



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

AUGUST 19, 2020

**Planning
Commissioners
2020**

1st District
Carl Bruce
Shaffer
Vice-Chairman

2nd District
David Leonard

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke
Chairman

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

NOTICE

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING. PUBLIC COMMENTS WILL BE ACCEPTED REMOTELY.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

- 1.0 CONSENT CALENDAR:** 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32323** – Applicant: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 Acre Min.) – Location: Northerly of Pepper Tree Street, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 20.03 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: A Schedule "A" Subdivision of 20 Acres Into 38 Single Family Residences – **REQUEST:** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36826** – Applicant: Forester Toscana Development Company – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Zoning District – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 Du/Ac) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Interstate 15, easterly of Park Canyon Road, and westerly of Mayhew Canyon Road – 76.58 acres – Zoning: Specific Plan (SP No. 327) – Approved Project Description: A Schedule "A" subdivision of 76.58 acres into 330 residential lots and 55 lots for private street lots, common areas, slopes and detention basins – **REQUEST:** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.
- 1.3 PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 square-foot equipment

enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

NONE

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

4.1 **TENTATIVE PARCEL MAP NO. 37675 (TPM37675) and PLOT PLAN NO. 190025 (PPT190025) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Interstate 10 and Country Club Drive, northerly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street – 0.70 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Tentative Parcel Map No. 37675 proposes a Schedule “E” subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The condominium units consist of Unit 1 consisting of 1,660 sq. ft., Unit 2 consisting of 1,125 sq. ft., Unit 3 consisting of 1,125 sq. ft., Unit 4 consisting of 1,350 sq. ft., and Unit 5 consisting of 1,375 sq. ft. Plot Plan No. 190025 proposes to construct a 6,748 sq. ft. metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

4.2 **TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Andy Petjean – Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554** proposes a Schedule “A” map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule “A” map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.3 **CONDITIONAL USE PERMIT NO. 190022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (Small Facilities) and 15061 (b)(3) (Common Sense) – Applicant: Carl R. Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwesterly corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST:** A Conditional Use Permit for the construction of a 9,100 sq. ft. stand-alone retail store with associated parking and detention basin, that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), and to approve the Public Convenience and Necessity Findings. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

Case Number(s): TR32323E01

Applicant(s): Samantha Kuhns

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Rob Gonzalez

APN: 963-010-006

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of a final map to subdivide a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, one (1) private park and one (1) detention/water quality basin lot.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32323**, extending the expiration date to July 25, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tract Map No. 32323 was originally approved by the Planning Commission on June 7, 2017. It proceeded and was adopted by the Board of Supervisors, along with General Plan Amendment No. 1219, Specific Plan No. 106A16, Change of Zone No. 07214, on July 25, 2017.

The First Extension of Time was received June 25, 2020, ahead of the expiration date of July 25, 2020. The applicant and the County discussed conditions of approval and reached consensus on July 14, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package, are the recommended conditions of approval, and the correspondence from the Extension of Time applicant, dated July 14, 2020 indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to July 25, 2026

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 25, 2023. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

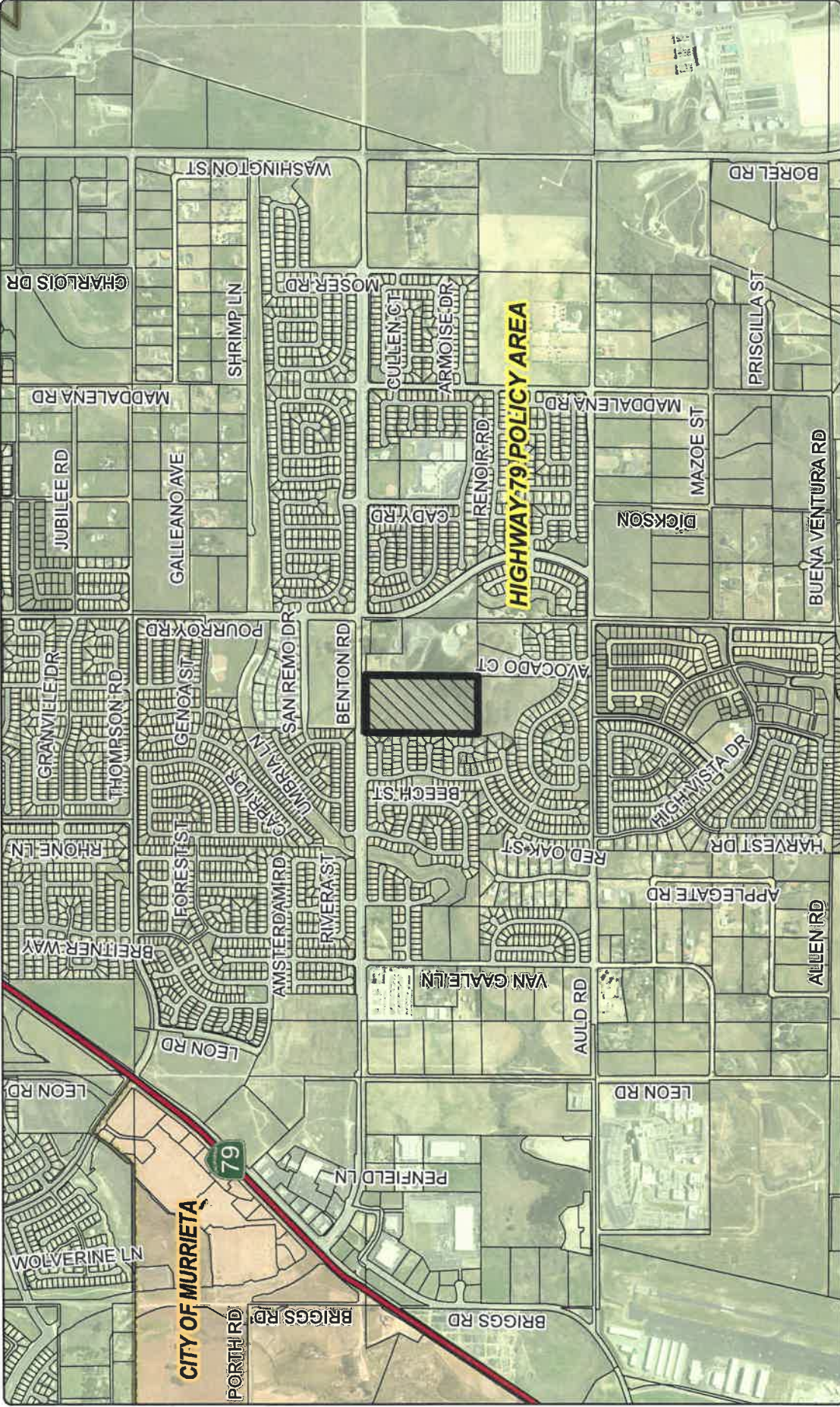
Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07214 GPA01219 SP00106A16 TR32323
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 05/10/2017
 Vicinity Map



Author: Vinnie Nguyen

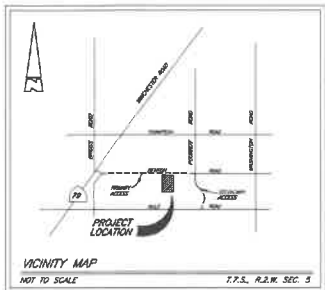
Zoning Area: Rancho California



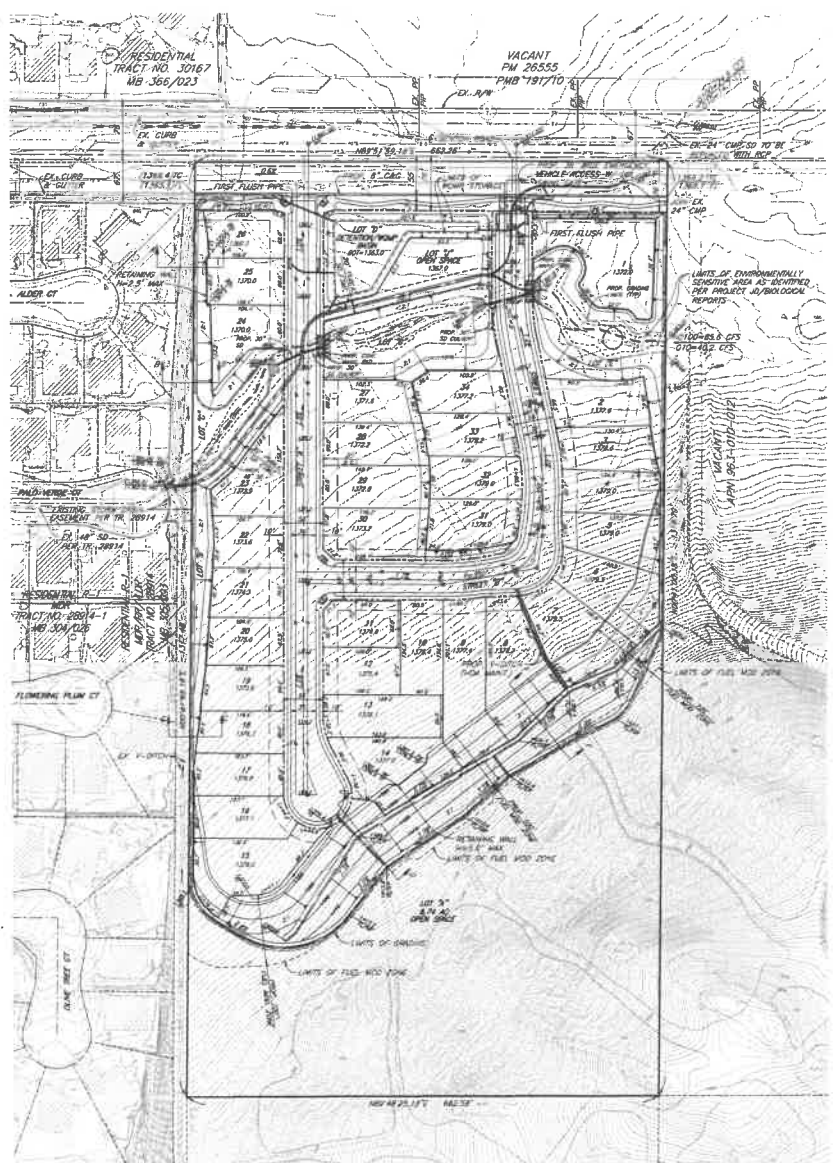
DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing one level use designations for unincorporated Riverside County parcels. The new General Plan uses a different type of land use than is provided for in the current zoning ordinance. The Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)965-9277 (Eastern County) or Website <http://www.countyofriverside.com>

TENTATIVE TRACT NO. 32323

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



- LEGEND:**
- EASEMENT LINE
 - LOT LINE
 - EXIST. EASEMENT LINE
 - PROPOSED EASEMENT (SEE EASEMENT NOTES)
 - RETAINING WALL
 - SLOPE
 - EX. STRIP
 - EX. WATER
 - EX. TO CONDUIT
 - EX. OVERHEAD POWER LINE
 - BRADING STRICH LINE
 - STREET SLOPE
 - FINISHED SURFACE
 - TOP OF CURB
 - FLOWLINE ELEVATION
 - HIGH POINT
 - LOW POINT
 - GRADE BREAK
 - DWELLING UNIT
 - ACRES
 - CURB WARD
 - PROPERTY IN PLACE



GENERAL NOTES

1. PREPARED: AUGUST 2016
 2. SITE COVERAGE: 20.03 ACRES GROSS, 13.89 ACRES NET
 3. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
 4. ALL STREETS HERETOBY SHALL BE: PUBLIC
 5. THIS TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND SHOWN
 6. THIS PROJECT IS WITHIN THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
 7. THIS PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA FROM PANEL DB065C2320G.
 8. THIS PROJECT IS SUBJECT TO VERY LOW LIQUEFACTION POTENTIAL. THE PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL STUDIES ZONE OR SUBJECT TO OTHER GEOLOGIC HAZARD.
 9. THIS PROJECT IS LOCATED WITHIN THE DUTCH VILLAGE SPECIFIC PLAN NO. 106.
 10. THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH RIVERSIDE COUNTY ORD.
 11. NO STRUCTURES ARE TO BE LOCATED WITHIN ANY EASEMENTS
 12. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS TENTATIVE TRACT MAP BOUNDARY.
 13. ALL SLOPES ARE 2:1 UNLESS NOTED ON PLAN
 14. FUEL MODIFICATION AREAS DESIGNATED WITHIN RESIDENTIAL LOT SHALL BE PRIVATELY MAINTAINED BY HOMEOWNER OR BY M.G.A. IF WITHIN A DESIGNATED M.G.A. LOT.
- ASSESSOR'S PARCEL NUMBERS:**
983-010-006-5
- LEGAL DESCRIPTION:**
PARCEL B OF THE PARCEL MAP ON FILE IN BOOK 4, PAGE 27 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- UTILITY NOTES:**
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
POWER: SCL CALIFORNIA ENERGY CO.
CABLE TV: THE BURNER
PHONE: VERIZON
GAS: SOUTHERN CALIFORNIA GAS CO.
- EXISTING / PROPOSED ZONING:**
EXISTING: NORTHERLY 8.0 ACRES: R-1-1
SOUTHERLY 12.0 ACRES: R-1-3
PROPOSED: R-1 SINGLE FAMILY RESIDENTIAL
- EXISTING / PROPOSED LAND USE:**
EXISTING: NORTHERLY 8.0 ACRES: VLDP
SOUTHERLY 12.0 ACRES: RR
PROPOSED: LOW DENSITY RESIDENTIAL

- DEVELOPER:**
RICHLAND COMMUNITIES, INC.
3161 MICHELSON, SUITE 425
IRVINE, CA 92612
(949) 261-7010
CONTRACT: MAKE ETER
- OWNER:**
RICHLAND COMMUNITIES, INC.
3161 MICHELSON, SUITE 425
IRVINE, CA 92612
(949) 261-7010
CONTRACT: MAKE ETER
- ENGINEER:**
KWC ENGINEERS
1830 COMPTON AVENUE
GARDEN, CA 92541-3390
(951) 234-2130
CONTRACT: MAKE C. DAVIS, P.E.

NUMBERED LOTS:

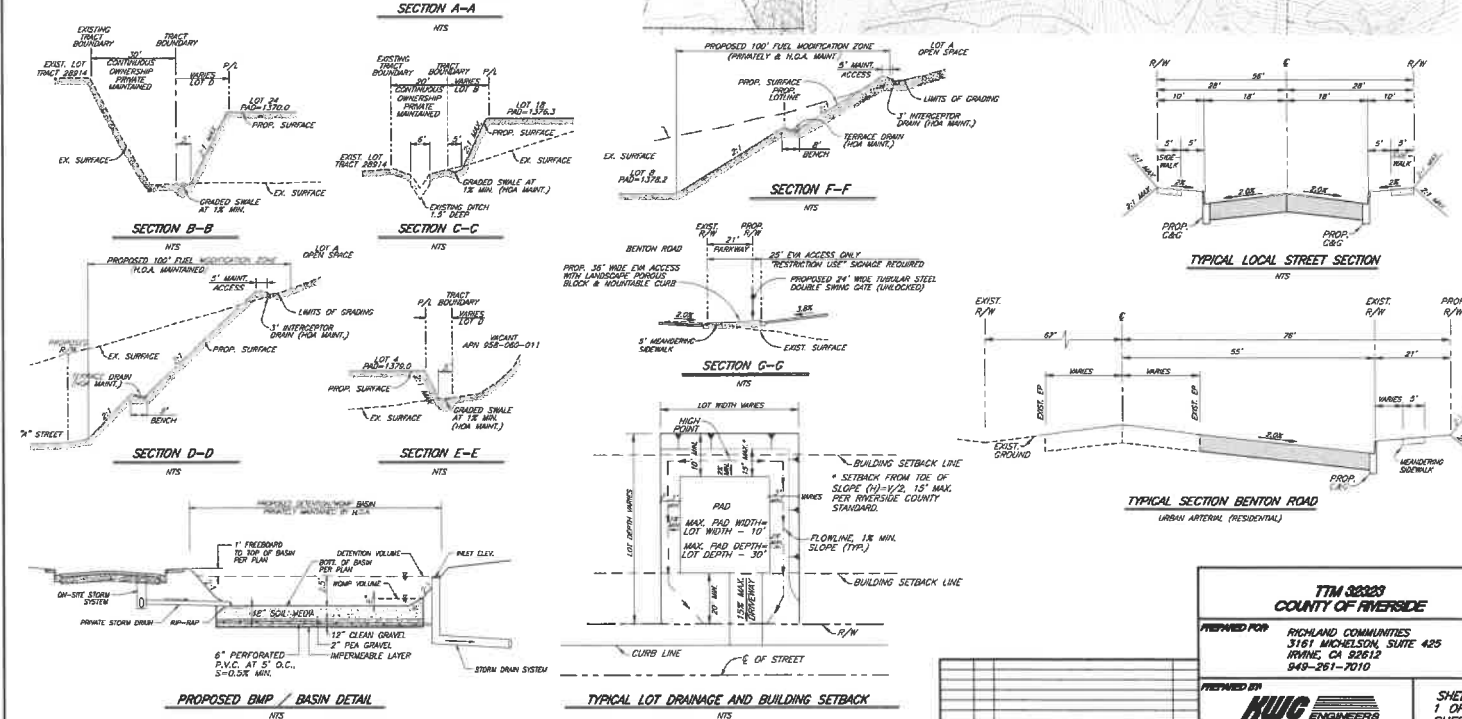
LOT NO.	AREA ACRES	LAND USE	MAINTENANCE RESPONSIBILITY
1	0.21	OPEN SPACE	M.G.A.
2	0.21	OPEN SPACE	M.G.A.
3	0.21	OPEN SPACE	M.G.A.
4	0.21	OPEN SPACE	M.G.A.
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96	0.21	OPEN SPACE	M.G.A.
97	0.21	OPEN SPACE	M.G.A.
98	0.21	OPEN SPACE	M.G.A.
99	0.21	OPEN SPACE	M.G.A.
100	0.21	OPEN SPACE	M.G.A.

LETTERED LOTS:

LOT	AREA ACRES	LAND USE	MAINTENANCE RESPONSIBILITY
A	0.21	OPEN SPACE	M.G.A.
B	0.21	OPEN SPACE	M.G.A.
C	0.21	OPEN SPACE	M.G.A.
D	0.21	OPEN SPACE	M.G.A.
E	0.21	OPEN SPACE	M.G.A.
F	0.21	OPEN SPACE	M.G.A.
G	0.21	OPEN SPACE	M.G.A.
H	0.21	OPEN SPACE	M.G.A.
I	0.21	OPEN SPACE	M.G.A.
J	0.21	OPEN SPACE	M.G.A.
K	0.21	OPEN SPACE	M.G.A.
L	0.21	OPEN SPACE	M.G.A.
M	0.21	OPEN SPACE	M.G.A.
N	0.21	OPEN SPACE	M.G.A.
O	0.21	OPEN SPACE	M.G.A.
P	0.21	OPEN SPACE	M.G.A.
Q	0.21	OPEN SPACE	M.G.A.
R	0.21	OPEN SPACE	M.G.A.
S	0.21	OPEN SPACE	M.G.A.
T	0.21	OPEN SPACE	M.G.A.
U	0.21	OPEN SPACE	M.G.A.
V	0.21	OPEN SPACE	M.G.A.
W	0.21	OPEN SPACE	M.G.A.
X	0.21	OPEN SPACE	M.G.A.
Y	0.21	OPEN SPACE	M.G.A.
Z	0.21	OPEN SPACE	M.G.A.

STREET LOTS:

STREET NAME	E LENGTH	REMARKS
A	882' L.P.	FULL
B	882' L.P.	FULL
C	882' L.P.	FULL
D	882' L.P.	FULL
E	882' L.P.	FULL
F	882' L.P.	FULL
G	882' L.P.	FULL
H	882' L.P.	FULL
I	882' L.P.	FULL
J	882' L.P.	FULL
K	882' L.P.	FULL
L	882' L.P.	FULL
M	882' L.P.	FULL
N	882' L.P.	FULL
O	882' L.P.	FULL
P	882' L.P.	FULL
Q	882' L.P.	FULL
R	882' L.P.	FULL
S	882' L.P.	FULL
T	882' L.P.	FULL
U	882' L.P.	FULL
V	882' L.P.	FULL
W	882' L.P.	FULL
X	882' L.P.	FULL
Y	882' L.P.	FULL
Z	882' L.P.	FULL



T.M. 32323
COUNTY OF RIVERSIDE

PREPARED FOR: RICHLAND COMMUNITIES
3161 MICHELSON, SUITE 425
IRVINE, CA 92612
949-261-7010

PREPARED BY: **KWC ENGINEERS**
1830 COMPTON AVENUE
GARDEN, CA 92541-3390
(951) 234-2130

SHEET 1 OF 1 SHEETS

Date	By	REVISIONS	App'd

Extension of Time Environmental Determination

Project Case Number: TR32323E01

Original E.A. Number: 40350

Extension of Time No.: First Extension of Time

Original Approval Date: July 25, 2017

Project Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road

Project Description: A Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, one (1) private park and one (1) detention/water quality basin lot.

On July 24, 2020, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
Rob Gonzalez, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director



July 14, 2020

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor
Riverside, CA 92501

Re: Extension of Time for Tentative Tract Map No. 32323

Dear Rob,

I have received your email dated July 14th, 2020 addressing additional Conditions of Approval that are required for an Extension of Time approval for the above referenced Map. This letter shall serve as the acceptance of the below seven (7) Conditions of Approval.

- 50. REQ E HEALTH DOCUMENTS – Applicant accepts this Condition of Approval.
- 50. FINAL ACCESS AND MAINT – Applicant accepts this Condition of Approval.
- 60. REQ BMP SWPPP WQMP – Applicant accepts this Condition of Approval.
- 60. FINAL WQMP FOR GRADING - Applicant accepts this Condition of Approval.
- 80. WQMP AND MAINTENANCE - Applicant accepts this Condition of Approval.
- 90. WQMP REQUIRED - Applicant accepts this Condition of Approval.
- 90. WQMP COMP AND BNS REG - Applicant accepts this Condition of Approval.

Should you require further documentation and/or information or wish to discuss further, please call 949-383-4126 or email me at skuhns@richlandcommunities.com.

Samantha Kuhns
Project Coordinator
Richland Communities



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

Juan C. Perez
Agency Director



08/12/20, 4:06 pm

TR32323E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR32323E01. 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.

BS-Grade

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

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

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

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

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

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

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

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

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

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

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

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE (cont.)

the California Building Code and Ordinance 457.

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

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

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

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

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRAINAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimim slope.

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10

0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

BS-Grade. 11

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

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 12 0010-BS-Grade-MAP - RETAINING WALLS (cont.)****BS-Grade. 12 0010-BS-Grade-MAP - RETAINING WALLS**

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

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

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

E Health**E Health. 1 0010-E Health-USE - NOISE STUDY**

Noise Consultant: URBAN CROSSROADS
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: "Benton Road Residential, Noise Impact Analysis, County of Riverside," November 3, 2016 (10656-04)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR32323 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated January 4, 2017 c/o Steve Uhlman.

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

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

TR32323 is proposing potable water service from EMWD and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2

0010-E Health-USE - WATER AND SEWER SERVICE (cont.)

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Fire. 2

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

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

Flood

Flood. 1

0010-Flood-MAP 10 YR CURB - 100 YR ROW

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 2

0010-Flood-MAP 100 YR SUMP OUTLET

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Flood. 3

0010-Flood-MAP FLOOD HAZARD REPORT

TR 32323, amendment number 4, is a proposal to subdivide

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

20.01 acres into residential lots in the French Valley area. The site is located north of Auld Rd, south of Benton Rd, and west of Pourroy Road.

The site receives storm runoff from a tributary area of approximately 77 acres from the east. Two defined watercourses converge onsite and convey storm runoff to an existing District maintained storm drain to the west. (Warm Springs Valley-Coral Tree Storm Drain, dwg 7-0328)

The development proposes to collect the offsite runoff with a series of storm drains and collect onsite runoff with a separate storm drain and channel system to convey flows around the project's mitigation basin.

The District has reviewed the tentative map dated 7/20/16 (BB 654-998-913) and the Preliminary drainage report dated June, 2016. While this report does not adequately address the mitigation due to increased runoff criteria, i.e. 2, 5 and 10 year frequencies, the basin appears to be sized appropriately for hydromodification criteria which is thought to be similar to the increased runoff criteria. If, during the plan check phase, the basin appears to be adequate for increased runoff due to hydromodification sizing, no additional calculations will be required for increased runoff.

Flood. 4 0010-Flood-MAP GREENBELT CH DGN CRITERIA

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used if the channel is to be maintained by the District:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 **0010-Flood-MAP GREENBELT CH DGN CRITERIA (cont.)**

criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

Flood. 5 **0010-Flood-MAP GREENBELT FACILITY MAINT**

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7

0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)

will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> $\text{LOW LOSS} = .9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7 **0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)**

County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

Flood. 8 **0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA**

The criteria for maintenance access of terrace/interceptor is as follows:
flows between 1-5 cfs shall have a 5-foot wide access road,
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

Flood. 9 **0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - FEES FOR REVIEW (cont.)

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

Planning. 4

0010-Planning-MAP - GEO02523 ACCEPTED

County Geologic Report GEO No. 2523, submitted for the project TTM No. 32323 (TR32323), was prepared by LGC Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract Map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California," dated September 16, 2016. In addition, LGC submitted the following documents:

"Response to Geotechnical Related Comments, County of Riverside Planning Department Review Sheet dated October 26, 2016, Proposed 34-Lot Single Family Residential Tract, Tentative Tract No. 32323, French Valley Area within Riverside, California," dated November 17, 2016.

