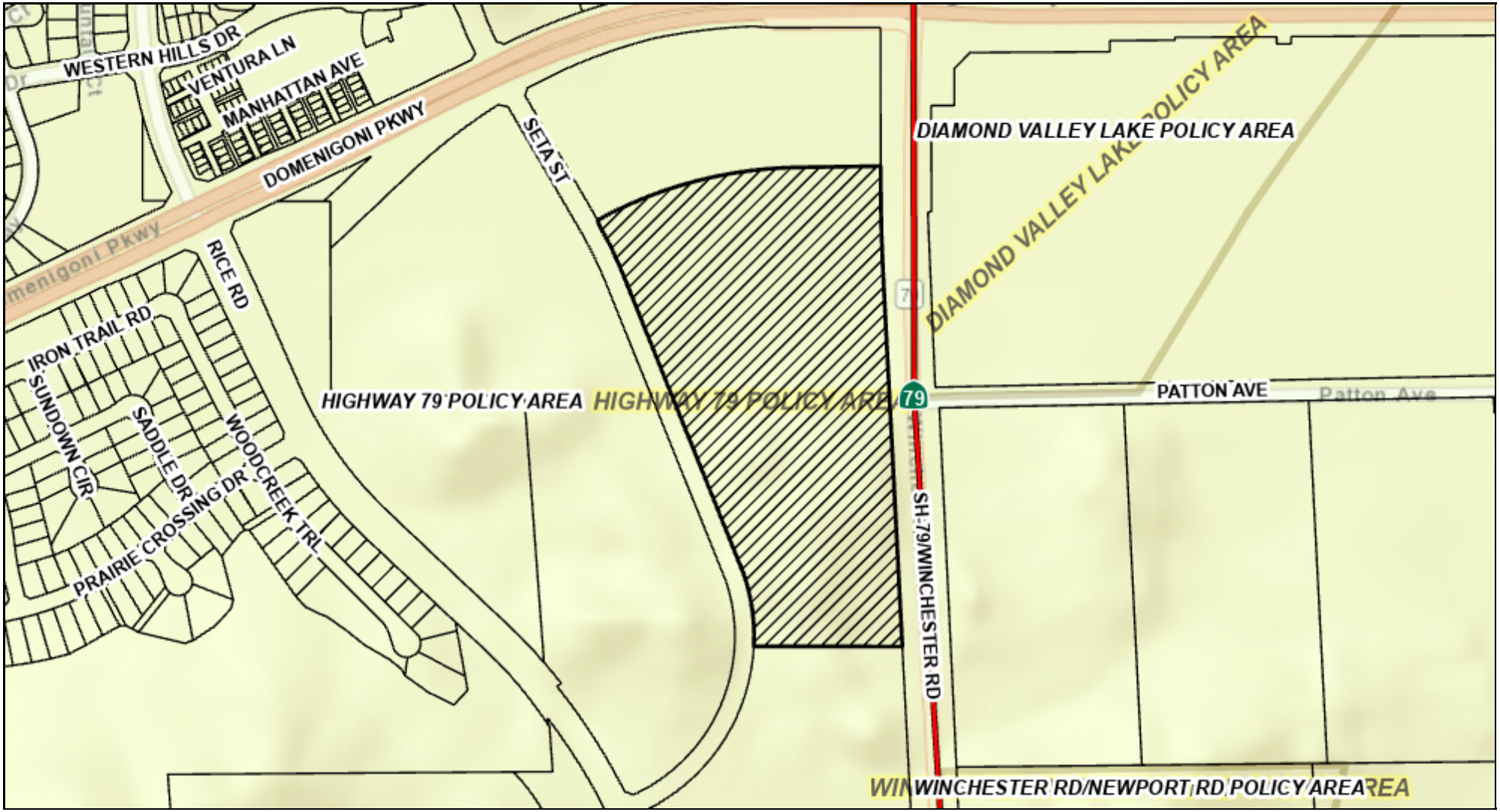
TTM38959

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 9-16-2025



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

0 500 1000 ft

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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