This document is hereby incorporated as a part of GEO No. 2523.

GEO No. 2523 concluded:

- 1.The subject site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during our site evaluation.
- 2.Based on the proposed development and remedial grading recommendations, the site will primarily consist of compacted fill over dense native soils. Therefore, the potential for post construction liquefaction and liquefaction-induced dynamic settlement is considered low.
- 3.Due to the low potential of liquefaction, the potential

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Planning

Planning. 4

0010-Planning-MAP - GEO02523 ACCEPTED (cont.)

for lateral spreading is also considered low.

4. We anticipate total static settlement to be on the order of 1-inch or less and a differential settlement of $\frac{1}{2}$ inch over a horizontal span of 40 feet.

5. Based on the results of preliminary laboratory testing done, site soils have a "Very Low to Low" expansion potential.

6. Results of our slope stability analysis indicate that the minimum factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively, have been met.

GEO No. 2523 recommended:

1. Prior to grading of areas to receive structural fills or engineered structures, the areas should be cleared of surface obstructions, vegetation, and debris.

2. Unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent material and replaced with compacted fill soils.

3. In general, existing colluvium/topsoil and the upper portion of the very old alluvial valley deposits and weathered gabbro should be removed to competent bedrock or dense native materials.

4. When field density test data is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.

5. Cut/fill transition pads should be entirely undercut 4 feet below finish pad grade, or a minimum 2 feet below planned footings, whichever is greater, and over-excavation should be increased for lots with steep transitions in order to provide a maximum ratio of 3:1 (horizontal to vertical) fill thickness underneath individual lots, up to a maximum of 10 feet.

6. Over-excavation should extend a minimum distance of 4

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **0010-Planning-MAP - GEO02523 ACCEPTED (cont.)**

feet beyond proposed building footprints.

This update to GEO No. 2523 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2523 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 5 **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 **0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)**

consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 6 **0010-Planning-MAP - LANDSCAPE MAINTENANCE**

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

Planning. 7 **0010-Planning-MAP - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-MAP - LOW PALEO (cont.)

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.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.

Planning. 8

0010-Planning-MAP - MAP ACT COMPLIANCE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **0010-Planning-MAP - MAP ACT COMPLIANCE (cont.)**

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

Planning. 9 **0010-Planning-MAP - NPDES COMPLIANCE (1)**

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Planning. 10 **0010-Planning-MAP - 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 **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in

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Planning

Planning. 11 **0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)**
that ordinance shall be required.

Planning. 12 **0010-Planning-MAP - ORD NO. 659 (DIF)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 13 **0010-Planning-MAP - PDA04948 ACCEPTED**

County Archaeological Report (PDA) No. 4948 submitted for this project (TR32323) was prepared by Jennifer Sanka of L & L Environmental Inc. and is entitled: "A Phase I Cultural Resources Assessment for APN 963-010-006 19.36-Acres in the French Valley Area, Riverside County," dated September 29, 2015.

PDA04948 concludes: no known cultural resources are located within the project area. However, results of the Native American scoping process and the presence of numerous prehistoric resources within the search radius lends to a moderate probability that prehistoric cultural resources may be encountered during project implementation.

PDA04948 recommends: that a mitigation monitoring program is recommended during project implementation.

Planning. 14 **0010-Planning-MAP - REQUIRED MINOR PLANS**

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Planning

Planning. 14

0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
- [6. Entry monument and gate entry plan.]

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 15

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.

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Planning

Planning. 15

0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

Planning. 16

0010-Planning-MAP - SUBMIT BUILDING PLANS

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

Planning. 17

0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist

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Planning

Planning. 17

0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 18

0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE

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Planning

Planning. 18**0020-Planning-MAP - EXPIRATION DATE (cont.)**

MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning. 19**0040-Planning-MAP - CONCEPTUAL PHASE GRADING**

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

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

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

Planning. 20**0040-Planning-MAP - 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.

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Planning-All

Planning-All. 1 0010-Planning-All-MAP - 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-All. 2 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32323 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32323, Exhibit A, dated 1/17/17.

APPROVED EXHIBIT L = Tentative Tract Map No. 32323, Exhibit L, dated 11/29/16.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION

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Planning-All

Planning-All. 4

0010-Planning-All-MAP - PROJECT DESCRIPTION (cont.)

Tentative Tract Map No. 32323 proposes a Schedule 'A' subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

Transportation

Transportation. 1

0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2

0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3

0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4

0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 **0010-Transportation-MAP - OFF-SITE PHASE (cont.)**

Transportation Department.

Transportation. 5 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These 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.

Transportation. 6 **0010-Transportation-MAP - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Transportation. 7 **0010-Transportation-MAP- TUMF CREDIT AGREEMENT**

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

Transportation. 8 **0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP**

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 8 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)

shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - AB 341

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

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

Waste Resources. 2 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-MAP - HAZARDOUS MATERIALS (cont.)

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.

Waste Resources. 3 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - NOISE STUDY Not Satisfied

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

050 - E Health. 2 0050-E Health-MAP - SOLID WASTE SERVICE Not Satisfied

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

050 - E Health. 3 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

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

050 - E Health. 4 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.) Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "B" material as per the California Building Code.

050 - Fire. 3 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 4 0050-Fire-MAP-#47-SECONDARY ACCESS Not Satisfied

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.

050 - Fire. 5 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor

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50. Prior To Map Recordation

Fire

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR (cont.) Not Satisfied

with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7 0050-Fire-MAP-#98-ECS-HYD/WTR TANK Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, standard fire hydrant within 500' of the driveway entrance,

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES 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 Murrieta Creek/Santa Gertrudis Valley and the 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 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement

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50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP ENCROACHMENT PERMIT REQ (cont.) Not Satisfied
plans.

050 - Flood. 3 0050-Flood-MAP ONSITE EASE 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 buildings and obstructions".

050 - Flood. 4 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 5 0050-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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. 6 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

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

050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. 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

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050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and

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50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied

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 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each

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050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and

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- 050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied
restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.
- 050 - Planning. 4 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied
The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.
- 050 - Planning. 5 0050-Planning-MAP - ECS NOTE AIRPORT Not Satisfied
The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the southwest of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."
- 050 - Planning. 6 0050-Planning-MAP - ECS NOTE DAM INUNDATION Not Satisfied
The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.
- 050 - Planning. 7 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS:

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- | | | |
|---|---|---------------|
| 050 - Planning. 7 | 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont. | Not Satisfied |
| <p>"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."</p> | | |
| 050 - Planning. 8 | 0050-Planning-MAP - ECS SHALL BE PREPARED | Not Satisfied |
| <p>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.</p> | | |
| 050 - Planning. 9 | 0050-Planning-MAP - FEE BALANCE | Not Satisfied |
| <p>Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.</p> | | |
| 050 - Planning. 10 | 0050-Planning-MAP - FINAL MAP PREPARER | Not Satisfied |
| <p>The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.</p> | | |
| 050 - Planning. 11 | 0050-Planning-MAP - PREPARE A FINAL MAP | Not Satisfied |
| <p>After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.</p> | | |
| 050 - Planning. 12 | 0050-Planning-MAP - QUIMBY FEES (1) | Not Satisfied |
| <p>The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.</p> | | |
| 050 - Planning. 13 | 0050-Planning-MAP - REQUIRED APPLICATIONS | Not Satisfied |

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050 - Planning. 13 0050-Planning-MAP - REQUIRED APPLICATIONS (cont.) Not Satisfied

No FINAL MAP shall record until Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, and Change of Zone No. 7214 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 14 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.

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

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

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

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET Not Satisfied

The constrained areas will conform to the areas mapped on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). TR32323 will impact 0.102 acres of Riparian Riverine and avoid 0.303 acres as described on Figure 8 within the DBESP. The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the

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Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET (c Not Satisfied
Environmental Constraint Sheet to the satisfaction of the
Environmental Programs Department.

The ECS map must be stamped by the Riverside County
Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of
the constraint areas."

"Any required future maintenance activities occurring
within the boundaries of the constraint areas will require
appropriate State and Federal Agencies (USFWS/CDFW) to be
notified."

"Brush management to reduce fuel loads to protect urban
uses (fuel modification zones) will not encroach into the
constraint areas."

050 - Planning-EPD. 2 0050-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to Grading Permit Issuance or Prior to Map
Recordation, whichever occurs first, a biologist who holds
an MOU with the County of Riverside shall submit
documentation that the appropriate mitigation credits have
been purchased in accordance with the mitigation measures
described in must provide proof that 0.204 acres of
mitigation credits have been purchased at the Skunk Hollow
(Barry Jones) Mitigation Bank as outlined within the
Determination of Biologically Equivalent or Superior
Preservation prepared by L&L Environmental dated December
19, 2016 (PDB06426R1).

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Benton Road and so noted
on the final map including at street "B" (EMERGENCY ACCESS
ONLY).

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

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

Transportation

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Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Benton Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Benton Road.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Street "A" and street "B" along project boundary shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the property line within the 10' parkway.

2. Street "B" at Benton Road shall be a 24' wide emergency vehicle access only with double swing gate, not open for the public. The design shall be submitted to Transportation Department and coordinated with the Fire Department for their review and approval.

3. A meandering sidewalk shall be constructed along the Benton Road including at the emergency access.

4. An access path for maintenance shall be provided to the culverts.

050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Benton Road along project boundary is a paved County maintained road designated Urban Arterial Highway and shall be improved with 55 foot half-width AC pavement, 8" concrete curb and gutter (project side), 8" landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation.

2. An 8" raised curb (half-width) landscaping median shall be constructed at the centerline per County Standard No. 91 and 113, Ordinance 461.

3. A cash-in-lieu fee shall be paid for the half-width raised curbed landscaping median improvement as determined by the Director of Transportation.

4. Street "B" at Benton Road shall be a 24' wide

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED (cont.) Not Satisfied
emergency vehicle access ONLY with double swing gate, not open for the public. The design shall be submitted to the Transportation Department and coordinated with the Fire Department for their review and approval.

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied
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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Benton Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied
A signing and striping plan is required for this project.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - SIGNING & STRIPING PLAN (co) Not Satisfied
The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 10 0050-Transportation-MAP - SOILS 2 Not Satisfied
The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 11 0050-Transportation-MAP - STREET LIGHTING PLAN Not Satisfied
A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 12 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 13 0050-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied
Prior to recordation of the tract map, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 24 units or a total of \$60,000. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from the contribution identified in 60.TRANS.3.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

050 - Transportation. 14 0050-Transportation-MAP - TUMF CREDIT AGREEMENT Not Satisfied
If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

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050 - Transportation. 14 0050-Transportation-MAP - TUMF CREDIT AGREEMENT (cc Not Satisfied
the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

050 - Transportation. 15 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 16 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP (cont.) Not Satisfied

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.) Not Satisfied
Safety Department Environmental Compliance Division.

060 - BS-Grade. 10 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 12 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

E Health

060 - E Health. 1 0060-E Health-MAP - PHASE II ESA REQUIRED Not Satisfied

Based on the information provided in the Phase I Environmental Site Assessment dated March 24, 2016 prepared by Hillmann Consulting and historic agricultural activity

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60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 0060-E Health-MAP - PHASE II ESA REQUIRED (cont.) Not Satisfied

associated with the property, RCDEH-ECP concurs with the conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). Additionally, the four stock piles of fill material/debris observed on the property shall be profiled and disposed of properly. For further information, please contact DEH-ECP at (951) 955-8980.

Fire

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

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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

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

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract 32323 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley and the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

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60. Prior To Grading Permit Issuance

Flood

- | | | |
|----------------|--|---------------|
| 060 - Flood. 1 | 0060-Flood-MAP ADP FEES (cont.)
issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued. | Not Satisfied |
| 060 - Flood. 2 | 0060-Flood-MAP ENCROACHMENT PERMIT REQ
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. | Not Satisfied |
| 060 - Flood. 3 | 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD
Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review. | Not Satisfied |
| 060 - Flood. 4 | 0060-Flood-MAP OFFSITE EASE OR REDESIGN
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement. | Not Satisfied |
| 060 - Flood. 5 | 0060-Flood-MAP PHASING
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows. | Not Satisfied |
| 060 - Flood. 6 | 0060-Flood-MAP SUBMIT FINAL WQMP
A copy of the project specific WQMP shall be submitted to the District for review and approval. | Not Satisfied |
| 060 - Flood. 7 | 0060-Flood-MAP SUBMIT PLANS
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of | Not Satisfied |

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 7 0060-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied
grading permits. 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.

Planning

060 - Planning. 1 0060-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

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

- a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
- c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - ARTIFACT DISPOSITION (cont.) Not Satisfied

060 - Planning. 2 0060-Planning-MAP - CULTURAL SENSITIVITY TR. Not Satisfied

Prior to brush clearing and/or earth moving activities, the Project Archaeologist and Native American Monitor shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

060 - Planning. 5 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont. Not Satisfied

Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 7 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all 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 address 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. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The 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 Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of 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 included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant 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 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. 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.

060 - Planning. 8 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, and Change of Zone No. 7214 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 9 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - SECTION 1601/1603 PERMIT (cont.) Not Satisfied
Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 10 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied
Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 11 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 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. 12 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the

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60. Prior To Grading Permit Issuance

Planning

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

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 20.03 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 13 0060-Planning-MAP - TRIBAL MONITOR REQ. Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract 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 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL (cont) Not Satisfied

results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - BIO MONITORING WORK PLAN Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities and a Biological Monitoring Work Plan shall be submitted for EPD review and approval. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - CONSERVATION EASEMENT Not Satisfied

Prior to Map Recordation or Grading Permit Issuance, whichever occurs first, the project applicant shall provide proof to the Riverside County Environmental Programs Department Ecological Resources Specialist that a conservation easement has been recorded for the 0.303-acres of MSHCP Riparian/Riverine to be avoided within Lots "C", "G", and "E", on Tentative Tract Map 32323.

The easement shall be offered up to an entity such as the Riverside-Corona Resource Conservation District or other acceptable entity; however, if this entity does not accept the easement, there is no other mechanism other than the Environmental Constraints Sheet (ECS) to ensure that no other activities take place in this area.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET (c Not Satisfied

The constrained areas will conform to the areas mapped on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). TR32323 will impact 0.102 acres of Riparian Riverine and avoid 0.303 acres as described on Figure 8 within the DBESP. The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Any required future maintenance activities occurring within the boundaries of the constraint areas will require appropriate State and Federal Agencies (USFWS/CDFW) to be notified."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - FUEL MODIFICATION ZONES Not Satisfied

Prior to issuance of a grading permit, EPD Staff shall review the Fire Protection and Vegetation Management Plan required by the Riverside County Fire Department to ensure that proposed fire maintenance activities will not encroach into areas identified as the 0.303-acres of MSHCP Riparian/Riverine to be avoided as described on Figure 8 within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The areas to be avoided are located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - GRADING PLAN CHECK Not Satisfied

Prior to grading permit issuance, EPD Staff shall review the grading plans to ensure that proposed grading activities will not impact the 0.303 acres identified for avoidance on Figure 8 of the Determination of Biologically

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - GRADING PLAN CHECK (cont.) Not Satisfied

Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323. The areas described for avoidance within in the DBESP shall be clearly labeled on the grading plan as "MSHCP Avoidance, Riparian/Riverine" to the satisfaction of the Environmental Programs Division to ensure that no disturbances are proposed within these areas.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

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

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

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

060 - Planning-EPD. 8 0060-Planning-EPD-EPD - MITGATION CREDITS Not Satisfied

Prior to Grading Permit Issuance or Prior to Map Recordation, whichever occurs first, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in must provide proof that 0.204 acres of mitigation credits have been purchased at the Skunk Hollow (Barry Jones) Mitigation Bank as outlined within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1).

060 - Planning-EPD. 9 0060-Planning-EPD-EPD - TEMPORARY FENCING Not Satisfied

Prior to grading permit issuance, the 0.303 acre area of MSHCP Riparian/Riverine resources to be avoided will be temporarily fenced to avoid impacts during grading and construction. The 0.303-acres of MSHCP Riparian/Riverine to be avoided are located within Lots "C", "G", and "E", on Tentative Tract Map 32323. Documentation will be submitted by a biologist who has an MOU with the County of Riverside proving that the fencing has been completed and encompasses all Riparian/Riverine habitat planned for avoidance within Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The Environmental Programs Department may inspect the site prior to grading permit issuance.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the

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Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 24 units or a total of \$60,000. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from the contribution identified in 50.TRANS.2.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

060 - Transportation. 3 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF Not Satisfied

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

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

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

060 - Transportation. 4 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied
State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - MBTA REPORT Not Satisfied
Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

070 - Planning. 2 0070-Planning-MAP - PHASE IV REPORT Not Satisfied
ARCHAEOLOGICAL MONITORING REPORT:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting as well as daily logs from both archaeologist and native monitor.
The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT (cont.) Not Satisfied
construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS Not Satisfied

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. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s),

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.) Not Satisfied

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

Approved water plans must be a the job site.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract 32323 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley and the Murrieta Creek/Warm Sprijngs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. 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.

Planning

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

The land divider/permit holder shall cause an acoustical

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Planning

- | | | |
|--|--|---------------|
| 080 - Planning. 1 | 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) | Not Satisfied |
| <p>study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.</p> | | |
| 080 - Planning. 2 | 0080-Planning-MAP - BUILDING SEPARATION 2 | Not Satisfied |
| <p>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.</p> | | |
| 080 - Planning. 3 | 0080-Planning-MAP - CONFORM FINAL SITE PLAN | Not Satisfied |
| <p>Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.</p> | | |
| 080 - Planning. 4 | 0080-Planning-MAP - DAM INUNDATION NOTIFY | Not Satisfied |
| <p>Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Skinner dam.</p> | | |
| 080 - Planning. 5 | 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN | Not Satisfied |
| <p>The land divider/permit holder shall file four (4) sets of</p> | | |

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080 - Planning. 5 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor Not Satisfied

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

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

080 - Planning. 6 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 7 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

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Planning

080 - Planning. 7

0080-Planning-MAP - FINAL SITE PLAN (cont.)

Not Satisfied

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

The plot plan shall contain the following elements:

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

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080 - Planning. 7 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

080 - Planning. 8 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied
Low water use systems are encouraged.

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

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

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Planning

080 - Planning. 9 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

Final landscape plans shall substantially conform to APPROVED EXHIBIT L.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 10 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

080 - Planning. 11 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

080 - Planning. 12 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 13 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 14 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

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

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Planning

080 - Planning. 14 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

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

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied
tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Benton Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Benton Road.
- (4) Street sweeping.

080 - Transportation. 2 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants. A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year. (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County

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Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF Not Satisfied
Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.) Not Satisfied
District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - PVT RD GDG INSP'S Not Satisfied

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Inspection of Final Paving
- 4.Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

- 1.Submitting a "Wet Signed" copy of the Soils Compaction 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.
- 2.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.

090 - BS-Grade. 4 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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

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

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

090 - BS-Grade. 8 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. 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 within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct an eight (8) foot high decorative block wall on residential lots adjacent to Benton Road (lots 1 and 26) and a seven (7) foot high decorative block wall on the park site adjacent to Benton Road (lot J). The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 4 0090-Planning-MAP - MITIGATION MONITORING Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP - MITIGATION MONITORING (cont.) Not Satisfied
demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40350.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

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

090 - Planning. 6 0090-Planning-MAP - ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 7 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-MAP - WALL/FENCING COMPLY Not Satisfied

Walls and fencing shall be provided throughout the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-MAP - WALL/FENCING COMPLY (cont.) Not Satisfied
subdivision in accordance with the approved final site
development plans.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

- a) Primary and 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 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 developer 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 shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

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. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Benton Road.

090 - Transportation. 3 0090-Transportation-MAP - R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 4 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For 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 of those lots where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest

Plan: TR32323E01

Parcel: 963010006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 6 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 7 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

Case Number(s): TR36826E01

Area Plan: Temescal Canyon


Zoning Area/District: Temescal Area

Supervisory District: First District

Project Planner: Rob Gonzalez

APN: 290-930-027, 290-930-029
290-930-028, 290-940-001

Applicant(s):
Forestar Toscana Development Co.



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of a Schedule "A" Subdivision of 76.6 acres for the development of 501 residential lots, 330 lots for detached Medium Density Residential (MDR) and Medium High Density Residential (MHDR), three High Density Residential lots that would accommodate up to 171 units and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36826**, extending the expiration date to September 28, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tract Map No. 36826 was originally approved at Planning Commission on August 2, 2017. It proceeded to the Board of Supervisors as a receive and file item on September 26, 2017.

The First Extension of Time was received June 23, 2020, ahead of the expiration date of September 26, 2020. The applicant and the County discussed conditions of approval and reached consensus on July 16, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant July 16, 2020 indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to September 26, 2026

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 26, 2023. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

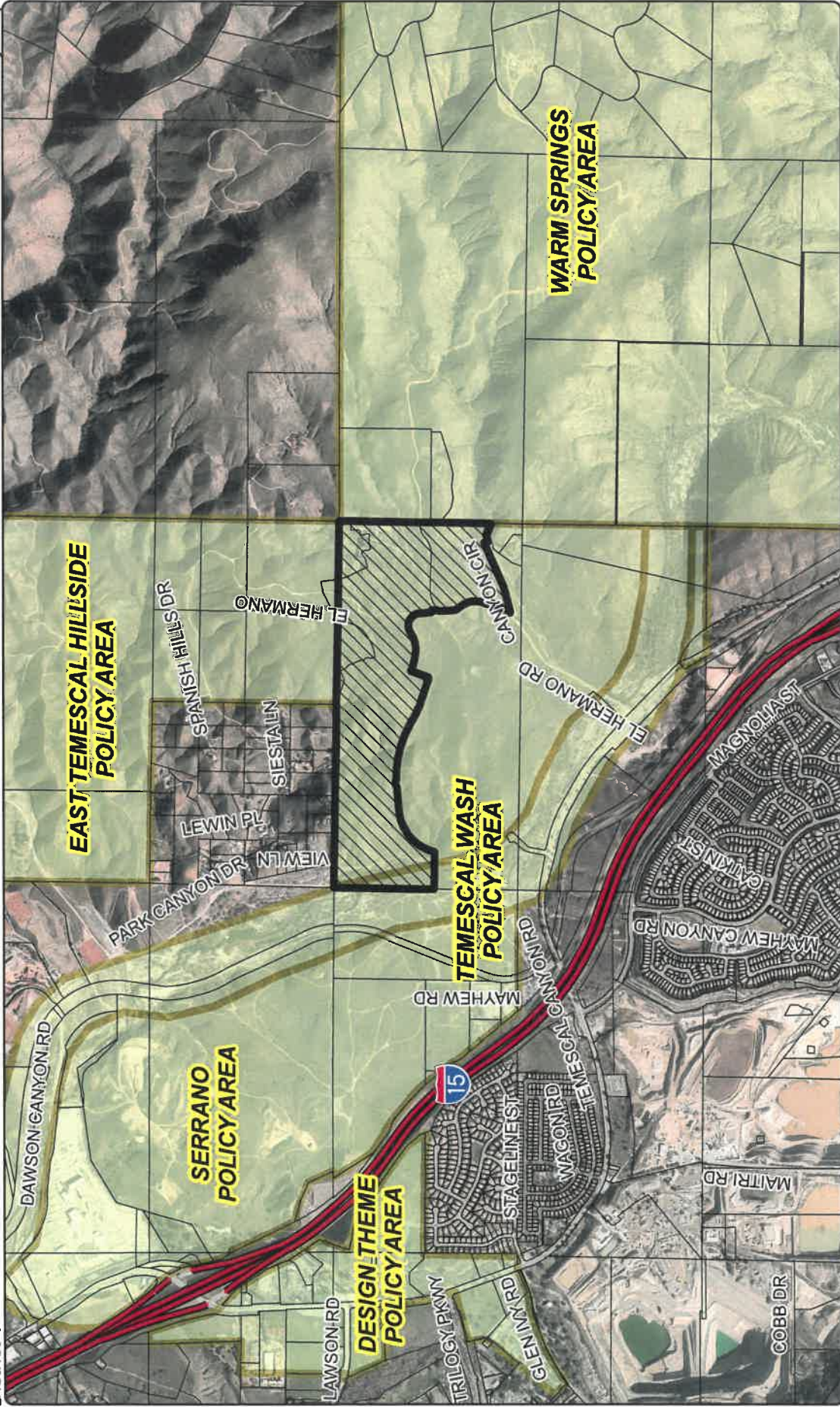
Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36826
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 06/15/2016
 Vicinity Map



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map is based on the General Plan and is not intended to be used for any other purpose. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5000 (Western County) or in Palm Desert at (760)953-8777 (Eastern County) or Website: <http://www.riversideca.gov>

Extension of Time Environmental Determination

Project Case Number: TR36826E01
 Original E.A. Number: 42903
 Extension of Time No.: First Extension of Time
 Original Approval Date: July 25, 2017
 Project Location: northerly of Pepper Tree Street, easterly of Beech Street, southerly of Benton Road, westerly of Pourroy Road
 Project Description: An extension of time for a schedule "A" Subdivision of 20 Acres Into 38 Single Family Residences. The extension of time sets the expiration Date to July 25, 2023.

On July 24, 2020, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
 Rob Gonzalez, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



TERRAMOR

Forestar Toscana Development Company
32 Discovery, Suite 270
Irvine, CA 92618

7/16/2020
Tel. 949-748-6714
Fax. 949-748-8488

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: Tract 36826 Extension of Time – Conditions of Approval (TR36826E01)

To Whom it may concern,

Please accept this letter as verification that Forestar Toscana Development Company has reviewed and accepts the following conditions of approval associated with the Tract 36826 Extension of Time (TR36826E01) as provided by Roberto Gonzalez, dated 07/14/2020.

050 – E Health. 1	EOT1 – REQ E HEALTH DOCUMENTS
050 – Transportation. 1	EOT1 – FINAL ACCESS AND MAINT
060 – BS-Grade. 1	EOT1 – REQ SMP SWPPP WQMP
060 – Transportation. 1	EOT1 – FINAL WQMP FOR GRADING
080 – Transportation. 1	EOT1 – WQMP AND MAINTENANCE
090 – BS-Grade. 1	EOT1 – WQMP REQUIRED
090 – Transportation. 1	EOT1 – WQMP COMP AND BNS REG

If there are any questions or revisions to the conditions presented, please contact us directly to discuss.

Thank you,
Satish Lion
Vice President, Community Development

Satish@ForemostCompanies.com
949.748.6714 x228



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

Juan C. Perez
Agency Director



08/12/20, 3:55 pm

TR36826E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36826E01. 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.

BS-Grade

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

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

BS-Grade. 2 0010-BS-Grade-MAP - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 5 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 5 **0010-BS-Grade-MAP - DUST CONTROL (cont.)**

required at the time a grading permit is issued.

BS-Grade. 6 **0010-BS-Grade-MAP - EROS CNTRL PROTECT**

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

BS-Grade. 7 **0010-BS-Grade-MAP - FINISH GRADE**

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

BS-Grade. 8 **0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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

BS-Grade. 9 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

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

BS-Grade. 10 **0010-BS-Grade-MAP - NPDES INSPECTIONS**

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10

0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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

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

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

BS-Grade. 11

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

All grading shall conform to the California Building Code,

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 **0010-E Health-USE - NOISE STUDY (cont.)**

Noise Study: "Toscana Specific Plan (TTM No. 36826), Noise Impact Analysis, County of Riverside", November 20, 2015 (09592-04).

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36826 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated August 8, 2016 by Steve Uhlman.

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

E Health. 3 **0010-E Health-USE - WATER AND SEWER SERVICE**

TR36826 is proposing potable water and sanitary sewer service from Temescal Valley Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 4 **0010-E Health-USE - WELL DESTRUCTIONS**

Wells shall be properly destroyed under permit with this Department.

Fire

Fire. 1 **0010-Fire-MAP-#16-HYDRANT/SPACING**

Schedule A fire protection: approved standard fire hydrants (6"x4"x2 1/2") shall be located at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

Fire. 2 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS**

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)**

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Flood

Flood. 1 **0010-Flood-MAP 100 YR SUMP OUTLET**

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Flood. 2 **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 3 **0010-Flood-MAP FLOOD HAZARD REPORT**

Tract Map (TR) 36826 is a proposal for a Schedule "A" residential subdivision of a 76.6-acre site within Tract Map 36825 which is "Phase 2" of Specific Plan (SP) 327 Amendment No. 1 (Toscana/Terramor). The site is located in the Temescal Canyon area northeast of both Interstate 15 and Temescal Canyon Road in the hills just north and east above Temescal Canyon Wash and north of the Indian Truck Trail/Interstate 15 interchange. Tract Map 36825 allows for the mass grading of the site and the construction of the backbone infrastructure that will extend the drainage infrastructure constructed by Tract Map 36643 ("Phase 1").

The District's understanding is that Tract Map 36825 will construct most of the necessary infrastructure (roads, storm drains, sewer, water, etc.) and provide large mass-graded pads that will be further subdivided into residential lots pursuant Tract Map 36826. Unless otherwise approved by the District, the final approval of

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3

0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

any phase of development within Tract Map 36826 will require completion of the drainage improvements required of Tract Map 36825. The construction of additional storm drains that extend from backbone storm drain system constructed under Tract Map 36825 may be required for the development of the individual lots/phases of Tract Map 36826. Each lot/phase within Tract 36826 shall be protected from 100-year storm runoff flooding as this development is processed.

The 100-year Zone A floodplain limits for Temescal Wash traverse the westerly portion of the site as delineated on Panel Number 06065C-1390G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The 100-year flow rate for Temescal Wash combined with flows from Mayhew Canyon amount to 15,900 cfs as they exit the project site. Access to the site is obtained through the Phase 1 improvements, which were constructed with Tract Map 36643 and included two arched culvert bridges that cross this floodplain to provide access to the site from Temescal Canyon Road. A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) for this floodplain are being processed. Grading and building permits can be issued while the CLOMR/LOMR are being processed, but occupancy will not be permitted for any lots within the floodplain limits until the LOMR is approved. All improvements constructed within the floodplain must be maintained by a public agency. The District will not maintain any improvements associated with the Temescal Wash floodplain. The Temescal Wash flood plain shall be delineated on an Environmental Constraint Sheet (ECS).

A portion of the project site is also located within a Special Flood Hazard Area listed in Ordinance 458 Section 5.d (Department of Water Resources Awareness Maps). The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. This floodplain traverses the middle portion of the project site. In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3

0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

floodplain analysis and an exhibit showing any modification of the currently effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671). Final Building Inspections for lots within the effective Special Flood Hazard Area shall not be issued until the necessary floodplain study and exhibits have been reviewed and approved by the FPM section.

The majority of the drainage and water quality issues for this map and the surrounding area have been addressed with the processing of Tract Map 36643. Tract Map 36825 will allow for the mass grading of the site and the construction of the backbone infrastructure, which will extend the drainage infrastructure constructed by Tract Map 36643. The proposed water quality mitigation BMP basin design for Phase 2/Tract Map 36826 shall provide 4 to 1 side slopes within the wetted area of the basin. Retaining walls may be constructed outside of the wetted area of the basin but shall not obstruct maintenance access.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts and well heads to occupied structures. These downstream properties are sensitive even to minor flows. As stated in the Specific Plan 327 Amended No. 1 document, flow rates tributary to the Spanish Hills community shall be reduced by 50% in order to reduce the flood risk. However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible and do not pose a public danger to other improvements. A groundwater

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

recharge enhancement plan for runoff tributary to Spanish Hills shall be prepared by an engineering geologist and be submitted to the District for approval.

Flood. 4 **0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA**

The criteria for maintenance access of terrace/interceptor is as follows:
flows between 1-5 cfs shall have a 5-foot wide access road,
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

Flood. 5 **0010-Flood-MAP MAJOR FACILITIES**

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Flood. 6 **0010-Flood-MAP OWNER MAINT NOTICE**

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Flood. 7 **0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 7

0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)

guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Planning

Planning. 1

0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-MAP - GEO02529 ACCEPTED (cont.)

identified flood hazard.

4.The subject site is not in a State liquefaction susceptibility zone.

5.Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 2529 recommended:

1.Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.

2.The resulting undercuts should be replaced with engineered fill.

3.Removal bottoms should finally expose saturated alluvium, very old alluvial fan deposits and/or bedrock.

4.The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

This update to GEO No. 2529 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2529 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 3

0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-MAP - LOW PALEO (cont.)

the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. 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.

Planning. 5

0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 6

0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 9

0010-Planning-MAP - RES. DESIGN STANDARDS

he design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of Specific Plan No. 327A1.
- b. The front yard setback in Planning Areas 6,7,9,and 10 is 12 feet.
- c. The side yard setbacks for Planning Areas 6,7,8,9, and 10 is 5 feet.
- d. The street side yard setbacks for Planning Areas 6,7,8,9, and 10 is 10 feet.
- e. The rear yard setbacks for Planning Areas 6,7,8,9,and 10 is 10 feet, except where a rear yard abuts a street it shall meet front yard requirements of the district as stated in Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot in Planning Area 6 and 10 is fifty (50) feet.
- g. The minimum average width of each lot in Planning Area 7 is forty (40) feet.
- h. The minimum average width of each lot in Planning Area 8 is eighty (80) feet.
- i. The minimum average width of each lot in Planning Area 9 is forty seven (47) feet.
- j. The maximum height of any building in Planning Area 6, 7, and 10 is forty (40) feet
- k. The maximum height of any building in Planning Area 9 is thirty five (35) feet.
- l. The minimum parcel size for Planning Area 6 is 3,650square feet
- m. The minimum parcel size for Planning Area 7 is 5,400 square feet.
- n. The minimum lot area for Planning Area 8 shall not be less than 8,000 square feet.
- o. The minimum parcel size for Planning Area 9 is 3,600 square feet.
- p. The minimum parcel size for Planning Area 10 is 4,500 square feet.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0010-Planning-MAP- REQUIRED MINOR PLANS (cont.)

of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 13

0010-Planning-SP - PROJ M/M PROGRAM (GENERA

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Planning. 14

0010-Planning-SP - PROJ PA STANDARDS

This implementing project is within Planning Areas 6, 7, 8, 9, and 10 of the SPECIFIC PLAN (Terramor SP 327A1). Accordingly, this project is subject to these development standards as stated in Ordinance No. 348.4797 of the Riverside County Development Code:

1. All residential lots in Planning Area 6 must be at least 3,650 square feet.
2. All residential lots in Planning Area 7 must be at least 5,400 square feet.
3. All residential lots in Planning Area 9 must be at least 3,600 square feet.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

0010-Planning-SP - PROJ PA STANDARDS (cont.)

4. All residential lots in Planning Area 10 must be at least 4,500 square feet.
5. Planning Area 8 is comprised of 3 High Density Lots and may have up to 171 condominium units.
6. The maximum number of dwelling units in these planning areas is 501.
7. Please provide prior to issuance of building permits a signage plan showing the location and type of entry monumentation that will be provide and in compliance with the Development/Design Standard regarding monumentation of the Terramor Specific Plan No. 327 A1.
8. Roadway landscaping is required per the Design Guidelines of Specific Plan No. 327 A1.
9. Recreational trails are located at along Temescal Hills Drive, Terramor Drive and Phoebe Drive as shown on the Open Space and Recreation Plan Figure III.A-13 of Specific Plan No. 327 A1.
10. Residential buildings must conform substantially to the design guidelines on pages IV-74 to IV-99 of SPECIFIC PLAN.
11. Sidewalks along Temescal Hill Drive, Phoebe Drive, Terramor Drive and streets within Planning Areas 6,7,8,9, and 10 shall be in substantial conformance to the SPECIFIC PLAN.

Planning. 15

0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 **0020-Planning-MAP - EXPIRATION DATE (cont.)**

notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning. 16 **0040-Planning-MAP - CONCEPTUAL PHASE GRADING**

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

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

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

Planning. 17 **0040-Planning-MAP - 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-All

ADVISORY NOTIFICATION DOCUMENT**Planning-All**

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

Planning-All. 1 0010-Planning-All-MAP - 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-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

incurs such expenses by providing legal services through its Office of County Counsel.

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No.36826 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36826 dated June 1, 2017.

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION

The land division (TR No. 36826) hereby permitted is a Schedule "A" subdivision of a 76.6-acre portion of the Terramor Specific Plan (SP No. 327A1) for the development of 330 single-family residential lots and up to 171 condominium units for a total of 501 residential units. TR No. 36826 includes Planning Areas 6,7,8,9,and 10 of Specific Plan No. 327A1. Planning Areas 6,7,9, and 10 will implement the Medium Density Residential (MDR) and Medium High Density Residential (MHDR) land uses and Planning Area 8 will implement the High Density Residential land uses for the condominium units. In addition, TR No. 36826 would provide 41 lettered lots for a neighborhood park, pocket park, private roads, and community open space (manufactured slope/ fuel management/ water quality basins) uses. TR No. 36826 also provides for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the project area as provided by SP No. 327A1.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

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

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

1)Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

plant species that are drought tolerant and low water using.

- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Temescal Canyon Road (NS) at:
 Dos Lagos Drive (EW)
 Temescal Canyon Road (North) [future] (EW)
 I-15 Southbound Ramps (EW)
 I-15 Northbound Ramps (EW)
 Lawson Road (EW)
 Trilogy Parkway (EW)
 Glen Ivy Road (EW)
 Temescal Canyon Road (South) [future] (EW)
 Temescal Hills Drive North (EW)
 Terramor Drive (EW)
 Indian Truck Trail (EW)

Campbell Ranch Road (NS) at:
 Temescal Canyon Road (EW)
 Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
 Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
 Indian Truck Trail (EW)

As such, the proposed project is consistent with this

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Transportation

Transportation. 7 **0010-Transportation-MAP - TS/CONDITIONS (cont.)**

General Plan policy.

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

Waste Resources

Waste Resources. 1 **0010-Waste Resources-MAP - HAZARDOUS MATERIALS**

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, at 1.888.722.4234.

Waste Resources. 2 **0010-Waste Resources-MAP - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
 2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
 3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
- (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED (cont.) Not Satisfied

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

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

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that would include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

050 - Fire. 2 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class C material as per the California Building Code.

050 - Fire. 3 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 4 0050-Fire-MAP-#47-SECONDARY ACCESS Not Satisfied

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

Plan: TR36826E01

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50. Prior To Map Recordation

Fire

050 - Fire. 4 0050-Fire-MAP-#47-SECONDARY ACCESS (cont.) Not Satisfied
both the Transportation Department and the Riverside County
Fire Department.

050 - Fire. 5 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: The required water system,
including fire hydrants, shall be installed and accepted by
the appropriate water agency prior to any combustible
building material placed on an individual lot.

050 - Fire. 6 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: Driveways exceeding 150' in
length, but less than 800' in length, shall provide a
turnout near the midpoint of the driveway. Where the
driveway exceeds 800', turnouts shall be provided no more
than 400' apart. Turnouts shall be a minimum of 10' wide
and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building
sites on driveways over 150 feet in length, and shall be
within 50' of the building.

050 - Fire. 7 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: Gate entrances shall be at least
two feet wider than the width of the traffic lanes serving
that gate. Any gate providing access from a road to a
driveway shall be located at least 35 feet setback from the
roadway and shall open to allow a vehicle to stop without
obstructing traffic on the road. Where a one-way road with
a single traffic lane provides access to a gate entrance, a
38 feet turning radius shall be used.

050 - Fire. 8 0050-Fire-MAP-#6-ECS WATER CERTIFICATION Not Satisfied
Ecs map msut be stamped by the Riverside County Surveyor
with the following note: The applicant or developer shall
provde written cerification from the appropriate water
company that the required fire hydrants are either
existing or that financial arrangements have been made to
provide them.

050 - Fire. 9 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: Access will not have an up, or

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Parcel: 290930028

50. Prior To Map Recordation

Fire

050 - Fire. 9 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR (cont.) Not Satisfied
downgrade of more than 15%. Access will not be less than
12 feet in width with 14' horizontal clearance and will
have a vertical clearance of 15'. Access will be designed
to withstand the weight of 40 thousand pounds over 2 axles.
Access will have a turning radius of 38 feet capable of
accommodating fire apparatus.

050 - Fire. 10 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: The land division is located in
the "Hazardous Fire Area" of Riverside County as shown on a
map on file with the Clerk of the Board of Supervisors. Any
building constructed on lots created by this land division
shall comply with the special construction provisions
contained in Riverside County Ordinance 787.7.

050 - Fire. 11 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: Gates shall be minimum 20 feet in
width. Gate access shall be equipped with a rapid entry
system. Plans shall be submitted to the Fire Department
for approval prior to installation. Automatic/manual gate
pins shall be rated with shear pin force, not to exceed 30'
pounds. Automatic gates shall be equipped with emergency
backup power. Gates activated by the rapid entry system
shall remain open until closed by the rapid entry system.

050 - Fire. 12 0050-Fire-MAP*-#70-ECS-ADDRESS Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor
with the following note: Address numbers will be clearly
visible from public roadway. A permanent monument may be
provided for the address. Address numbers will be minimum
4 inch letter height, 1/2 inch stroke, reflectorized, and
contrasting with the background colors of the sign. Address
shall be displayed horizontally.

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied
Inspection and maintenance of the flood control
facility/ies to be constructed with this tract must be
performed by either the County Transportation Department or
the Flood Control District. The engineer (owner) must
request in writing that one of these agencies accept the
proposed system. The request shall note the project
number, location, briefly describe the system (sizes and

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied

lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP NEEDS DRAINAGE SYSTEM Not Satisfied

No lots within Tract Map 36826 shall record until the drainage infrastructure constructed by Tract Maps 36643 and 36825 is deemed substantially complete.

050 - Flood. 3 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 4 0050-Flood-MAP ONSITE EASE 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

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50. Prior To Map Recordation

Flood

050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP (cont.) Not Satisfied
stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5 0050-Flood-MAP ORD 458 SPEC FLOOD HAZARD Not Satisfied

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Final map(s) shall not record until the above items and related improvement plans are approved by the District.

050 - Flood. 6 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot within Tract Map 36826, unless it can be shown that the Final WQMP approved for Tract Map 36593, 36643 or 36825 would cover both Phase 1 and 2 and conforms to the latest MS4 permit requirements.

050 - Flood. 7 0050-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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. 8 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

Written permission shall be obtained from the affected

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50. Prior To Map Recordation

Flood

050 - Flood. 8 0050-Flood-MAP WRITTEN PERM FOR GRADING (cont.) Not Satisfied
property owners allowing the proposed grading and/or
facilities to be installed outside of the tract boundaries.
A copy of the written authorization shall be submitted to
the District for review and approval.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed
on the ECS:

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

050 - Planning. 2 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints
Sheet (ECS) in accordance with Section 2.2. E. & F. of
County Ordinance No. 460, which shall be submitted as part
of the plan check review of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor
or registered civil engineer.

050 - Planning. 4 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the
expiration of said map, the land divider shall cause the
real property included within the TENTATIVE MAP, or any
part thereof, to be surveyed and a FINAL MAP thereof
prepared in accordance with the current County
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.

050 - Planning. 5 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning
Department - Development Review Division a duly and
completely executed agreement with the

County Service Area No. 134 which demonstrates to the
satisfaction of the County that the land divider has
provided for the payment of parks and recreation fees

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50. Prior To Map Recordation

Planning

050 - Planning. 5 0050-Planning-MAP- QUIMBY FEES (1) (cont.) Not Satisfied
and/or dedication of land for the TENTATIVE MAP in
accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 6 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied

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

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

B. All lots in Planning Area 6 on the FINAL MAP shall
have a minimum lot size of 3,650 square feet.

C. All lots in Planning Area 7 on the FINAL MAP shall have
a minimum lot size of 5,400 square feet.

D. All lots in Planning Area 8 on the FINAL MAP shall have
a minimum lot area of 8,000 square feet.

E. All lots in Planning Area 9 on the FINAL MAP shall have
a minimum lot size of 3,600 square feet.

F. All lots in Planning Area 10 on the FINAL MAP shall
have a minimum lot size of 4,500 square feet.

G. All lot sizes and dimensions on the FINAL MAP shall be
in conformance with the development standards of the
Specific Plan No. 327A1, and with the Riverside County
General Plan.

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

I. All knuckle or cul-de-sac lots in Planning Areas 6 and
10 shall have a minimum of 30 feet of frontage measured at
the front lot line.

J. All knuckle or cul-de-sac lots in Planning Area 7
shall have a minimum of 32 feet of frontage measured at the
front lot line.

K. All knuckle or cul-de-sac lots in Planning Area 9 shall
have a minimum of 35 feet per Ordinance 460 Section 3.8 I.

L. The common open space area[s] shall be shown as a
numbered lot[s] on the FINAL MAP.

050 - Planning. 7 0050-Planning-PRJ- SP CC&R PRI COMN AREA Not Satisfied

Prior to the approval of any implementing land division
project within the SPECIFIC PLAN (tract map or parcel map)
for all Planning Areas (PA) except PA 17, the following

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50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-PRJ- SP CC&R PRI COMN AREA (cont.) Not Satisfied

condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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50. Prior To Map Recordation

Planning

050 - Planning. 7

0050-Planning-PRJ- SP CC&R PRI COMN AREA (cont.)

Not Satisfied

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 8

0050-Planning-PRJ- SP CC&R PUB COMN AREA

Not Satisfied

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or 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 applicant shall notify the Planning Department that the

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50. Prior To Map Recordation

Planning

050 - Planning. 8 0050-Planning-PRJ- SP CC&R PUB COMN AREA (cont.) Not Satisfied

following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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 owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '____' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. 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.

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50. Prior To Map Recordation

Planning

050 - Planning. 8 0050-Planning-PRJ- SP CC&R PUB COMN AREA (cont.) Not Satisfied

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 this Declaration.

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

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

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 9 0050-Planning-PRJ- SP COMMON AREA MAIN Not Satisfied

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-PRJ- SP COMMON AREA MAIN (cont.) Not Satisfied

common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization or HOA shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I."

This condition implements condition 30. PLANNING. 19 of the SPECIFIC PLAN.

050 - Planning. 10 0050-Planning-PRJ- SP PARK AGNECY REQD Not Satisfied

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the

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50. Prior To Map Recordation

Planning

050 - Planning. 10 0050-Planning-PRJ- SP PARK AGNECY REQD (cont.) Not Satisfied
 Planning Department."

This condition implements condition 30.PLANNING.16 of the SPECIFIC PLAN.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Temescal Hills Drive, Phoebe Drive and Terramor Drive and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Temescal Hills Drive, Phoebe Drive and Terramor Drive.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Terramor Drive.
- (4) Street sweeping along Temescal Canyon Road.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
89-1-C Administrator and submit the following:

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

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied
Ramps shall be constructed at 4-way intersections and "T" intersections per modified Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 4 0050-Transportation-MAP - IMP PLANS Not Satisfied
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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 6 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied
The project proponent shall comply in accordance with

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Transportation

050 - Transportation. 6 0050-Transportation-MAP - LANDSCAPING/TRAILS (cont.) Not Satisfied
landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Hill Drive, Phoebe Drive, and Terramor Drive.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 7 0050-Transportation-MAP - LC LNDSCP COMMON AREA M. Not Satisfied

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

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

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

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

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

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

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Transportation

050 - Transportation. 7 0050-Transportation-MAP - LC LNDSCP COMMON AREA M, Not Satisfied

050 - Transportation. 8 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 9 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

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

050 - Transportation. 10 0050-Transportation-MAP - PRIVATE STREETS Not Satisfied

Temescal Hills Drive (from Dawn Road to street "M"), Phoebe Drive (from Temescal Hills Drive to north project boundary), and Terramor Drive (from southern project boundary to Temescal Hills Drive) are designated RESERVED PRIVATE COLLECTOR ROAD. These roads shall be improved with 6" concrete curb and gutter, 5' concrete sidewalk (one side) and 8' paseo on the other side within a 76' reserved private road easement in accordance with County Standard No. 103, Section "A". (44'/76') (Modified for construction of paseo on one side, and increased reserved private street easement width from 74' to 76'.)

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES: 1. A 5' concrete sidewalk (on one side) shall be constructed within the 16' parkway.

2. An 8' decomposed granite paseo (on one side) shall be constructed within the 16' parkway.

3. Terramor Drive may be constructed with a rolled curb as approved per the Director of Transportation.

4. Gates at Temescal Hills Drive and Phoebe Drive shall be constructed per the provided detail map dated 11/14/2016 sheet (1 of 2) and (2 of 2).

5. Maintain a 5% final grade or lower at all street

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Transportation

050 - Transportation. 10 0050-Transportation-MAP - PRIVATE STREETS (cont.) Not Satisfied
intersections to be in compliance with ADA access
ramp requirements.

6. Install an all-way stop at the intersection of
Temescal Hills Drive and Terramor Drive.

El Hermano Road (street "P") is designated RESERVED PRIVATE ROAD and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 60' reserved private road easement in accordance with County Standard No. 105, Section "C", Ordinance 461. (40'/60'). The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.

All other interior Streets are designated RESERVED PRIVATE ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 56' reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56').

The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES: 1. A 5' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.

2. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.

050 - Transportation. 11 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 12 0050-Transportation-MAP - SOILS 2 Not Satisfied
The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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Transportation

050 - Transportation. 13 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36593M1, TR36643 and TR36825.

050 - Transportation. 14 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

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

050 - Transportation. 15 0050-Transportation-MAP - TS/FAIRSHARE Not Satisfied

As identified in the Urban Crossroads February 9, 2016 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

1.5 percent toward a traffic signal at Temescal Canyon Road and Lawson Road.

4.5 percent toward a second NB right turn lane at I-15 Southbound Ramps and Indian Truck Trail.

9.0 percent toward modifying the traffic signal at Temescal Canyon Road and Indian Truck Trail to implement overlap phasing on the SB right turn lane.

Or as approved by the Director of Transportation.

050 - Transportation. 16 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 17 0050-Transportation-MAP-TEMPORARY PRIVATE ACCESS Not Satisfied

Proposed temporary secondary access road, between Phoebe Drive and Temescal Hill Drive (extension of street "K"),

Plan: TR36826E01

Parcel: 290930028

50. Prior To Map Recordation

Transportation

050 - Transportation. 17 0050-Transportation-MAP-TEMPORARY PRIVATE ACCESS Not Satisfied
shall be improved with 24' AC pavement on 32' graded section within a 32' reserved temporary private secondary access easement as directed by the Director of Transportation.

NOTE: The project proponent shall construct for each and all phases, two independent point of access for primary and secondary access roads as directed by the Director of Transportation.

050 - Transportation. 18 0050-Transportation-MAP-TEMPORARY PRIVATE ACCESS Not Satisfied
The landowner/developer shall provide a recorded primary and secondary reserved private off-site access road easement through approved TR36643 to a County maintained Temescal Canyon Road.