461220032
PECHANGA BAND OF LUISENO INDIANS
PO BOX 1477
TEMECULA CA 92593

461220042
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

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

461360014
CHARLA MEGAN FELIX
29793 WOODCREEK TR
WINCHESTER CA 92596

461360021
DR HORTON LOS ANGELES HOLDING CO INC
980 MONTECITO DR STE 300
CORONA CA 92879

461750012
HEMET TEMECULA
1275 E LATHAM ST
HEMET CA 92543

461750013
MCDONALDS USA
110 N CARPENTER ST
CHICAGO IL 60607

461750037
CFT NV DEV
1120 N TOWN CENTER DR STE 150
LAS VEGAS NV 89144

461880001
TAYLOR MORRISON OF CALIF
4695 MACARTHUR CT FL 8TH
NEWPORT BEACH CA 92660

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

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

465190030
ZENY WARD
2571 YUCCA RD
OCEANSIDE CA 92054

465190057
ALLEN BRUCE SEPARATE TR UNDER
ALLEN FAMILY TRUST
13661 166TH ST
BONNER SPRINGS KS 66012

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

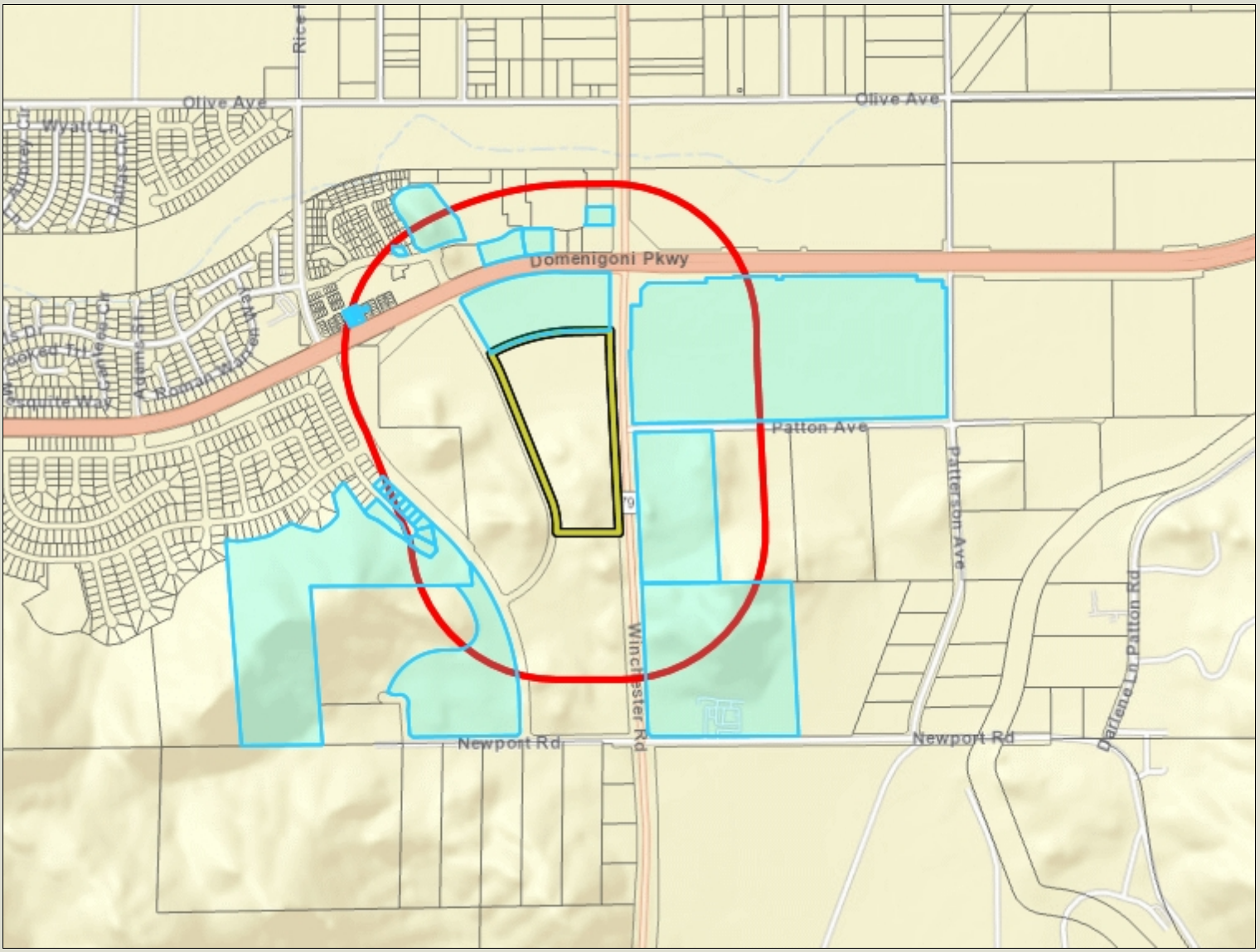
Hemet Unified School District
1791 W. Acacia Avenue
Hemet, CA 92545

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

1200-Foot Radius



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 1,562 3,125 Feet

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

REPORT PRINTED ON... 9/16/2025 4:13:55 PM

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **December 17, 2025**

TO: **Planning Commission**

FROM: **Dat Tran, Project Planner**

RE: **Item 3.2 – Modifications to Conditions of Approval to Tentative Tract Map No. 38959 and Plot Plan No. 240024**

Since the preparation of the staff report, staff has been working with the applicant to revise and streamline several Transportation Conditions of Approvals associated with Tentative Tract Map No. 38959 and Plot Plan No. 240024. The following are proposed modifications to the Conditions of Approvals, to replace the corresponding Conditions of Approvals in Attachment "D":

Conditions of Approval on TTM38959

Transportation. 1 - General Transportation Conditions

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

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

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

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

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

The Project shall install street name sign(s) in accordance with County Standard 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.

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)

050 - Transportation. 4 - CALTRANS

EXISTING CALTRANS MAINTAINED - SH-79 WINCHESTER ROAD
SH-79 Winchester Road along the project boundary is a Caltrans-maintained road and shall coordinate with and obtain an approval from Caltrans, Valley Wide District and the County Flood Control District on the following improvements outside of existing roadway pavement and outside of minimum of 8-ft of existing dirt shoulder. Submit evidence of approval to the Transportation Department.
-A concrete mow curb to be installed along the edge of improvement at a minimum of 8-ft of existing dirt shoulder from the existing edge of pavement.
-Re-grade between the proposed mow curb and the right of way line to be able to drain into a proposed 3-FT Wide Concrete V-Ditch.
-Portion of the re-grading is the proposed 2:1 max slope.
-The proposed 3-FT Wide concrete V-ditch swale.
-Drainage catch basins, storm drain pipes and outlet structure to collect and discharged drainage flow.
-The proposed landscape within re-graded area.
-Evaluate the placement of signage from Domenigoni Pkwy to the project north limit that there is no sidewalk for pedestrian use.

Or as approved by Caltrans.

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. 5 - CALTRANS

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Conditions of Approval on PPT240024

Transportation. 1 - General Transportation Conditions

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

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

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

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050 - Transportation. 7 - CALTRANS

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Or as approved by Caltrans.

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Or as approved by the Director of Transportation.

090 - Transportation. 2 – CALTRANS

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