NOTES: 1. Said off-site reserved private access road easement shall be the southerly extension of Temescal Hills Drive to a County maintained Temescal Canyon Drive.

2. Said off-site reserved private access road easement shall be the southerly extension of Terramor Drive to a County maintained Temescal Canyon Drive.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied
Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Plan: TR36826E01

Parcel: 290930028

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 (cont.) Not Satisfied

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

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

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

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

Plan: TR36826E01

Parcel: 290930028

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT (cont.) Not Satisfied

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

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

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

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

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

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

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

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

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

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

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage

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Parcel: 290930028

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D (cont.) Not Satisfied
 easement.

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

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

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

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

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

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

060 - BS-Grade. 15 0060-BS-Grade-MAP-MINIMUM DRAINAGE GRADE Not Satisfied

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

E Health

060 - E Health. 1 0060-E Health-USE - WELL DESTRUCTIONS Not Satisfied

Prior to grading permit issuance, all wells must be destroyed under permit with this Department.

Please contact (951)955-8980 for any additional questions.

Plan: TR36826E01

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60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 0060-E Health-USE - WELL DESTRUCTIONS (cont.) Not Satisfied

Flood

060 - Flood. 1 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 2 0060-Flood-MAP NEED DRAINAGE SYSTEM Not Satisfied

Unless otherwise approved by the District, no building permits shall be issued until the drainage infrastructure constructed by Tract Maps 36643 and 36825 is deemed substantially complete. Grading for lots within Tract Map 36826 can be permitted while the drainage infrastructure required by Tract Maps 36643 and 36825 is under construction.

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 4 0060-Flood-MAP PHASING Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot within Tract Map

Plan: TR36826E01

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP (cont.) Not Satisfied
36826, unless it can be shown that the Final WQMP approved for Tract Map 36593, 36643 or 36825 would cover both Phase 1 and 2 and conforms to the latest MS4 permit requirements.

060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. 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.

Planning

060 - Planning. 1 0060-Planning-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. 2 0060-Planning-MAP - CONST. CULT. TRAINING Not Satisfied
Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-MAP - CULTURAL PROFESSIONAL Not Satisfied
Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 3 0060-Planning-MAP - CULTURAL PROFESSIONAL (cont.) Not Satisfied
- included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.
- 060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
- The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.
- 060 - Planning. 5 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied
- The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.
- 060 - Planning. 6 0060-Planning-MAP - NATIVE MONITOR Not Satisfied
- the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - NATIVE MONITOR (cont.) Not Satisfied

the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

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

060 - Planning. 7 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 8 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to

Plan: TR36826E01

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied

be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 9 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a trail easement adjacent to Planning Areas 6,7,8,9,and 10 as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan and Specific Plan No. 327A1.

060 - Planning. 10 0060-Planning-MAP- PARCEL MAXIMUM GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared in conformance with the approved TENTATIVE MAP in compliance with County Ordinance No. 457 and all other applicable codes and ordinances.

060 - Planning. 11 0060-Planning-PRJ- SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant 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 76.6 acres (gross) in accordance

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-PRJ- SP SKR FEE CONDITION (cont.) Not Satisfied

with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.27 of the SPECIFIC PLAN.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS Not Satisfied

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred,

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS (cont.) Not Satisfied

including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid".

070 - Planning. 2 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition".

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition".

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate

Plan: TR36826E01

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 2 0070-Planning-MAP - PHASE IV REPORT (cont.) Not Satisfied

compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition". Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition". Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition".

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be

Plan: TR36826E01

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS Not Satisfied

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. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

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

Approved water plans must be a the job site.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.) Not Satisfied

080 - Fire. 3 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP HOLD BP FOR LOTS 67-78 Not Satisfied

A berm is shown on the tentative map exhibit in the northeast corner to protect Lots 67-78 from flooding from tributary offsite stormwater runoff. While it is expected that future phases of this development may eliminate the need for this berm, currently there is no provision for public maintenance of this berm. Therefore, building permits for Lots 67-78 shall not be released until adequate flood protection for these lots is proposed along with a viable maintenance mechanism that is acceptable to the District.

080 - Flood. 2 0080-Flood-MAP NEED DRAINAGE SYSTEM Not Satisfied

Unless otherwise approved by the District, no building permits shall be issued until the drainage infrastructure constructed by Tract Maps 36643 and 36825 is deemed substantially complete. Grading for lots within Tract Map 36826 can be permitted while the drainage infrastructure required by Tract Maps 36643 and 36825 is under construction.

080 - Flood. 3 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot within Tract Map 36826, unless it can be shown that the Final WQMP approved for Tract Map 36593, 36643 or 36825 would cover both Phase 1 and 2 and conforms to the latest MS4 permit requirements.

080 - Flood. 4 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 4 0080-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied
improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. 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.

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied
The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

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

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION 2 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. 3 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied
Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied
All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 5 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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

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

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

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

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

080 - Planning. 6 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied
Roof-mounted mechanical equipment shall not be permitted

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Planning

080 - Planning. 6 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 7 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied
The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 8 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 9 0080-Planning-MAP- COLOR SCHEME Not Satisfied
Colors/materials shall conform substantially to those shown on approved Specific Plan No. 327A1 Architectural and Design Guidelines.

080 - Planning. 10 0080-Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied
Elevations and floor plans shall substantially conform to approved Specific Plan No. 327A1 Architectural Design Guidelines.

080 - Planning. 11 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied
The land divider/permit holder shall file four (4) sets of 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 photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN (con Not Satisfied
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 nd GATES PLAN condition of approval shall be
clearecd individually.

080 - Planning. 12 0080-Planning-MAP- FNL SITE DEV PLOT PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot
plan and shall conform to the Design and Landscape
Guidelines for Specific Plan No. 327A1 and the approved
Design 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. Six (6) sets of photographic or color laser prints (8"
x 10") of the sample board and colored elevations shall be
submitted for permanent filing and agency distribution
after the Planning Department has reviewed and approved the
sample board and colored elevations in accordance with the
approved Design Manual and other applicable standards. All
writing must be legible. Six (6) matrix sheets showing
structure colors and texture schemes shall be submitted.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12

0080-Planning-MAP- FNL SITE DEV PLOT PLAN (cont.)

Not Satisfied

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

080 - Planning. 13

0080-Planning-MAP- LANDSCAPE PLOT PLAN

Not Satisfied

The land divider/permit holder shall file seven (7) sets of

a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within a County Service Area (CSA), prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the CSA No. 134 has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 0080-Planning-MAP- LANDSCAPE PLOT PLAN (cont.) Not Satisfied
be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)
10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 0080-Planning-MAP- LANDSCAPE PLOT PLAN (cont.) Not Satisfied

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 14 0080-Planning-MAP- PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 15 0080-Planning-MAP- WALLS/FENCING PLOT PLAN Not Satisfied

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

1. The plan shall show all project fencing as shown on Specific Plan No. 327 A1 Conceptual Wall and Fence Plan Figure IV-40 of the Design Guidelines including, but not limited to, perimeter fencing, side and rear yard fencing, view fencing and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

2. 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.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP- WALLS/FENCING PLOT PLAN (cont.) Not Satisfied

080 - Planning. 16 0080-Planning-PRJ- SCHOOL MITIGATION Not Satisfied

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with state law."

This condition implements condition 30.PLANNING.30 of the SPECIFIC PLAN.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - PHASE DEDICATION Not Satisfied

5/24/17 THERE WILL BE NO DEFERRAL FROM THIS POINT. DEC

The following condition has been modified from the original condition found on TR36593. The condition has been set to prior to first building permit issuance in accordance with the Donation Agreement executed between the applicant and the Regional Conservation Authority, and signed by Charles V. Landry on August 31st 2015. Prior to the issuance of the first home building permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit. The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of the first building permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure

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Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - PHASE DEDICATION (cont.) Not Satisfied

that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands. This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below. Phase 1 Dedication Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

- An existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B;
- A proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
- An existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
- Proposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
- Proposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F. There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D. Phase 3 Dedication Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including: - A proposed 30-foot easement over the existing dirt road known as Spanish Hills

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Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - PHASE DEDICATION (cont.) Not Satisfied

Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;
- A proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Hills Drive, Phoebe Drive and Terramor Drive.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Terramor Drive.
- (4) Street sweeping along Temescal Canyon Road.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

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

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;

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Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc Not Satisfied

- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE:

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

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

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITIES (c Not Satisfied
estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES (cont.) Not Satisfied
treatment control BMPs.

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

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied
on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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

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

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

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM Not Satisfied

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Parcel: 290930028

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM (cont.) Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the drainage system is fully constructed and deemed substantially complete.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. 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 within the map prior to the completion of these tasks.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 4 0090-Flood-MAP SUBMIT LOMR Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

Planning

090 - Planning. 1 0090 - DEVELOPMENT IMPACT FEES (Ord. 659) Not Satisfied

Pay fees as required per County Ordinance.

090 - Planning. 2 0090 - OPEN SPACE FEES (Ord. 810) Not Satisfied

Pay fees as required per County Ordinance.

090 - Planning. 3 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 4 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

090 - Planning. 5 0090-Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 6 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct six (6)foot high slump block walls (theme walls) along Temescal Hills Drive and Phoebe Drive within Planning Areas 6, 7, 8, 9, and 10 as illustrated on Figure IV-40 of the Conceptual Wall and Fence Plan of Specific Plan No. 327A1 Design Guidelines . The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI (cont.) Not Satisfied
the TLMA - Land Use Division, and the Development Review
Division.

090 - Planning. 7 0090-Planning-MAP- MITIGATION MONITORING Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 439

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 8 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 134.

090 - Planning. 9 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 10 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 76.6 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a

Plan: TR36826E01

Parcel: 290930028

90. Prior to Building Final Inspection

Planning

090 - Planning. 10 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied
subsequent mitigation fee ordinance, payment of the
appropriate fee set forth in that ordinance shall be
required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

- a) Primary and 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 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 developer 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 shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

Plan: TR36826E01

Parcel: 290930028

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

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. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Hills Drive, Phoebe Drive and Terramor Drive.

090 - Transportation. 3 0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 4 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event

Plan: TR36826E01

Parcel: 290930028

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOST Not Satisfied

that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 5 0090-Transportation-MAP - LNDSCPE INSPCTN RQRMENTS Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 6 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with the development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Plan: TR36826E01

Parcel: 290930028

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 8 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**

Agenda Item No.:

1.3

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

Case Number(s):	PPW190001, VAR190003
Area Plan:	REMAP
Zoning Area/District:	San Jacinto Mountain Area
Supervisory District:	Third District
Project Planner:	Gabriel Villalobos
Continued From:	N/A

Applicant(s):	Smartlink LLC for AT&T
Representative(s):	Alisha Strasheim



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.

Variance No. 190003 (VAR190003) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed ninety (90') foot disguised communications tower.

The description as included above constitutes the "Project" as further referenced in this staff report.

The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 27, 2020.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190001 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED VARIANCE NO. 190003, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVED PLOT PLAN WIRELESS NO. 190001, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

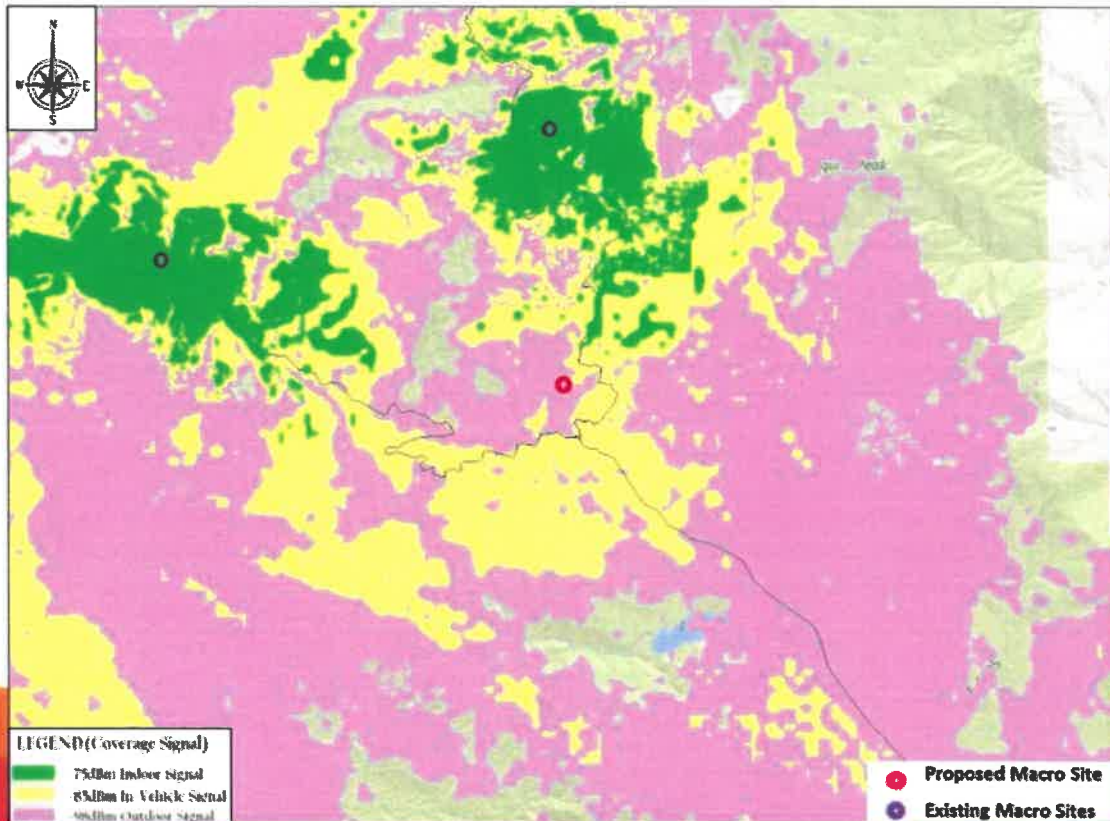
Background:

On January 9, 2019, an application for Plot Plan No. 190001 (PPW190001) was submitted to the Riverside County Planning Department. The project proposes to construct a 90 foot tall disguised wireless telecommunications facility, to be designed as a pine tree or “monopine” within a lease area of 1,000 square feet. In addition to the proposed monopine, an accompanying 800 square foot equipment enclosure is also included as part of the proposal and is located within the lease area acquired by AT&T. The proposal also includes additional equipment including twelve (12) eight-foot tall panel antennas to be located approximately 70 feet above ground level, thirty-six (36) Radio Remote Units (3 per antenna), and one (1) two-foot microwave antenna attached to the monopine with the rest of the equipment located within the six-foot tall block wall enclosure including one (1) emergency power generator.

The project has requested a variance to exceed the height restriction of 50-feet per Section 19.410.C to 90-feet to achieve the desired wireless coverage for the surrounding area. The propagation map below shows the current wireless coverage of the area. The proposed site is marked with the red dot, with other existing cell sites in the area marked with blue dots, and the areas with the strongest coverage shown in green and those areas with less coverage shown in purple. Because of the topography of the area,

otherwise known as Mountain Center, the applicant is requesting a variance to bridge the gap in coverage shown below by extending the height of the antennas to reach over the natural barriers created by the topography of the area.

LTE Coverage Before site CSL00249



The propagation map below shows the proposed wireless coverage of the area that would result from the implementation of the project. The lapse in coverage located between the highways 74 and 243 is shown to be bridged by the proposed wireless telecommunications facility for the purpose of servicing the Mountain Center area.

The case was heard by the Planning Director on July 27, 2020, there were no speakers for or against the proposal and only the applicant spoke on behalf of the project, accepting the conditions as proposed. The case was approved as proposed and no appeal were submitted in regards to this case.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 27, 2020**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003

– Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST: Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 sq. ft. equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.**

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ190001; and,

APPROVE Variance No. 190003; and,

APPROVE Plot Plan No. 190001, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ190001; and,

APPROVE Variance No. 190003; and,

APPROVE Plot Plan No. 190001, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. CEQ190001; and,

APPROVED Variance No. 190003; and,

APPROVED Plot Plan No. 190001, subject to the conditions of approval.

3.2 PLOT PLAN NO. 180013 – Intent to Adopt a Negative

Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST: Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with 12 panel antennas, one (1) 4 foot parabolic antennas dish, one (1) 2 foot parabolic antenna dish, 12 Remote Radio Units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6 foot tall decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180046; and,

APPROVE Plot Plan No. 180013, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180046; and,

APPROVE Plot Plan No. 180013, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. CEQ180046; and,

APPROVED Plot Plan No. 180013, subject to the conditions of approval.

3.3 PLOT PLAN NO. 180003 and VARIANCE NO. 190007 – Intent to

Adopt a Negative Declaration – CEQ180029 – Applicant: Smartlink c/o Alisha Strasheim on behalf of AT&T – Engineer/Representative: Smartlink c/o Alisha Strasheim – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium High Density Residential (CD-MHDR) – Location: Northerly of Camino Terraza, westerly of Jameson Road, and southerly of Clay Canyon Drive – 44.23 Gross Acres – Zoning: Specific Plan No. 176 "Wildrose" (SP176) – **REQUEST: Plot Plan No. 180003 is a proposal to construct a 100 foot mono-eucalyptus, including 12 antennas, 36**

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180029; and,

APPROVE Plot Plan No. 180003; and,

APPROVE Variance No. 190007, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. CEQ180029; and,

RRUs, one (1) 2 foot microwave antenna, six (6) surge protectors approximately 50 feet southwest from an 18 x 20 foot lease area with an equipment shelter on a 44.23 overall parcel. The total project lease area is 870 sq. ft. The equipment shelter lease area includes one (1) GPS antenna attached to the shelter, one (1) utility H-frame with security lighting, and one (1) 30kw diesel generator; surrounded by a 6 foot high chain link fence with slats and landscaping. Variance No. 190007 is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet. The variance application requests to exceed the 50 foot height requirement to allow for the proposed 100 foot disguised communications tower. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVE Plot Plan No. 180003; and,

APPROVE Variance No. 190007, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. CEQ180029; and,

APPROVED Plot Plan No. 180003; and,

APPROVED Variance No. 190007, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: July 27, 2020

PROPOSED PROJECT

Case Number(s):	PPW190001, VAR190003	Applicant(s):	
Environmental:	Negative Declaration (ND)	Representative(s):	Smartlink LLC for AT&T
Area Plan:	REMAP		
Zoning Area/District:	San Jacinto Mountain Area		Alisha Stratheim
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	557-070-016		


John Hildebrand
Deputy Director of TLMA - Planning

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.

Variance No. 190003 (VAR190003) is a proposal for a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. The variance application requests to exceed the fifty (50') foot height requirement to allow for the proposed ninety (90') foot disguised communications tower.

The description as included above constitutes the "Project" as further referenced in this staff report.

The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190001**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE VARIANCE NO. 190003, based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 190001, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Existing General Plan Foundation Component:	Rural
Existing General Plan Land Use Designation:	Rural Residential (RR)
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH)
East:	Agriculture (AG)
South:	Rural Residential (RR)
West:	Open Space: Conservation Habitat (OS:CH)
Existing Zoning Classification:	Rural Residential – 10 acre min. (R-R-10)
Surrounding Zoning Classifications	
North:	Natural Assets (N-A)
East:	Residential Agricultural – 20 acre min. (R-A-20)
South:	Residential Agricultural – 10 acre min. (R-A-10), Rural Residential – 10 acre min (R-R-10)
West:	Natural Assets (N-A)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant land
South:	Residential
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.67 acres	N/A
Proposed Building Area (SQFT):	800 sq. ft.	N/A
Building Height (FT):	90 ft.	50 ft.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Service parking spot	1	Minimum 1 space for maintenance vehicle	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSAs #152, #153
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

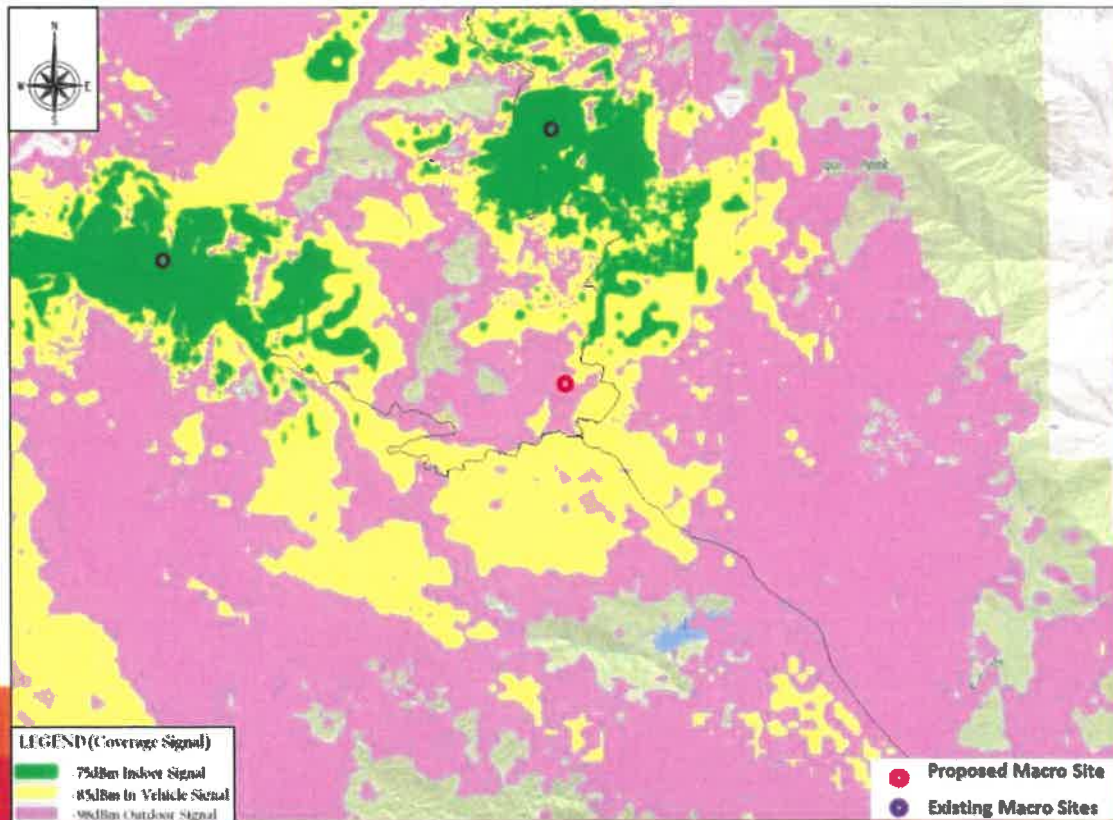
Background:

On January 9, 2019, an application for Plot Plan No. 190001 (PPW190001) was submitted to the Riverside County Planning Department. The project proposes to construct a 90 foot tall disguised wireless

telecommunications facility, to be designed as a pine tree or “monopine” within a lease area of 1,000 square feet. In addition to the proposed monopine, an accompanying 800 square foot equipment enclosure is also included as part of the proposal and is located within the lease area acquired by AT&T. The proposal also includes additional equipment including twelve (12) eight-foot tall panel antennas to be located approximately 70 feet above ground level, thirty-six (36) Radio Remote Units (3 per antenna), and one (1) two-foot microwave antenna attached to the monopine with the rest of the equipment located within the six-foot tall block wall enclosure including one (1) emergency power generator.

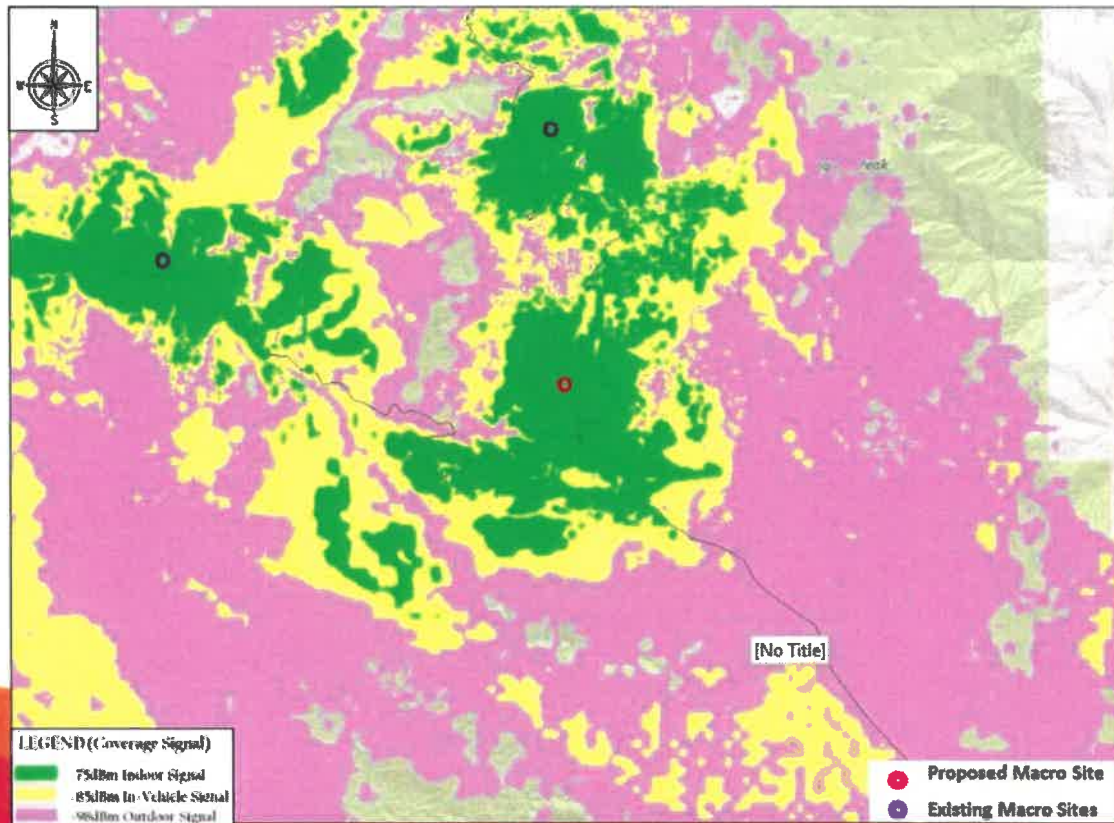
The project has requested a variance to exceed the height restriction of 50-feet per Section 19.410.C to 90-feet to achieve the desired wireless coverage for the surrounding area. The propagation map below shows the current wireless coverage of the area. The proposed site is marked with the red dot, with other existing cell sites in the area marked with blue dots, and the areas with the strongest coverage shown in green and those areas with less coverage shown in purple. Because of the topography of the area, otherwise known as Mountain Center, the applicant is requesting a variance to bridge the gap in coverage shown below by extending the height of the antennas to reach over the natural barriers created by the topography of the area.

LTE Coverage Before site CSL00249



The propagation map below shows the proposed wireless coverage of the area that would result from the implementation of the project. The lapse in coverage located between the highways 74 and 243 is shown to be bridged by the proposed wireless telecommunications facility for the purpose of servicing the Mountain Center area.

LTE Coverage After site CSL00249



ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Negative Declaration (ND) represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

At the time of preparation for this staff report, no comments have been received on the IS or ND.

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. The project site has a General Plan Land Use Designation of Rural Residential (RR) (5 acre min.). The RR land use designation provides for the development of single-family residences with a minimum lot size of 5 acres. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas.
2. The project site has a Zoning Classification of Rural Residential – 10 Acre Minimum (R-R-10), which is consistent with the Riverside County General Plan. The proposed project, as designed and conditioned, complies with the applicable development standards of the R-R zone. Disguised Wireless Communication Facilities may be located in the R-R zone classification. The proposed disguised wireless communication facility, is a permitted use within the R-R zone, subject to the approval of a Plot Plan subject to the specific development standards and findings identified in Ordinance 348, Section 19.404. As proposed, the project will meet all applicable development standards demonstrated below.

Entitlement Findings:

The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg “Wireless Communication Facilities,” including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

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. The proposed use is consistent with the Rural Residential (RR) land use designation as noted previously. The proposed use is a Disguised Wireless Communication Facility that is permitted with the approval of a plot plan under the Rural Residential – 10 Acre Minimum (R-R-10) Zoning Classification, pursuant to the Ordinance No. 348, Section 19.404.B.2 as the R-R zone is considered a “residential zone classification”.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the Project would not increase these above existing conditions. The Project site is adequately served by McCall Park Road and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards to location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
3. The project site is surrounded by properties which have General Plan Land Use Designation of Conservation Habitat (CH) to the north and west; Rural Residential (RR) to the south, and Agriculture (AG) to the east. The proposed 90 foot tall monopine disguised wireless telecommunication facility

conforms to the logical development of the existing open space land and is compatible with the surrounding property's present uses and would not conflict with the future logical development in the area.

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 take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
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. The proposed project is located on one parcel and is not proposing more than one building or structure and no land division at this time.
6. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is disguised as a pine tree or "monopine" designed to blend into the environment in which it is located. The general location of the project site is mostly comprised of vegetation and raw land as the majority of the area is undeveloped. As such, the proposed facility should be considered to have minimal aesthetic impact to the surrounding area.
7. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project includes a six (6') foot high CMU wall equipment enclosure and meets this requirement as proposed.
8. The application has met the processing requirements set forth in this article. The application included all necessary documentation in order for the county to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
9. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance. The proposed development meets all development standards as set forth in Article 19.404 with the exception of the height limit, which a variance has been applied for.
10. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The application for this disguised wireless communications facility includes a proposed variance for a modification in the height requirement to allow for a ninety foot (90') tall monopine, 40 feet taller than the 50 feet standard maximum. Properties in the area to be served were evaluated, including properties where the coverage could be met with a 50 foot tall tower that would meet height requirements. However, the applicant was not able to receive cooperation from property owners on any properties that may accommodate a lower tower. For this reason the currently proposed site was selected as a less desirable location to achieve coverage requirements, which necessitates the additional height for the tower due to the relative height of the property and the topography of the surrounding area. By allowing for the 90' foot facility, the area covered by the tower would be substantially greater and would help cover a significant gap in coverage that is needed in the area without requiring an additional wireless facility or leaving gaps in coverage in the area.
2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Other properties in the area that have Rural Residential zoning but are located at higher elevations or on sloped areas facing the area to provide coverage are in a position for better wireless facility location. This property due to its variation in topography and exposure to the coverage area is not provided the same privilege in ability to provide coverage with a fifty foot high tower compared to other, better located properties under the same zoning. With the interest of providing better coverage in the area and minimizing the amount of wireless facilities overall, the proposed variance for additional height would serve those interests.
3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements. The proposed variance does not proposed a modification to a use or activity for the existing zoning classification of the subject property. The variance is only for a modification to the height requirement as established through Section 19.410.C.

Development Standards Findings:

All wireless communication facilities shall comply with the following development standards:

1. Area Disturbance – Disturbance to the natural landscape shall be minimized. This project meets this development standard as the disguised wireless communication facility will require minimal ground disturbance to erect and maintain. In addition, the project is located on a vacant 11.67 acre parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project, and is mostly surrounded by vacant land/vegetation.
2. Fencing and Walls – The 800 square foot equipment enclosure within the 1,000 square foot lease area will be comprised of a 6-foot tall block wall enclosure which shall screen all equipment from the general public.
3. Height Limitations – Disguised wireless communication facilities within any Residential zoning classification shall not exceed fifty (50) feet. The proposed project includes the implementation of a

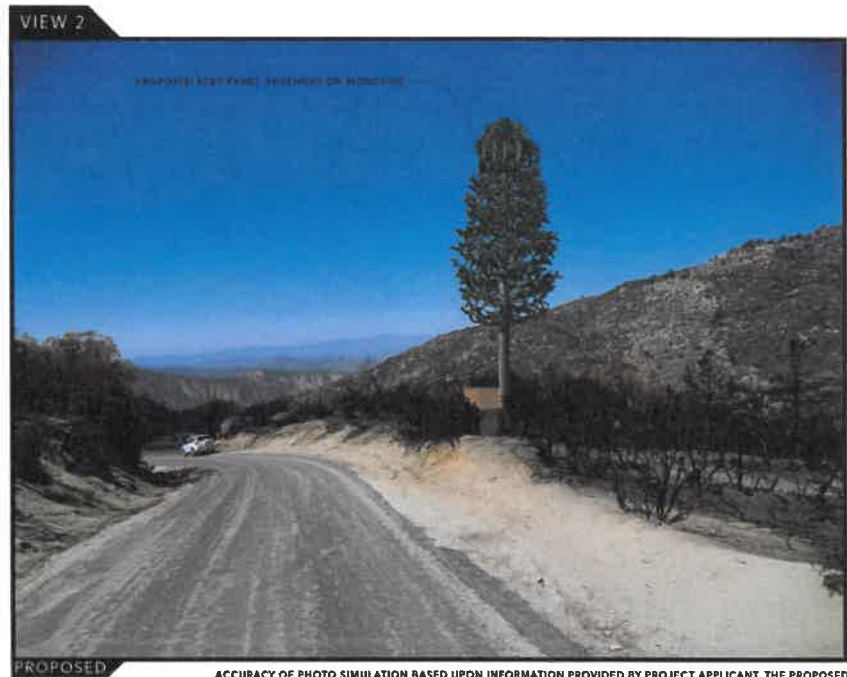
ninety (90') foot tall disguised "monopine" and an application for a variance to modify the height requirement has been submitted to address the exceedance of the 50 foot height limit.

4. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has an Initial Study (IS) that was prepared which resulted in a Negative Declaration (ND). Any potential effects on the environment that the project may pose have been deemed to be less than significant.
5. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. This project has been deemed to not need any landscaping due to the location and lack of access to water sources on site.
6. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (15. PLANNING – Telcom – Lighting).
7. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 600 feet away.
8. Parking Space – The project site shall be accessed by a twelve (12') foot wide access path with gravel finish leading to the parking space and lease area. One parking space will be required. Since the project parcel is not located within a residential development it is not subject to the paved access requirements. The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
9. Paved Access – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard as a twelve (12') foot wide access path with a gravel finish has been included in the proposal.
10. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to the surrounding environment.

12. Sensitive Viewshed – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is proposed within an area with many ridgelines as the general location is characterized as a mountainous environment. The disguised monopine is sited to blend into the surrounding area and is afforded natural screening from the topography of the area as seen in the photo simulation below.



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13. Setbacks – Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility. This project meets this development standard because the disguised wireless communication facility is setback approximately 600 feet from the nearest habitable dwelling. With the height of the proposed facility being 90 feet; the distance would need to be at least 180 feet from a habitable dwelling. The location of the monopine exceeds the required setback distance.
14. Support Facilities – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area
15. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets

this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City 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. The project is subject to AB52 and as such, sent out notices to seven (7) tribes regarding the proposed project. Notices were sent to the Pechanga, Rincon, Soboba, Pala, Morongo, San Manuel, and Cahuilla tribes on February 7, 2019 and only 1 tribe requested consultation on the project. The Soboba tribe responded on March 4, 2019, requesting consultation and the Phase I cultural document. County staff meet with a Soboba representative on February 26, 2020 and concluded consultation on the same date.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("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/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

- c. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone.

Conclusion:

1. 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 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone indicating support or opposition to the proposed project.

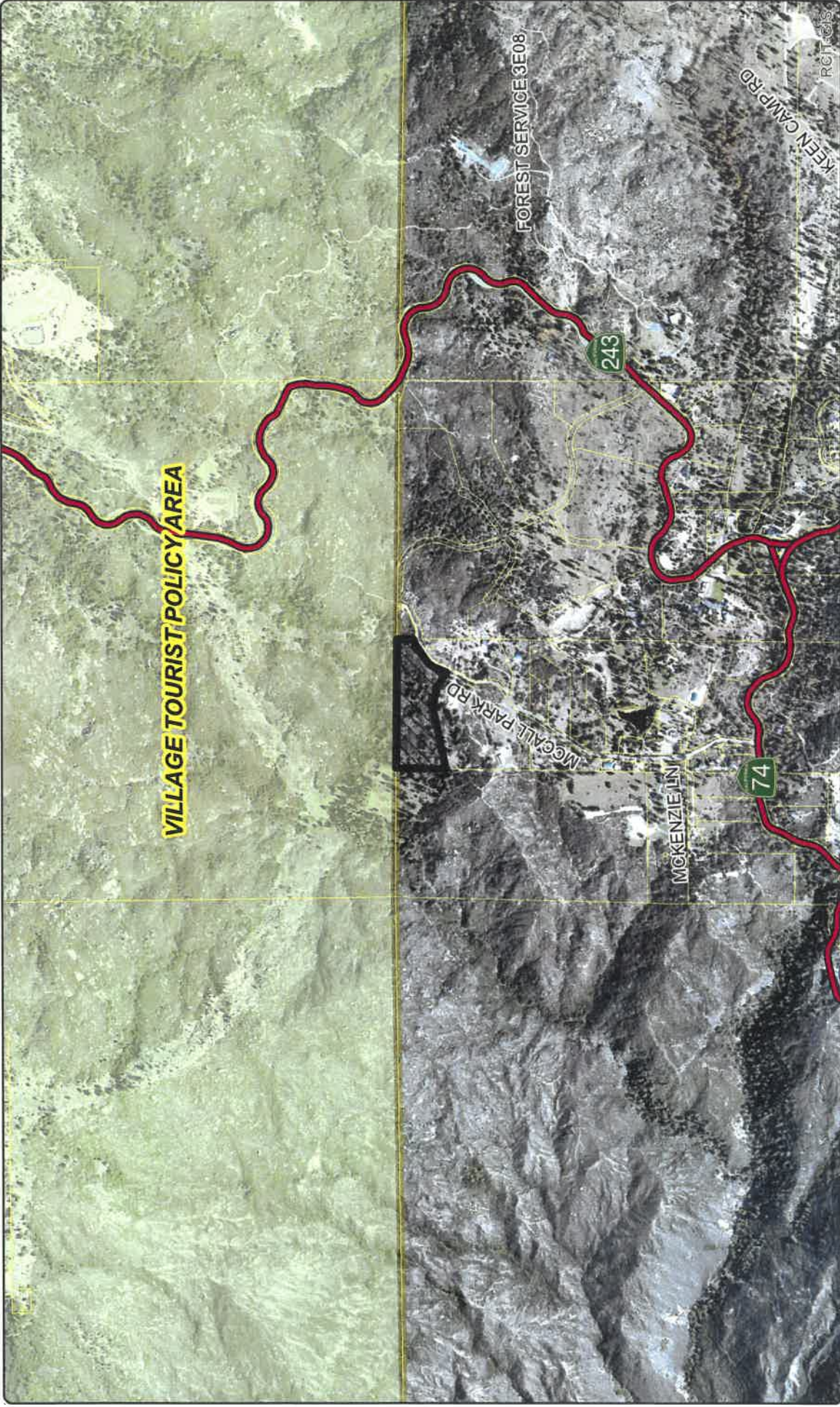
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190001
VICINITY/POLICY AREAS

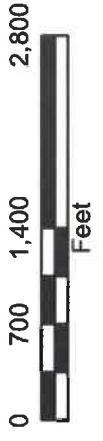
Supervisor: Washington
District 3

Date Drawn: 06/12/2020
Vicinity Map



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations are effective for all future development. The County is not responsible for any development that occurred prior to the effective date of the new General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-3200 (Western County) or in Palm Desert at (760) 965-8277 (Eastern County) or Website <http://planning.coliviva.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

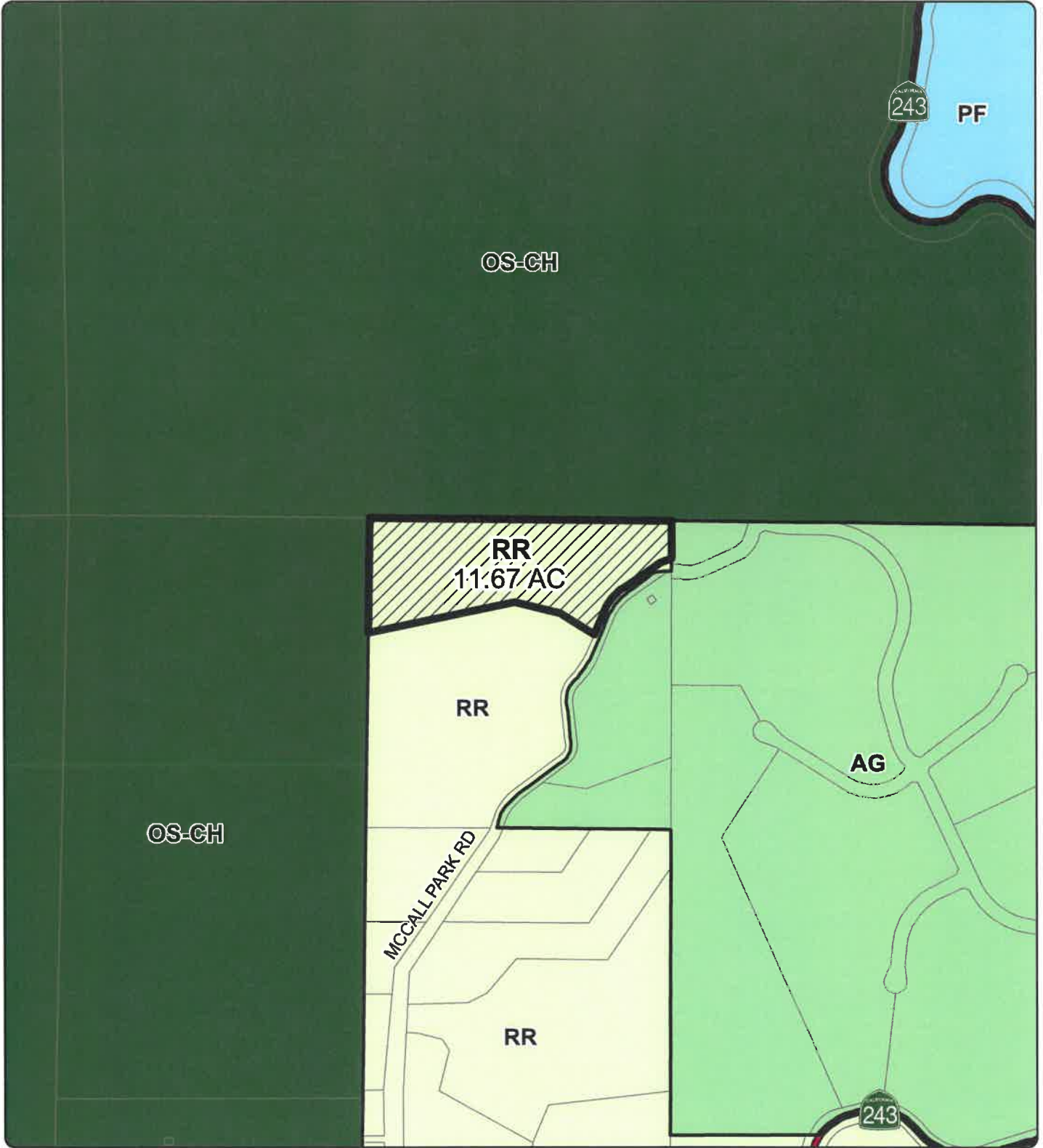
PPW190001

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

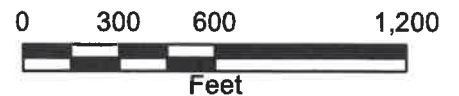
Date Drawn: 06/12/2020

Exhibit 5



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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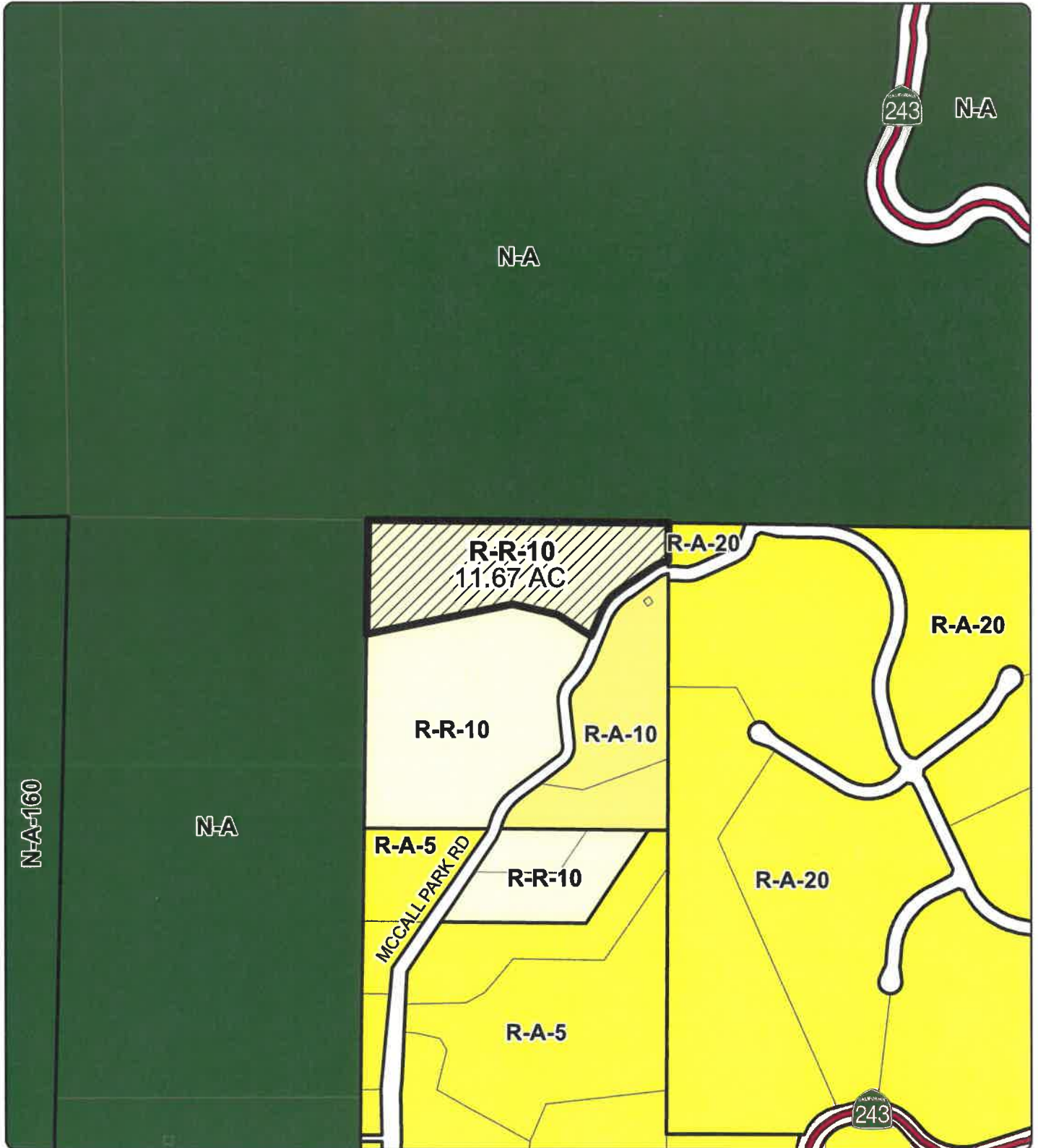
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190001

EXISTING ZONING

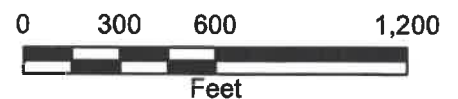
Supervisor: Washington
District 3

Date Drawn: 06/12/2020
Exhibit 2



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190001

LAND USE

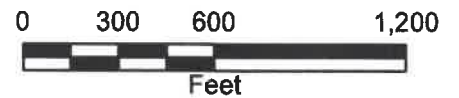
Supervisor: Washington
District 3

Date Drawn: 06/12/2020
Exhibit 1



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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10141 STREET SUITE 100
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (714) 593-4077



10500 BEACON ST. #402
LOS ALAMITOS, CALIFORNIA 92720

REV	DATE	DESCRIPTION
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A	08/28/18	FINAL ISSUE (03)

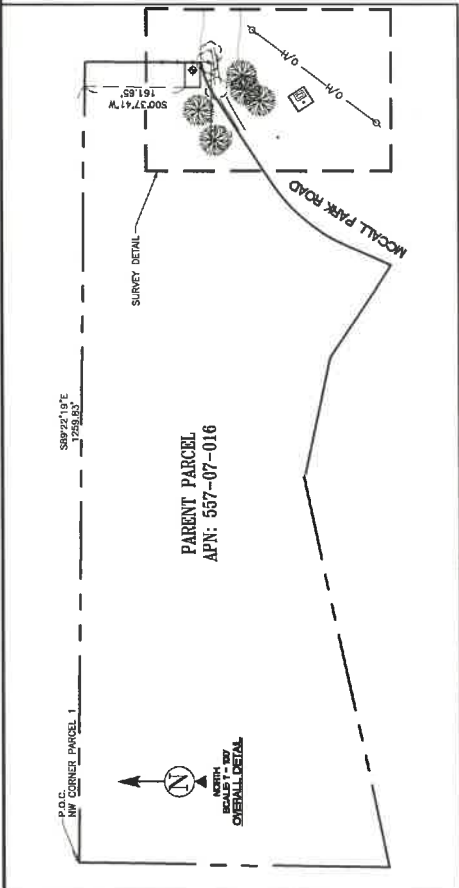
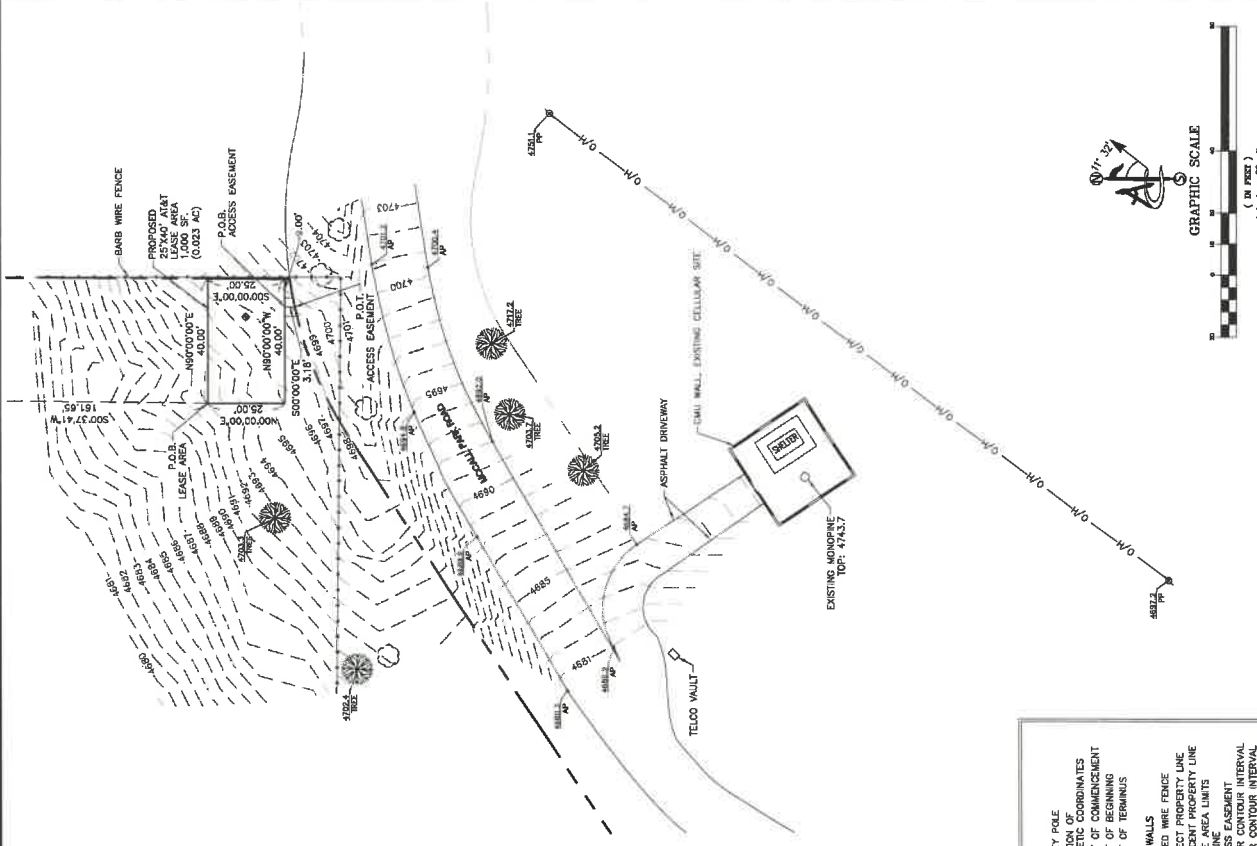


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS A LICENSED PROFESSIONAL SURVEYOR TO ALTER THIS DOCUMENT.

CSL00249
MCCALL PARK ROAD
MOUNTAIN CENTER, CA 92561

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



LEASE AREA LEGAL DESCRIPTION
A PORTION OF PARCEL T OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL T OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DEPARTING SAID NORTH LINE 500'37.41" W, A DISTANCE OF 161.85 FEET TO THE POINT OF BEGINNING;
THENCE N89°00'00"E, A DISTANCE OF 40.00 FEET;
THENCE S00°00'00"E, A DISTANCE OF 25.00 FEET;
THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,000 SQUARE FEET (0.023 ACRES) OF LAND, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL T OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LAND LYING 3.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL T OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF THE COUNTY RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THENCE N00°00'00"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,000 SQUARE FEET (0.023 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES
1. SEARCHED THE COUNTY RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
SCHEDULE "B" NOTE
REFERENCE IS MADE TO THE TITLE REPORT ORDER DATED OCTOBER 17, 2018. ALL EASEMENTS CONTAINED THEREIN ARE SHOWN AS SHOWN ON THE PLOTTED AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.
ITEMIZED NOTES:
2. EASEMENT FOR THE PURPOSES SHOWN BELOW AND EXISTING RECORDS TO BE SET FORTH IN A DOCUMENT.
PURPOSE: PRELIMINARY AS-SET FORTH IN A DOCUMENT.
RECORDING DATE: MARCH 3, 1930.
RECORDING NO. IN BOOK 63M PAGE 594 OF RECORDS OF SAID COUNTY, CALIFORNIA.
3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA (DOES NOT APPLY)
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: COMMON USE AGREEMENT EXCLUDED BY: COUNTY OF RIVERSIDE AND THE UNITED STATES OF AMERICA, 1970 (DOES NOT APPLY)
5. THE EFFECT OF A GRANT DEED FROM: WARD JESSEN, THE SPOUSE OF: SOOIT LEE HOPPER, A SINGLE MAN AS COMMENCED ON: JULY 23, 2015 (DOES NOT APPLY)
RECORDING DATE: JULY 23, 2015
RECORDING NO. 2015-35888, OF OFFICIAL RECORDS OF SAID COUNTY, CALIFORNIA (DOES NOT APPLY)

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINED. IT IS DEVELOPER'S RESPONSIBILITY TO CONTACT THE UTILITY DEVELOPER TO OBTAIN THE NECESSARY INFORMATION AND TO LOCATE UTILITIES PRIOR TO CONSTRUCTION. THE SURVEYOR'S RESPONSIBILITY IS TO RE-PLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
LESSOR'S LEGAL DESCRIPTION
PARCEL 1 OF PARCEL MAP RECORDED DECEMBER 14TH, 1976, IN BOOK 30, PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
POSITION OF GEODETIC COORDINATES
E-TITUDE 33° 42' 54.55" (33.714875) NORTH (NAD83)
N-ONGITUDE 116° 43' 41.70" (116.728055) WEST (WAD83)
E-OUND ELEVATION @ 468.7' (NAD83)

FOUNDATION NOTES
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP(S) MAP ID #90085221586, DATED 08/28/2008.
UTILITY NOTES
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E-OUND ELEVATION @ 468.7' (NAD83)

LEGEND

AP	ASPHALT	UTILITY POLE
CMU	CONCRETE MASONRY UNIT	UTILITY POLE
NG	NATURAL GRADE	GEODETIC COORDINATES
BUSH / SHRUB		P.O.C.
TREES		P.O.B.
SPOT ELEVATION		P.O.T.
CMU WALLS		
BARBED WIRE FENCE		
SUBJECT PROPERTY LINE		
ADJACENT PROPERTY LINE		
LEASE AREA LIMITS		
ACCESS EASEMENT		
MARK CONTOUR INTERVAL		
MINOR CONTOUR INTERVAL		



4425 BRANSON AVE.
LUSTON, CALIFORNIA 92556



5600 RIVE AVENUE, SUITE 300
HUNTINGTON BEACH, CA 92646
TEL: (949) 387-1265
FAX: (949) 387-1275



4425 BRANSON AVE. SUITE D
HUNTINGTON BEACH, CALIFORNIA 92646

REV	DATE	DESCRIPTION
1	06/09/05	ISSUED FOR PERMITS
2	06/12/05	ISSUED FOR PERMITS
3	06/12/05	ISSUED FOR PERMITS
4	06/12/05	ISSUED FOR PERMITS
5	06/12/05	ISSUED FOR PERMITS
6	06/12/05	ISSUED FOR PERMITS
7	06/12/05	ISSUED FOR PERMITS
8	06/12/05	ISSUED FOR PERMITS



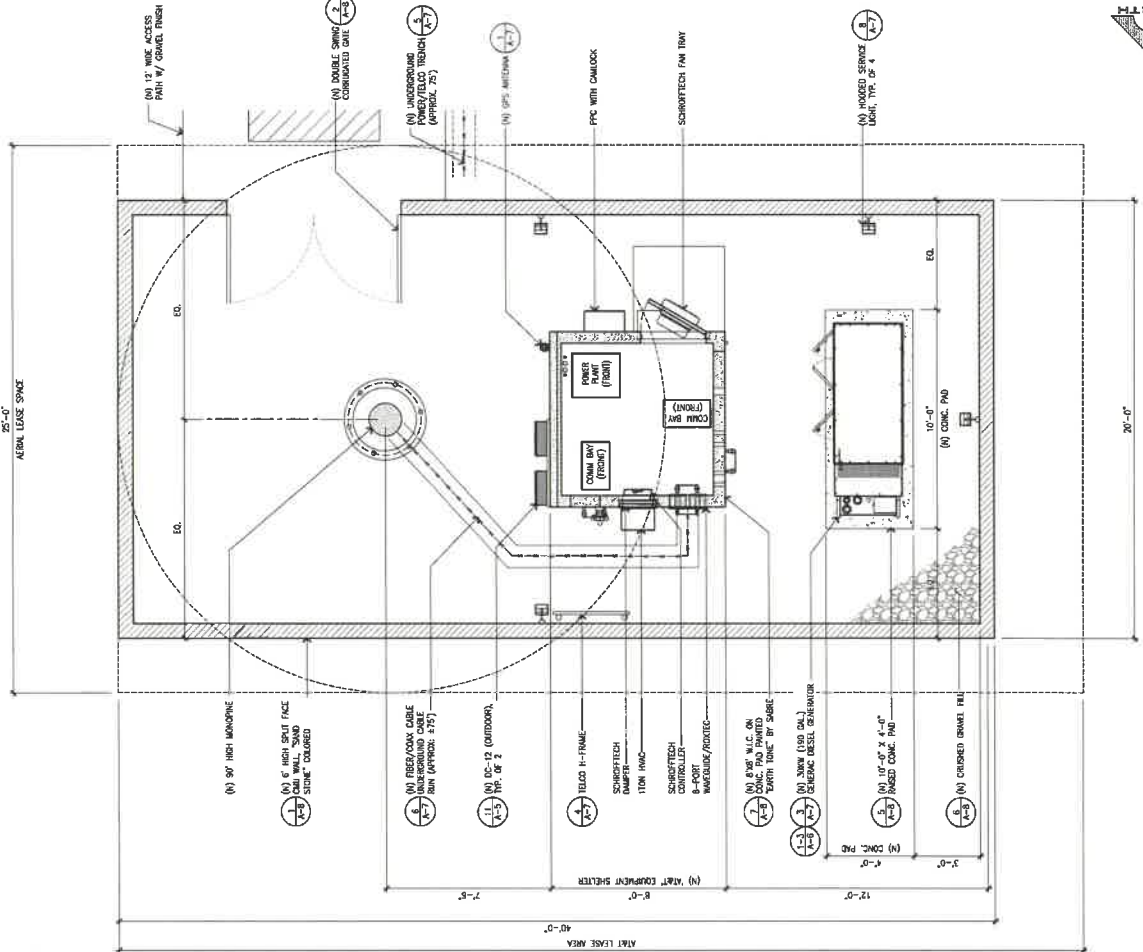
IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE LICENSED PROFESSIONAL ENGINEER, TO REPRODUCE THIS DOCUMENT.

CS100249
HOPPER
28099 MCALL PARK ROAD
MOUNTAIN CENTER, CA 92561
MONOPINE (INDOOR)

DRAWN BY: RUS
CHECKED BY: JS

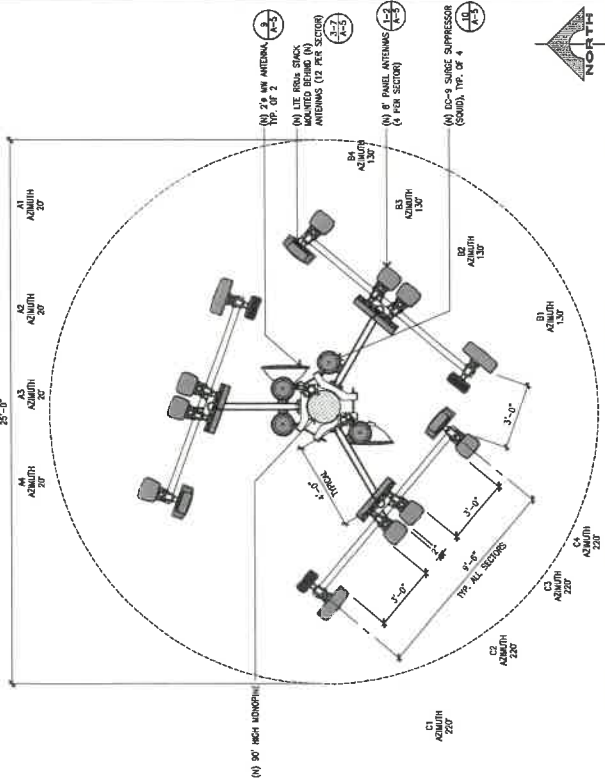
SHEET TITLE:
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-2



SCALE: 3/8"=1'-0"

3 LEASE AREA PLAN



2 ANTENNA PLAN

SECTOR	PROPOSED FOUNDATION	ANTENNA TYPE	ANTENNA HEIGHT (FT)	SECTOR HEIGHT (FT)	TRANSMISSION LOSS (LENGTH FT) (-/+)	SECTOR HEIGHT (FT)
A1	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A2	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A3	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A4	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A5	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A6	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A7	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A8	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A9	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A10	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A11	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A12	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A13	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A14	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A15	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A16	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
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A18	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
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A26	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A27	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A28	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A29	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"
A30	11E	8'-0" PANEL	20'	75'-0"	412'	75'-0"

SECTOR	RRU UP OR DOWN	RRU ORIENT	RRU LOCATION (DISTANCE FROM ANTENNA)	SECTOR DISTANCES	
				MINIMUM	MAXIMUM
A1	UP	3	<12'	18'	8'
A2	UP	3	<12'	18'	8'
A3	UP	3	<12'	18'	8'
A4	UP	3	<12'	18'	8'
A5	UP	3	<12'	18'	8'
A6	UP	3	<12'	18'	8'
A7	UP	3	<12'	18'	8'
A8	UP	3	<12'	18'	8'
A9	UP	3	<12'	18'	8'
A10	UP	3	<12'	18'	8'
A11	UP	3	<12'	18'	8'
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A28	UP	3	<12'	18'	8'
A29	UP	3	<12'	18'	8'
A30	UP	3	<12'	18'	8'

3 ANTENNA AND RRU SCHEDULE



1530 RIVERSIDE AVE
SUNNYVALE, CALIFORNIA 95089

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TEL: (415) 387-1235
FAX: (415) 387-1275



408 E. MIRALOMA AVE. SUITE D
ANNENBERG, CALIFORNIA 92027

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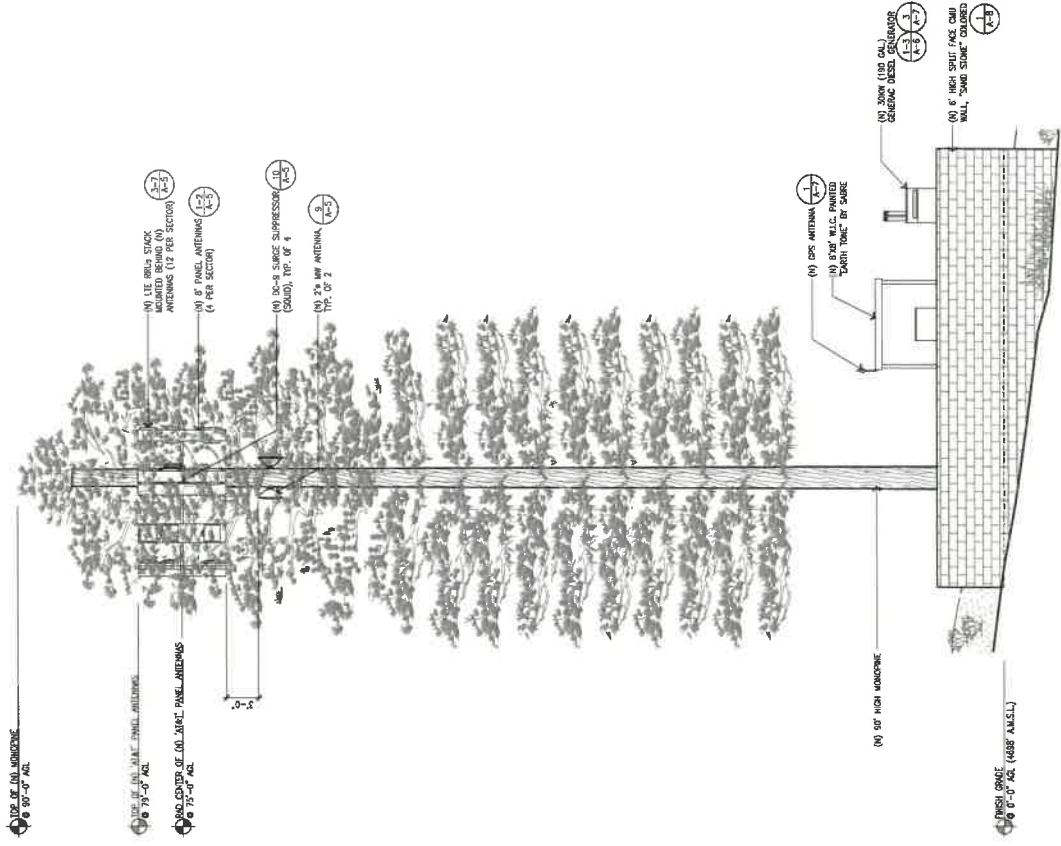
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CS10249
HOPPER
28099 MC CALL PARK ROAD
MOUNTAIN CENTER, CA 92561
MONOPINE (INDOOR)

DRAWN BY: RAS
CHECKED BY: JUS

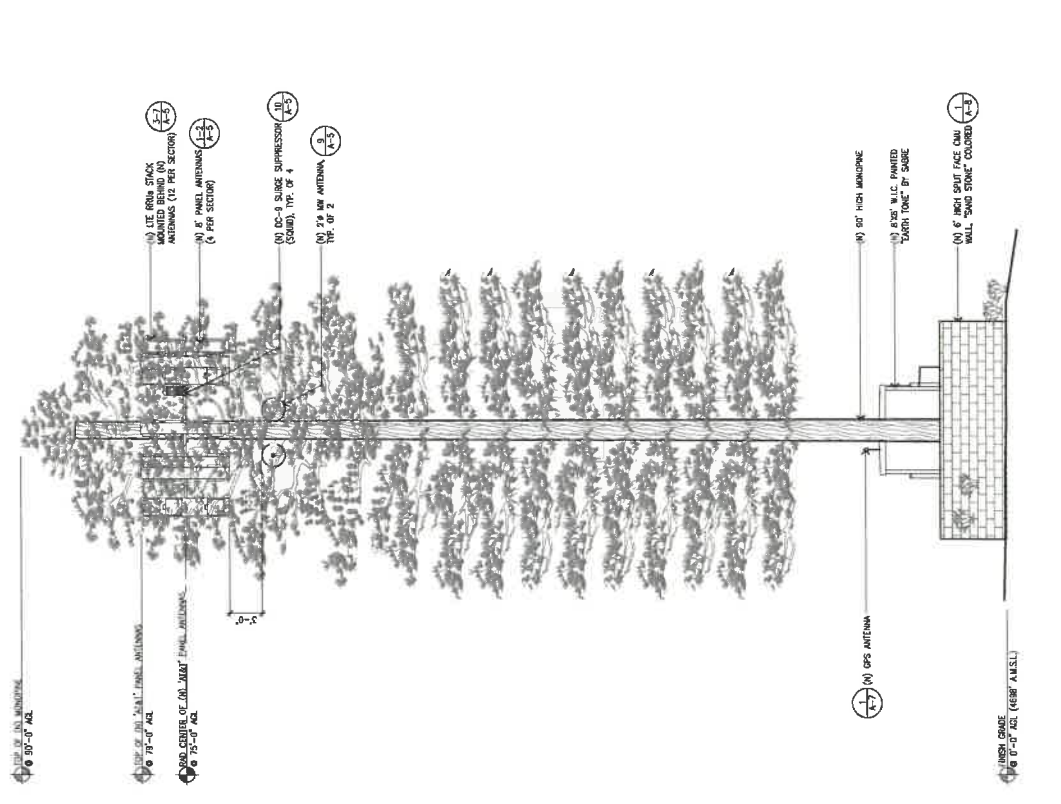
SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3



SCALE: 3/16"=1'-0"
1

NORTH ELEVATION



SCALE: 3/16"=1'-0"
2

EAST ELEVATION



1452 EDINGER AVE
FURN, CALIFORNIA 92706

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FAX: (949) 254-1275



1452 IRVING AVE, SUITE 0
ANNENBERG, CALIFORNIA 92027

REV	DATE	DESCRIPTION
1	06/07/09	POWER AND GAS CROSS
2	06/07/09	REVISION BY LANCE FOR LINK
3	06/07/09	ADD STACK COMPASS
4	06/07/09	REVISION FOR APPROVAL POWER
5	06/07/09	REVISION
6	07/22/10	REVISED ANTENNA UNIT
7	08/03/10	ADD CONSTRUCTION DIMENSIONS
8	08/17/10	REV CONSTRUCTION DIMENSIONS
9	08/17/10	REV CONSTRUCTION DIMENSIONS



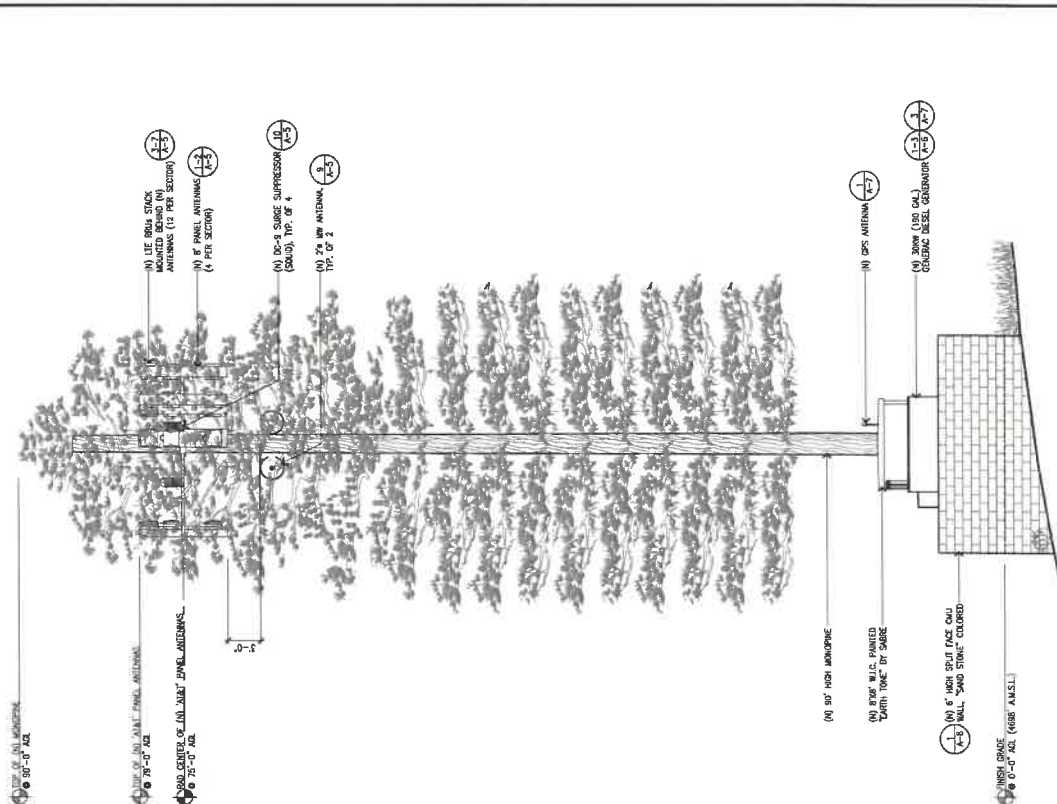
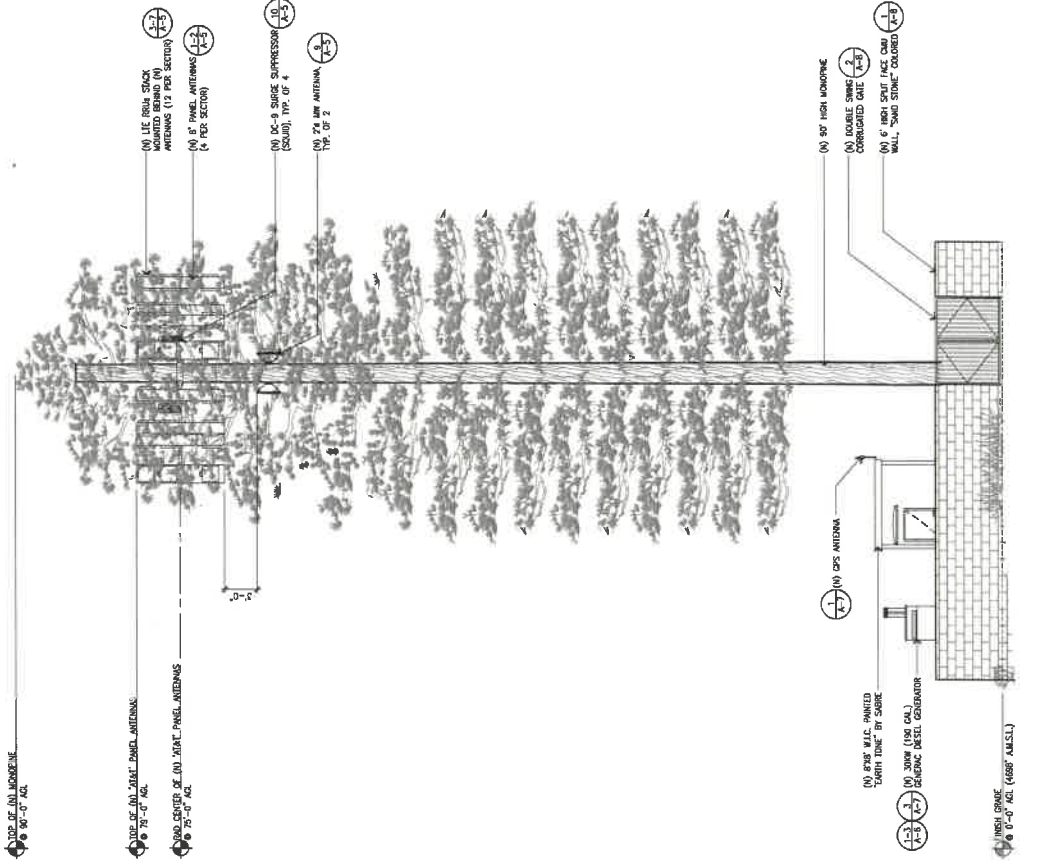
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CSL00249
HOPPER
28099 MCCALL PARK ROAD
MOUNTAIN CENTER, CA 92561
MONOPINE (INDOOR)

DOWN BY: RAS
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4



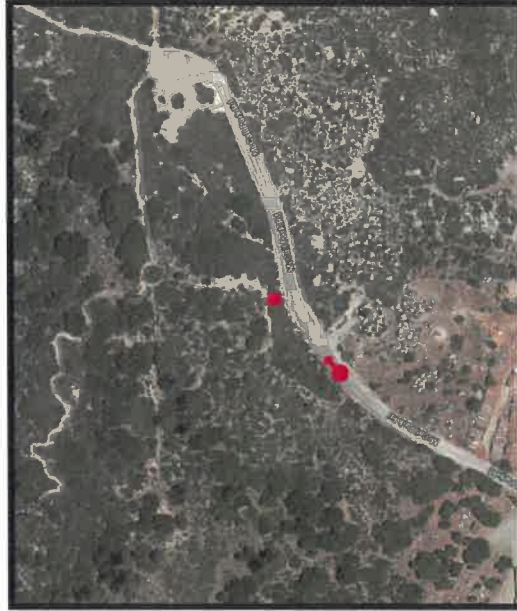


at&t

CSL00249

HOPPER

MCCALL PARK ROAD, MOUNTAIN CENTER, CA 92561



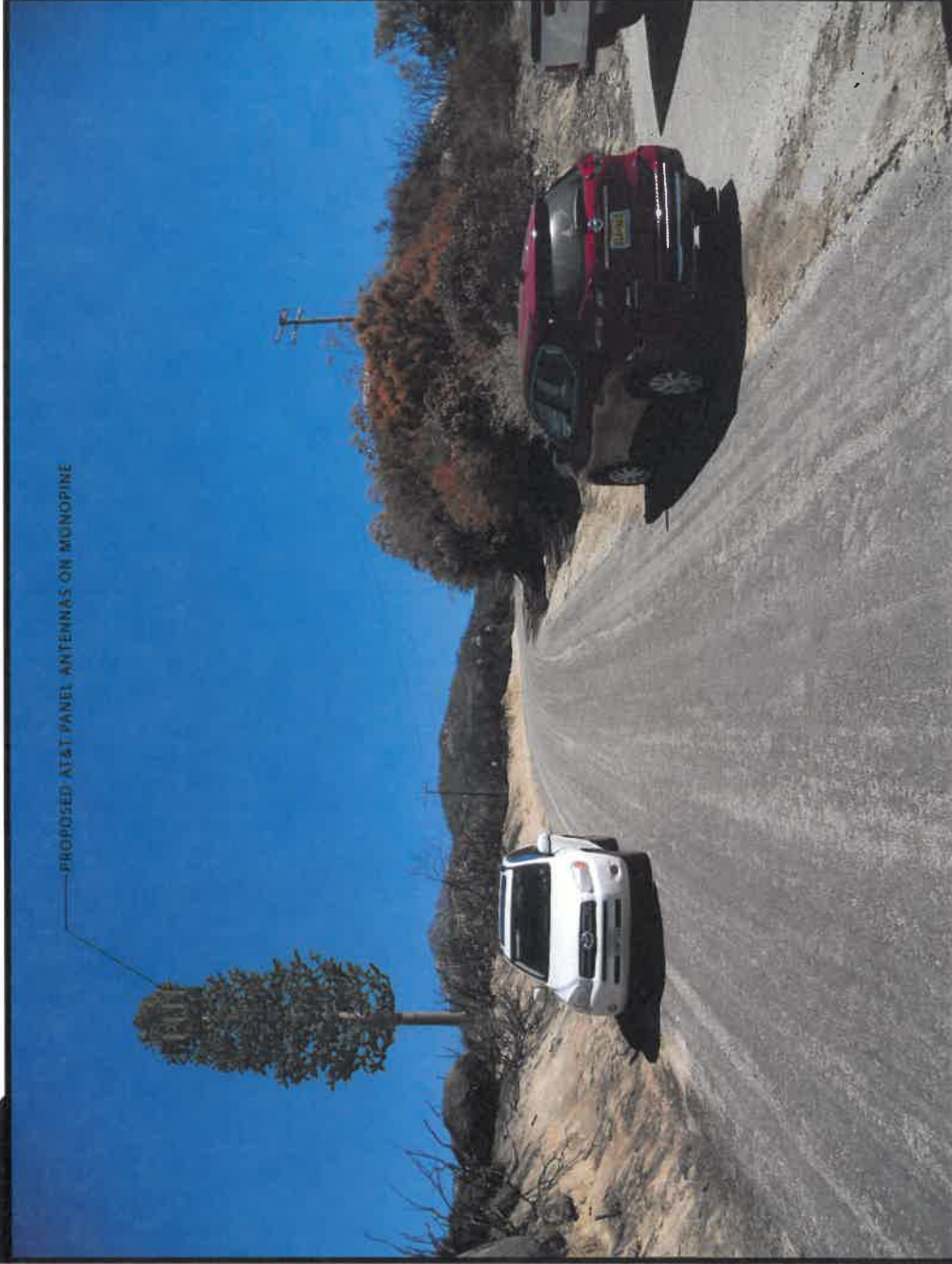
LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



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MCCALL PARK ROAD, MOUNTAIN CENTER, CA 92561



LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 2



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL00249

Site Address: McCall Park Road Mountain Center, CA 92561

ATOLL Plots Completion Date: March 15, 2019

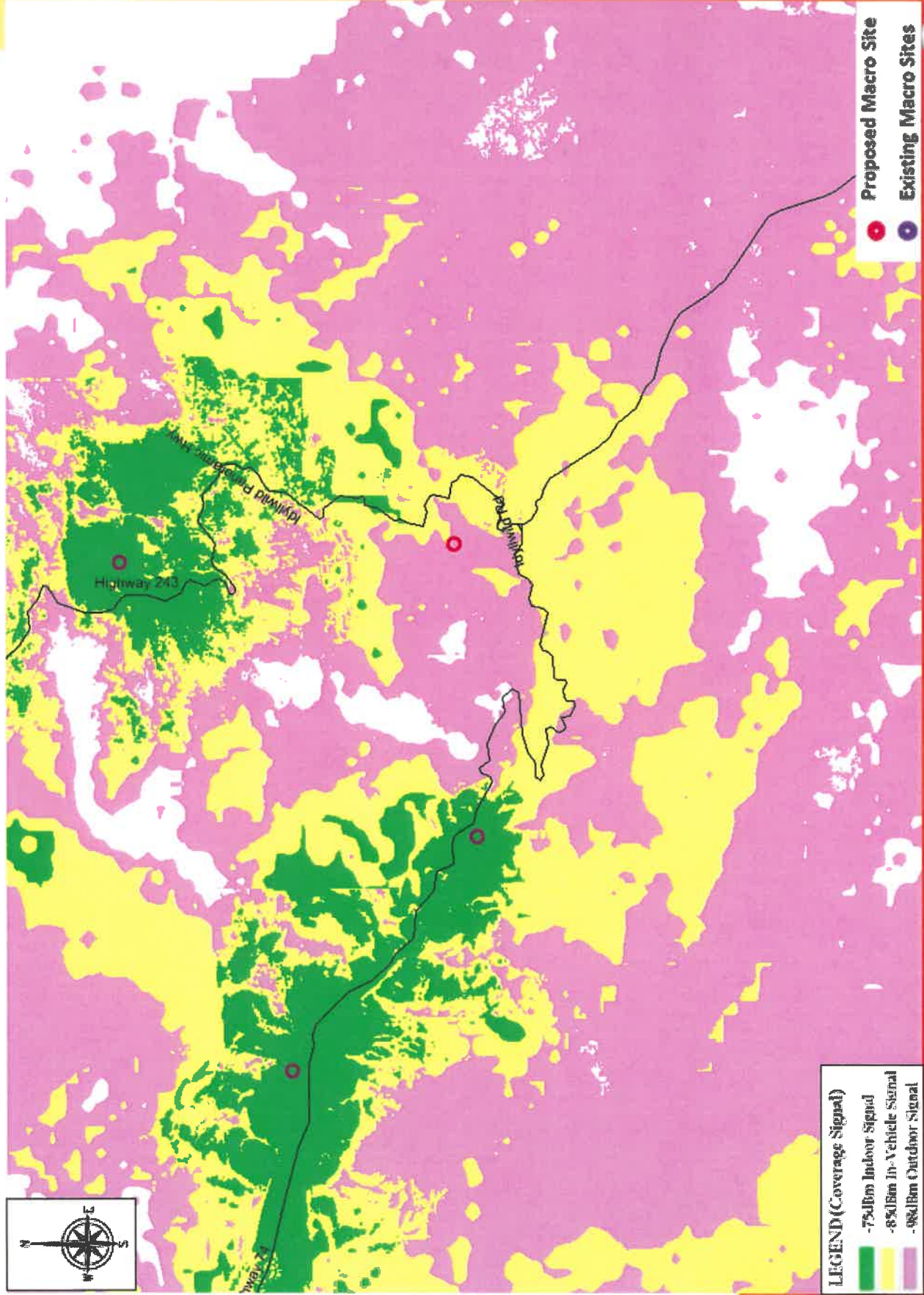


Assumptions

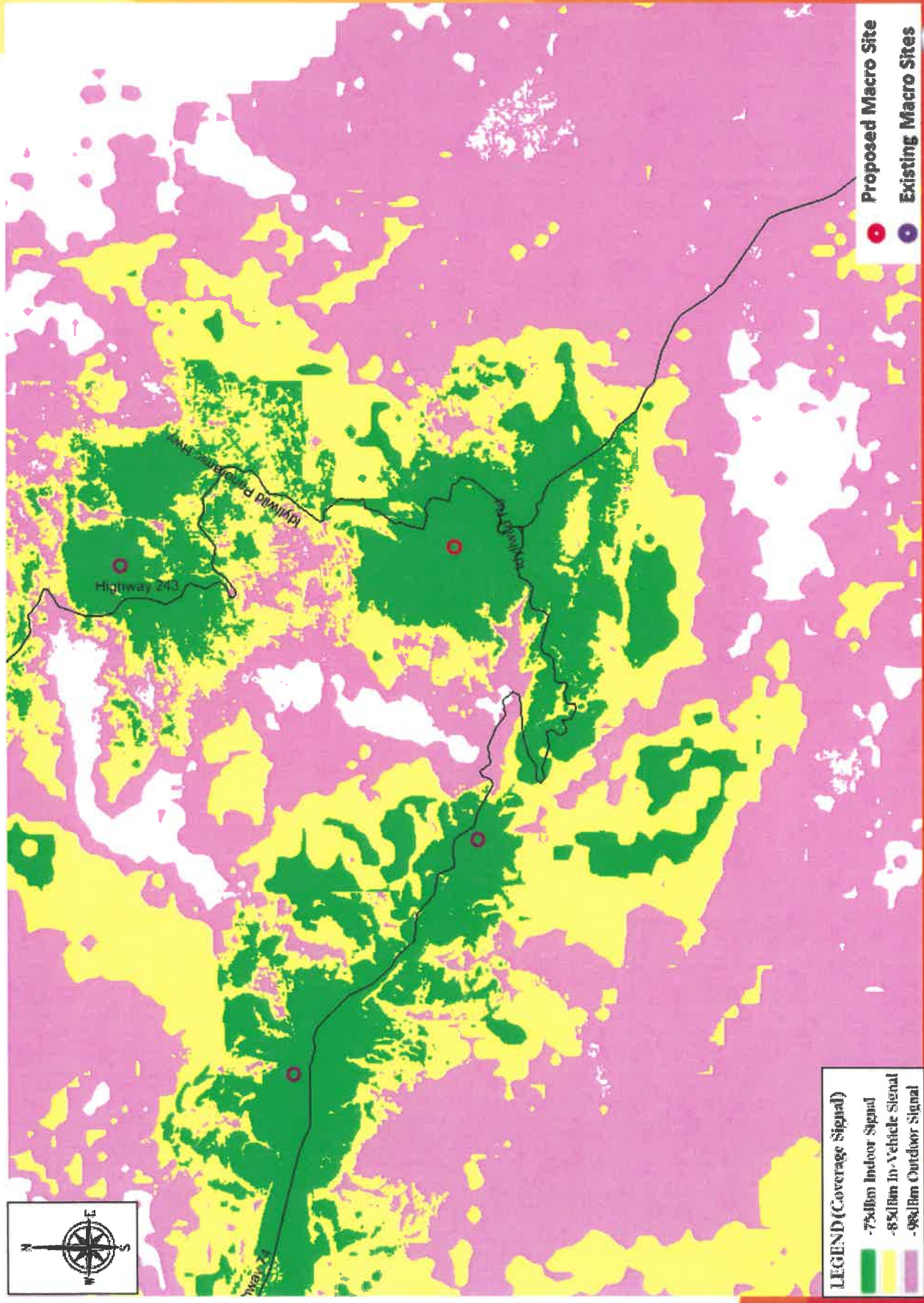
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the **AT&T 4G-LTE network coverage**.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



LTE Coverage Before site CSL00249

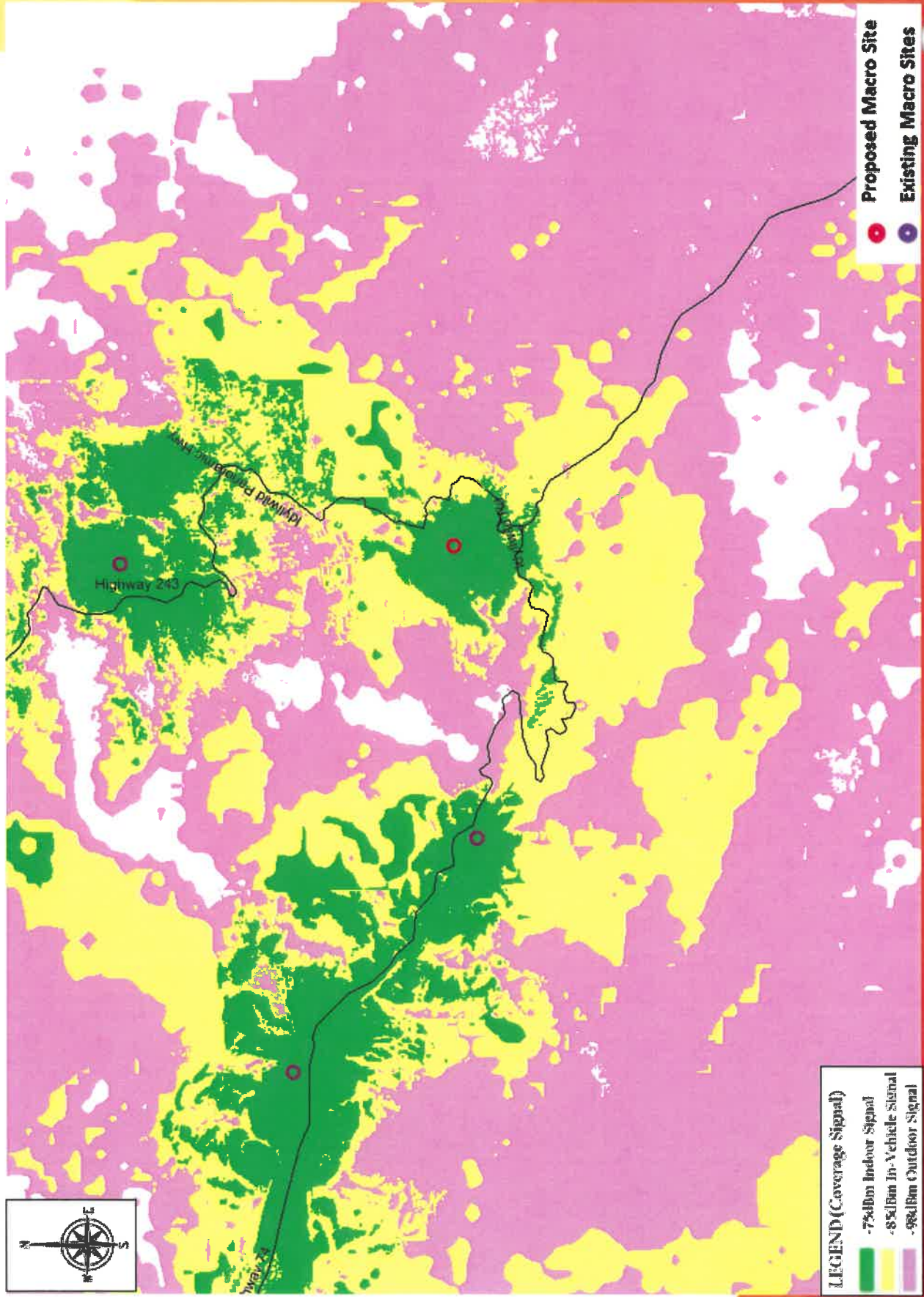


LTE Coverage After site CSL00249 at 75 ft



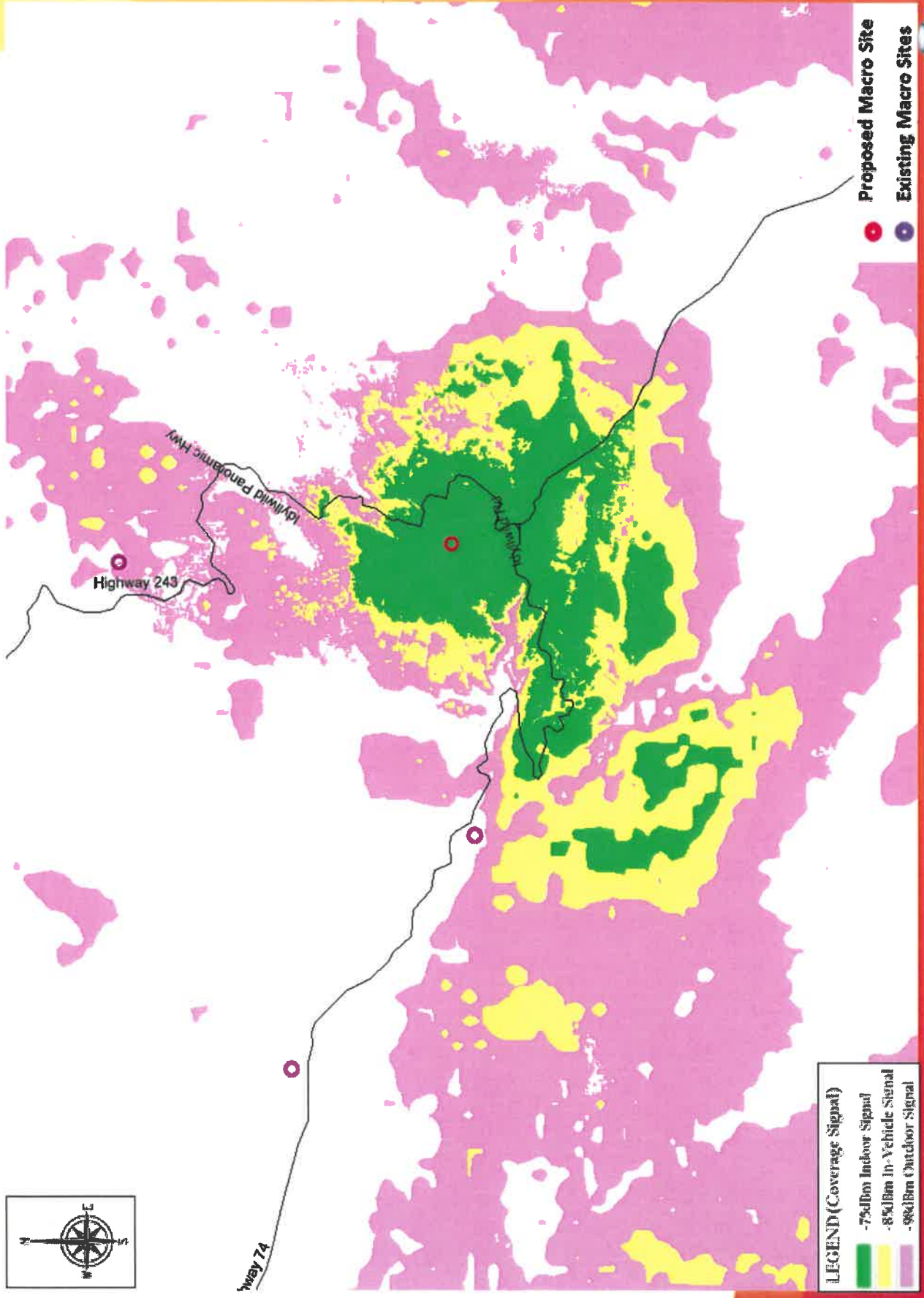
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LTE Coverage After site CSL00249 at 50 ft

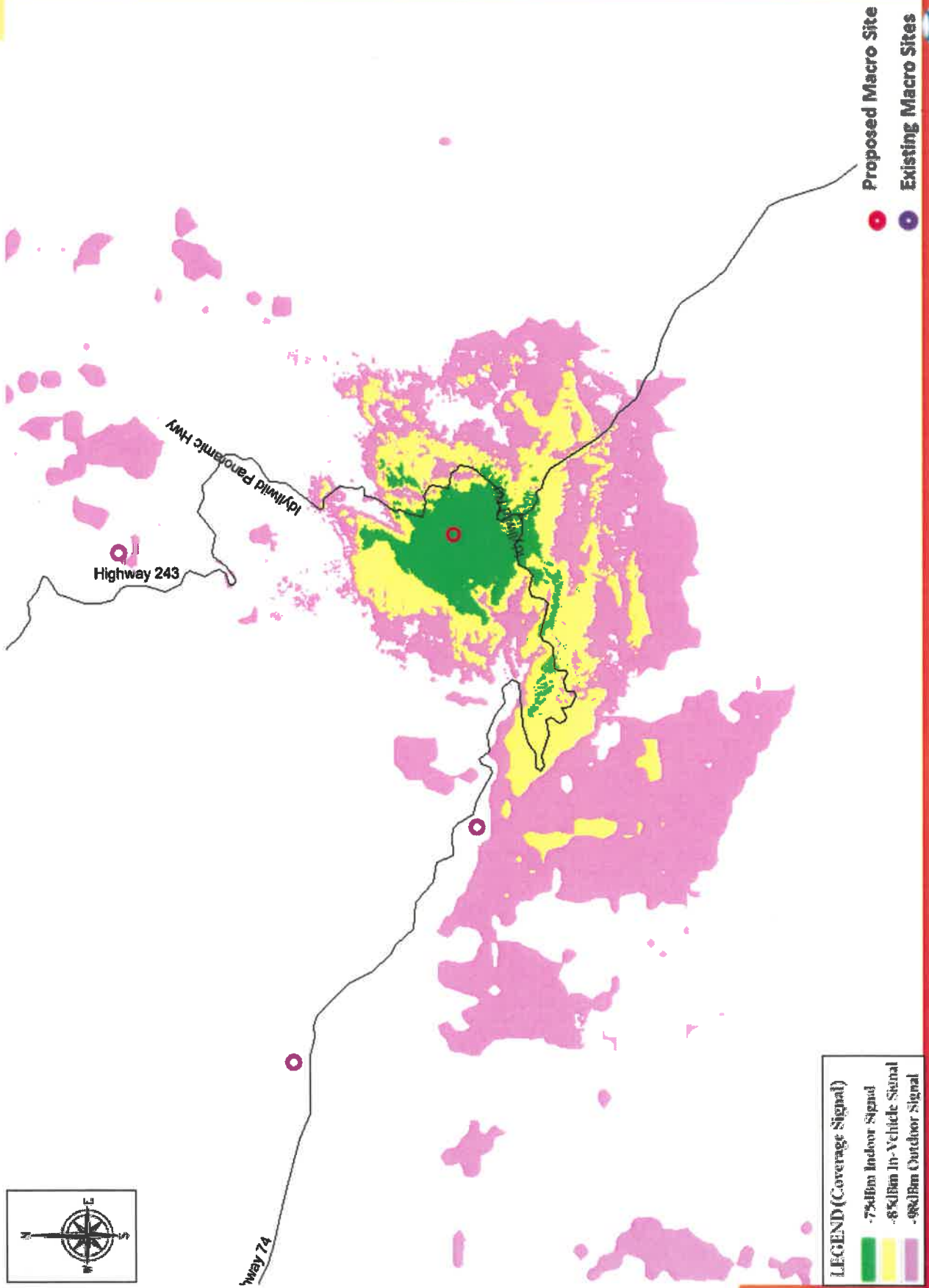


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LTE Coverage standalone site CSL00249 at 75 ft



LTE Coverage standalone site CSL00249 at 50 ft



Coverage Legend



Rethink Possible

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: PPW190001/VAR190003/CEQ190001

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: June 3, 2020

Applicant/Project Sponsor: Smartlink LLC for AT&T Date Submitted: January 1, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Ken Baez Date: June 3, 2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Gabriel Villalobos at 951-955-6184.

Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42998 ZCFG06366

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190001
Project Case Type (s) and Number(s): Plot Plan No. 190001 (PPW190001)
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Gabriel Villalobos
Telephone Number: (951) 955-6184
Applicant's Name: Smartlink LLC for AT&T
Applicant's Address: 3300 Irvine Ave, Suite 300, Newport Beach, CA 92660

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 1,000 square foot lease area
- D. Assessor's Parcel No(s):** 557-070-016
- E. Street References:** The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Township 5 South Range 2 East Section 25 ENW
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within an 11.67 acre parcel characterized as a "mixed chaparral" environment with low lying shrubs and sparse burnt trees scattered throughout the area as a result from a 2018 wildfire. The project is located within the Mountain Center community, which is a relatively mountainous and rural area. The area is comprised of raw land as the parcel is undeveloped, with some single family residences located south of the proposed project site, but not within a distance that would impact the residences. The topography of the site is not flat as the project site is located in a hilly area on a slope with a 10:1 grade, and will require land disturbance to implement the proposed facility. The general area does have many scattered trees of a similar species to the proposed disguised facility (monopine).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Rural Residential (RR) (5 acre min.). The RR land use designation allows for single-family residences with a minimum lot size of 5 acres and allows for limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. The proposed

Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas. The project's proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from McCall Park Road through the proposed 12 foot wide gravel pathway leading up to the facility. The project has been reviewed by the Riverside County Transportation Department and meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is not located within a fault zone, flood zone, or a zone with any liquefaction potential. The project site is however located in an area with a High fire hazard. The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient conditions of approval that would prevent any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
 8. **Healthy Communities:** The proposed project has been determined to not have a significant effect in any other area and as such shall not affect the health of the community.
- B. General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)
- C. Foundation Component(s):** Rural (R)
- D. Land Use Designation(s):** Rural Residential (RR)
- E. Overlay(s), if any:** Not in a General Plan Policy Overlay Area
- F. Policy Area(s), if any:** Not in a General Plan Policy Overlay Area
- G. Adjacent and Surrounding:**
1. **General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

- 2. **Foundation Component(s):** Rural (R)
- 3. **Land Use Designation(s):** Rural Residential (RR)
- 4. **Overlay(s), if any:** Not in a General Plan Policy Overlay Area
- 5. **Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rural Residential – 10 Acre Minimum (R-R-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Natural Assets (N-A) to the north and west, Residential Agricultural – 20 acre min. (R-A-20) to the east and Residential Agricultural – 10 acre min. (R-R-10) to the south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) 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 or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

7/21/20

Date

Gabriel Villalobos

Printed Name

Charissa Leach, P.E., Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately ½ a mile west of US Highway 243, a State Designated Scenic Highway. Views of the project site from Highway 215 will be limited due to the distance between the proposed project site and the topography of the area which obscures views from Highway 243. Thus, the proposed project will have no impact on scenic highways.

b) The project is not anticipated to disturb any identified scenic resources. With respect to the visual character of the surrounding area, the proposed wireless communication tower will be disguised as a pine tree (monopine) to blend in with surrounding landscape on the on the project site. Accordingly, the proposed project will not substantially degrade the existing visual character of the site and its surroundings. The project will not damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Thus, the proposed project will have no impact

c) The project site is located in a non-urbanized area and although a variance is required to modify the height requirement of the existing zoning classification, meets all other development standards, with an

equipment enclosure and disguised tower to minimize public view of wireless equipment. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located within Zone "B" approximately 26 miles north of the Mt. Palomar Observatory, Ordinance No. 655 identifies Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. Four (4) new lighting fixtures will be installed for the purpose of providing a service light within the wireless equipment enclosure. This new lighting will not impact the Mt. Palomar Observatory, due to the distance from the observatory. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility will include four (4) service lights located within the equipment enclosure to be used at the time of servicing or temporary maintenance to the facility. The project has been conditioned so that any lighting system installed shall be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – 0010-Planning-USE – LIGHTING HOODED/DIRECTED). This is a standard condition of approval and not a mitigation measure, thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use. Thus, the proposed project will have no impact.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract nor is it located near a property subject to a Williamson Act Contract. Thus, the proposed project will have no impact.

c) The Project site and the surrounding area are zoned Rural Residential – 10 Acre Minimum (R-R-10). Although the project site has a Rural Residential Zoning Classification, the area is not an agricultural preserve and does not contain agricultural uses. The proposed project will only affect a 800-square-foot lease area of a 11.67 acre vacant parcel. Therefore, there will be a less than significant impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned wireless communication facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans will be less than significant.

b) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there will be a less than significant impact.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors are the residents located south of the subject site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project.

d) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is not located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately an 800 square-foot area for the construction of the tower and associated equipment enclosure. The site is not anticipated to disturb any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. These are standards conditions and are for the purposes of this document are not intended as mitigation measures. Therefore, the project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there will be no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there will be no impact.

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7078

Findings of Fact:

a) The project will not impact historical resources as the site was reviewed by the County Archaeologist and was determined to have no effect on historic properties. Moreover, the site is vacant of buildings and does not support historical resources of any kind. Thus, the proposed project will have no impact.

b) The project will not cause a substantial adverse change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7078

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because PDA7078 has determined there to not be any historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no impacts to an archaeological site are anticipated.

b) Based upon analysis of records and a survey of the property per PDA7078, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. No historic properties for the purposes of NHPA or a historical resource for CEQA were determined to be on site. Thus, there will be no impact.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project will be connected to power via an underground line providing electrical and telco service to equipment. The project is a relatively small in scale, so any anticipated energy impacts will be considered less than significant for this project throughout the duration of construction and operation. Thus, the project will have a less than significant impact.

b) The proposed Project is an unmanned wireless communication facility. This use will increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project will develop the site in a manner consistent with the County’s General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction”

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the County’s GIS Database, the project site is not located in an area with a potential for liquefaction. Compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” REMAP Area Plan Figure 14 “Slope Instability”, “Geotechnical Investigation for AT&T Monopine and Equipment Shelter Hopper – CSL00249”

Findings of Fact:

a) Based on the topography across the site and the surrounding area, the potential for landslides is considered moderate. Furthermore, and as shown in the County of Riverside General Plan, REMAP Area Plan Figure 14 “Slope Instability”, the Project site is located in an area mapped with susceptibility to seismically induced landslides and rock falls. Per the geological report approved by the county geologist, the project site is located on “dense silty sand” and is noted as being a suitable subsurface for the proposed project. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

a) According to Map My County, the project site is not located in an area susceptible to ground subsidence. Moreover, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 1,000 square foot lease area. The project site has a moderate slope of 10:1, and given the relatively small area being developed the topography is not expected to be changed substantially by the implementation of this project. In addition, no cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Thus, the project will have a less than significant impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems as the proposed project is located on an undeveloped parcel with no existing subsurface sewage disposal system to affect. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) Construction activities associated with the project could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible organic materials to wind and water. However, due to the project's limited scale, potential impacts resulting from erosion are anticipated to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no impact.

c) The proposed project simply consists of an unmanned wireless communication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2013 Figure S-8). Proposed grading activities will expose underlying soils at the Project site which will increase wind erosion susceptibility during grading and construction activities. Exposed soils will be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind will be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact will be less than significant during construction. Following construction, wind erosion will be minimal to non-existent, as the entire lease area will be covered with crushed gravel and concrete.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure. The installation of the monopine will involve small-scale construction activities that will not include an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the proposed project is not anticipated to generate greenhouse gas emissions and will have a less than significant impact on the environment.

b) In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD’s proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County's Draft Climate Action Plan. If a project will emit less than 3,000 MTCO₂e of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project's GHG emissions will exceed 3,000 MTCO₂e per year, the project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project's GHG impacts. Because of the project's limited scope, there is no potential of exceeding the 3,000 MTCO₂e threshold. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a-b) Construction equipment will likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction will be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction will be less than significant. Additionally, because the project is simply an unmanned wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for AT&T and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that will generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c) The proposed project is not located within an Airport Influence Area and thus would not result in an inconsistency with an Airport Master Plan, will not require review by the Airport Land Use Commission (ALUC), and would not result in a safety hazard for people residing or working in the project area. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project site is not located within the vicinity of a private airstrip, with the closest being Garner Private Airfield which is located approximately 4.61 miles southeast of the project site. Thus, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed project, there will not be any violation of any water quality standard or waste discharge requirements. Since this is a wireless communication facility with no water supply or any relationship to the water storage facility adjacent to it, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

c) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

d) The proposed project may result in some erosion during construction activities but is not anticipated to not cause any substantial amount of erosion or siltation on site as there are no open bodies of water in the general area. Thus, the project will be less than significant.

e) Due to the limited scope of the proposed project, it is not anticipated to substantially increase the rate or amount of surface runoff in a manner of which would result in flooding onsite or offsite as the 2,200 square foot lease area will be covered with a permeable gravel surface. Thus, the impact will be less than significant.

f) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of storm water drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff, since there is no mechanical machinery or any fuel source in a cell tower. Therefore, the proposed project will have a less than significant impact.

g) Due to the location of the project site just southwest of the highest elevation on the parcel in which it is located, the proposed project is not anticipated to impede or redirect flood flows. Thus, the project will be less than significant.

h) Due to the location of the project site, the proposed project will not pose a significant risk of releasing pollutants due to project inundation as the project site is not located within a flood hazard, tsunami, or seiche zones. Thus, the project will have no impact.

i) The project has been determined to not conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan as no such plans are currently in place within the project area. Thus, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for the purpose of avoiding or mitigating an environmental effect?				
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Rural Residential (RR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. In addition, the project site is also located within the Rural Residential – 10 Acre Minimum (R-R-10) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Thus, the project will have no impact.

b) There are residences in the general vicinity of the Project site. However, there are no components of the proposed Project that will obstruct access to the communities. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations or known mineral resources. Additionally, given that the project site is located within a vacant parcel of the Rural Residential (RR) Land Use Designation and Rural Residential – 10 Acre Minimum (R-R-10) zoning classification, neither of which delineates the project site as being a mineral resource area, loss of availability of a locally-important mineral resource recovery site delineated on a local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project is not located within an Airport Influence Area and is not located within two (2) miles of a public airport or public use airport. The proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. Thus, the project will have no impact.

b) The proposed project is not located within the vicinity of a private airstrip, as such, the project will not expose people residing or working in the project area to excessive noise levels. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

a) Although the project will briefly increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

b) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 100 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

The project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

a) According to “Map My County,” the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning-PAL. 1 – LOW PALEO SENSITIVITY). This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project is simply an unmanned wireless communication facility. The facility will not displace any existing housing, create a demand for additional housing, nor displace substantial numbers of people. Therefore, the proposed project will have no impact.

b) The proposed project is an unmanned wireless communication facility. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. This wireless communication facility is not going to affect the any of the residences in the general area in any noticeable way as the proposed project is located over 600 feet from the nearest residence. Thus, the proposed project will have no impact.

c) The proposed Project will develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project will primarily be served by the Riverside County Fire Department (Station No. 53), located approximately 9 miles Southeast of the Project site at 59200 Morris Ranch Road, Mountain Center, CA 92561. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Hemet Unified School District. The Project simply proposes an unmanned wireless communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

Implementation of the Project will result in the development of an unmanned wireless communication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed project is simply an unmanned wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database

Findings of Fact:

a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.

b) The Project proposes an unmanned wireless communication facility on an approximately 800 square-foot equipment enclosure within a parcel designated for Rural Residential (RR). As the Project is a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wireless telecommunication facility, there will not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there will be no impact.

c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact act.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

Source(s): Riverside County General Plan, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there will be no impact.

e) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there will be a less than significant impact due to the small scale of the proposed Project.

f) The proposed Project is an unmanned wireless communication facility on an approximately 800 square-foot equipment enclosure. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 7, 2019 including the Pechanga, Rincon, Soboba, Pala, Morongo, San Manuel, and Cahuilla tribes. Consultation was requested by the Soboba tribe on March 4, 2019 and county staff conducted a consultation meeting with the Soboba representative on February 26, 2020 which concluded the consultation with the tribe. No Tribal Cultural resources were identified by any of the Tribes. As such, there will be no impact to Tribal Cultural Resources because there are not present within the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed Project is simply an unmanned wireless communication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and will not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed Project is simply an unmanned wireless communication facility and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by AT&T. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b & d-f) The Project does not propose any construction of natural gas systems, street lighting, public facilities, or other governmental services. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan, thus the project will have no impact.

b) The proposed project is located on a relatively mild slope with some combustible fuel sources in the immediate area, the area has been impacted by wildfires before. In addition, the proposed project is an unmanned wireless communication facility which will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As such, the project is considered to have a less than significant impact.

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but these lines will be placed underground minimizing the impact. As such, the project will have a less than significant impact.

d-e) According to County of Riverside General Plan, the project site is located in an area designated as high for wildfire susceptibility. However the project is located in a residential zoning classification with adequate fire access, has been setback a substantial distances from any current habitable structures, and has been reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project will have a less than significant impact.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: As discussed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character will be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this Negative Declaration.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. The project will have a less than significant impact.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

Juan C. Perez
Agency Director



07/21/20, 1:56 pm

PPW190001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190001. 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 Plot Plan No. 190001 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

Plot Plan No. 190001 ("Project") is a request for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)
 - Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 4 AND - Exhibits

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Exhibit A (Site Plan), dated March 28, 2019.
Exhibit B (Elevations), dated March 28, 2019.

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

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. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - 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)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - 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 - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

ECP COMMENTS

If 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.

Planning

Planning. 1

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 the Plot Plan No. 190001 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 the Plot Plan No. 190001, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 AND - Hold Harmless (cont.)

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. 2 Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 3 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Planning. 4 Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block and shall be 6-feet in height.

Planning. 5 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires.

In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 6 Telcom – Equipment Cabinets

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 7 Telcom – Lighting

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **Telcom – Tower Pole (cont.)**

For simulated telecommunication towers disguised as a tree, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize negative visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 14 **Telcom – Tower Tree Bark**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 15 **Telcom – Tower Tree Branch Coverage**

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Planning. 16 **Telcom – Tower Tree Branches**

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 10-feet from ground and extend to the top of the tower.

Planning. 17 **Telcom – Transmission Interference**

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology (“RCIT”) staff and implement acceptable mitigation measures, as approved by RCIT.

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 **Tribal Cultural Sensitivity Training**

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Tribal Cultural Sensitivity Training (cont.)

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 copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

Planning-CUL. 3

Unanticipated Resources

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

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

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

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

Planning-GEO. 1

GEO190002 ACCEPTED

County Geologic Report GEO No. 190002, submitted for the project PPW190001, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Hopper, CSL00249, McCall Park Road, Mountain Center, California," dated December 5, 2018. In addition, Toro has submitted the following document:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190002 regarding Geotechnical Investigation for Proposed AT&T Monopine and Equipment Shelter, Hopper Site - CSL00249, McCall Park Road, Mountain Center, California," dated March 11, 2019.

GEO190002 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. The results of the photo lineament study, as well as published geologic maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture is considered nil.
2. Due to the site being underlain by granitic bedrock, the potential for liquefaction and lateral spreading

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190002 ACCEPTED (cont.)

is considered nil.

3. The site is gently sloped and no loose boulders will be disturbed, therefore the potential for rockfall hazard is considered nil.

4. Site lies approximately 1,000 feet from the shore of the Salton Sea, at an elevation 10 feet higher than the water level; therefore, the hazard of flooding, tsunami, and seiche is not a concern at the site.

5. The proposed monopine may be founded on caisson that is embedded in the ground a minimum depth of 15 feet.

GEO190002 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.

2. The proposed monopine may be founded on caisson that is embedded in the ground a minimum depth of 15 feet.

3. Alternatively, the proposed monopine may be founded on mat foundations provided the minimum depth of foundation is 4 feet.

4. Based on the type of subsurface soil materials consisting of very dense silty sand/bedrock, helical piers are not recommended for support of the equipment shelter.

GEO No. 190002 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 190002 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. 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.

Transportation

Transportation. 1 Gen - Transportation

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

2. 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.

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

Plan: PPW190001

Parcel: 557070016

60. Prior To Grading Permit Issuance

Planning-CUL

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

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all 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 address 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 contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections 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 and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; 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 included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant 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 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.

Artifact Disposition- 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.

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

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and

Plan: PPW190001

Parcel: 557070016

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied
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.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all 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 address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

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

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

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

Plan: PPW190001

Parcel: 557070016

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of a grading permit.

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

Transportation

060 - Transportation. 1 Submit Grading Plans Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") 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.

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- One of 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.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. 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

Plan: PPW190001

Parcel: 557070016

70. Prior To Grading Final Inspection

Planning-CUL

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

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Evidence/Legal Access Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 Utility Plan Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Transportation

090 - Transportation. 1 Utility Install Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: February 6, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Washington

Planning Commissioner: Ruthanne Taylor-Berger

PLOT PLAN NO. 190001 – CEQ190001 – Applicant: AT&T – 3rd Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum) – Location: North of McCall Park Rd, East of SH-74, South of Double View Drive, and West of SH-243 – 11.67 Gross Acres – Zoning: Rural Residential, 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a monopine, with a 1,000 square-foot equipment enclosure – APN: 557-070-016 – **BBID: 427-682-399**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 14, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Thomson, Heather

From: Thomson, Heather
Sent: Thursday, February 07, 2019 11:22 AM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Nicole Cory (ncory@pechanga-nsn.gov); 'Molly Earp-Escobar'; Destiny Colocho (DColocho@rincon-nsn.gov); Joseph Ontiveros; JValdez@soboba-nsn.gov; 'Shasta Gaughen'; Tribal Historic Preservation Officer (thpo@morongo-nsn.gov); Alicia Benally (ABenally@morongo-nsn.gov); 'Lee Clauss'
Cc: Cahuilla Band (culturaldirector@cahuilla.net); 'CRITTHPO@crit-nsn.gov'; THPO Consulting (ACBCI-THPO@aguacaliente.net); 'historicpreservation@quechantribe.com'
Subject: PPW190001
Attachments: Submittal 1-PPW190001-Exhibit A.pdf; Submittal 1-PPW190001-Site Photos.pdf; 8.5_ x 11_ Landscape.pdf

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW190001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to hthomson@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description: (Exhibits attached)

PLOT PLAN NO. 190001 – CEQ190001 – Applicant: AT&T – 3rd Supervisorial District – San Jacinto
Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acres Minimum)
–
Location: North of McCall Park Rd, East of SH-74, South of Double View Drive, and West of SH-243 –
11.67 Gross Acres – Zoning: Rural Residential, 10 Acre Minimum (R-R-10) – REQUEST: Plot Plan No.
190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a monopine,
with a 1,000 square-foot equipment enclosure – APN: 557-070-016 – BBID: 427-682-399

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: gvillalo@rivco.org

Attachment: Project Vicinity Map and Project Aerial

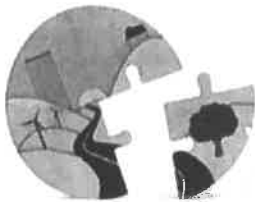
Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org



How are we doing? Click the link and tell us.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Welss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AT&T

Contact Person: Chris Doheny E-Mail: chris.doheny@smartlinkllc.com

Mailing Address: 2033 San Elijo Ave., # 600

Cardiff Street CA 92007
City State ZIP

Daytime Phone No: (619) 994-8528 Fax No: ()

Engineer/Representative Name: TBD

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Jason Rettig as Executor of the Estate of Scott Hopper AND/OR ASSIGNEE.

Contact Person: Jason Rettig E-Mail: rettiglaw@yahoo.com

Mailing Address: 100 W Monument Ave

Hatboro Street PA 19040
City State ZIP

Daytime Phone No: (267) 879-9054 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Jason Rettig as Executor AND/OR ASSIGNEE.
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 557-070-016

Approximate Gross Acreage: 11.6 Acres

General location (nearby or cross streets): North of Hwy 74 and McCall Park Rd, South of _____, East of _____, West of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

80 Ft Monopine for a wireless communication facility with equipment space.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	TBD	10'	1	Equipment Facility		
2	TBD	80'	5	Stealth Wireless Communication Facility (Faux Pine)		
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

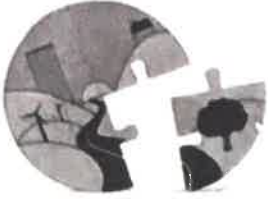
Owner/Authorized Agent (1) [Signature] Date 12/19/18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

12/19/18

Property Owner(s) Signature(s) and Date

Estate of Scott Hopper, Jason Rettig executor And/or Assignee
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 sq. ft. equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 27, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For additional viewing methods please contact the project planner.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 12, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPW190001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

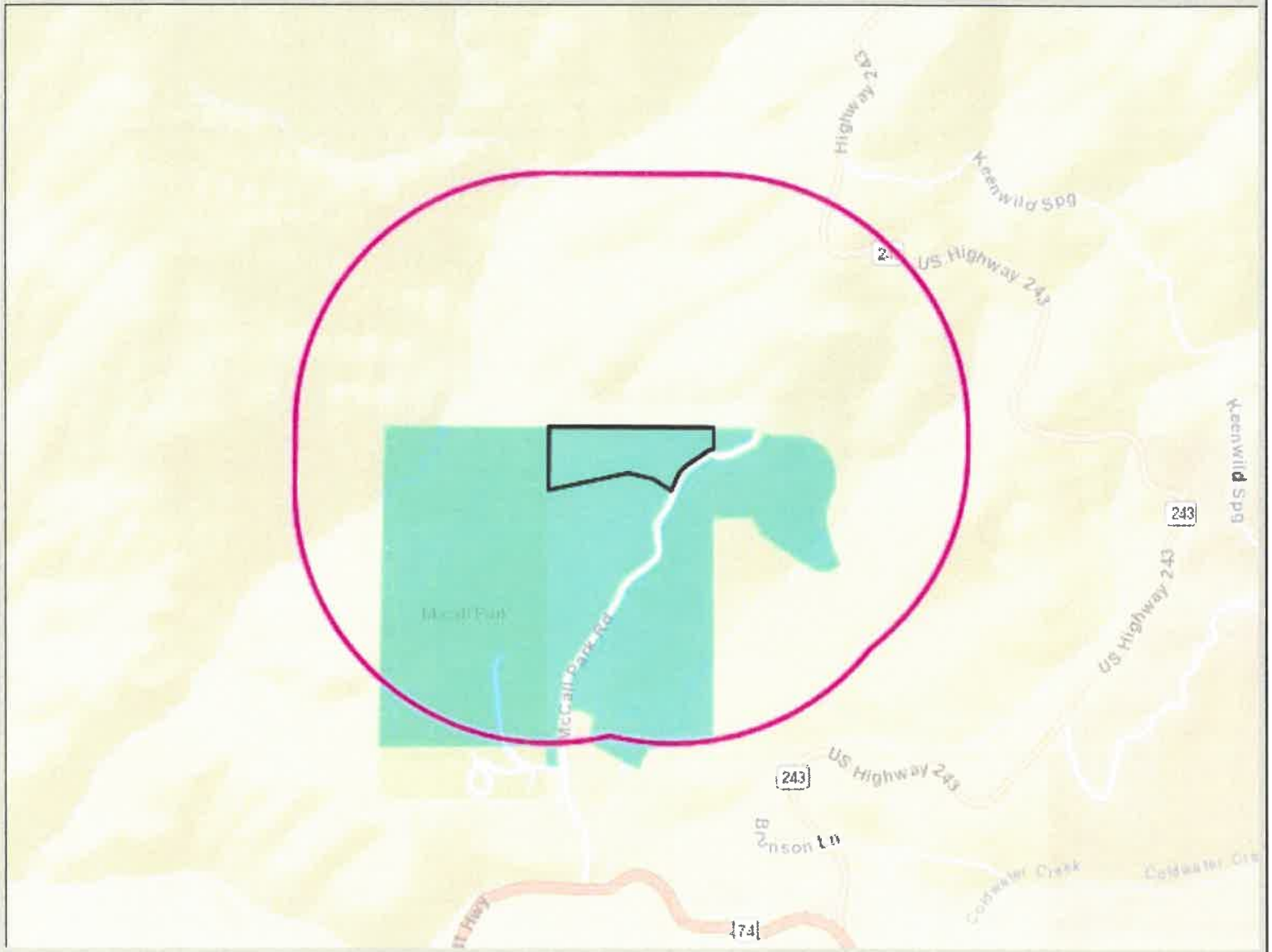
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

PPW190001 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 6/12/2020 9:46:23 AM

© Riverside County RCIT

557070006
MCDONNELL MARY A REVOCABLE TRUST
PO BOX 131
MOUNTAIN CENTER CA 92561

557070007
PEAY TIMOTHY R
P O BOX 278
MOUNTAIN CENTER CA 92561

557070008
TIMOTHY R. PEAY
P O BOX 278
MOUNTAIN CENTER CA 92561

557070011
SUSAN A. HEGARTY
P O BOX 415
MOUNTAIN CENTER CA 92561

557070013
MARLENE A. RACCA
PO BOX 45
MOUNTAIN CENTER CA 92561

557070014
JEFFREY B. CAMPBELL
28355 MCCALL PARK RD
MOUNTAIN CENTER CA 92561

557070016
HOPPER SCOTT LEE ESTATE OF
10221 SLATER AVE STE 106
FOUNTAIN VALLEY CA 92708

557070018
MAURICE E. WOOD
16767 LAKE MATHEWS DR
PERRIS CA 92570

557070019
NOAH JAMES WHITNEY
P O BOX 88
MTN CENTER CA 92561

557070020
RIVERSIDE CO REGIONAL PARK & OPEN SP
3133 MISSION INN AVE
RIVERSIDE CA 92507

557070025
SHAWFIVE HOLDING NV
P O BOX 928
IDYLLWILD CA 92549

557070026
SHAWAF TAREK M
P O BOX 928
IDYLLWILD CA 92549

557070035
VALERIE SOBEL
PO BOX 69
LOS ANGELES CA 90069

557070037
PARKER 215
P O BOX 1235
TEMECULA CA 92593

557070039

WHITNEY JOSIAH DWIGHT V TRUST UNDER
PO BOX 426
MOUNTAIN CENTER CA 92549

557070040

LTD. PARTNERSHIP LOS ANGELES SMSA
ONE VERIZON WAY, MAIL STOP 4AW100
BASKING RIDGE NJ 07920

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Engineer/Rep:

Engineer/Rep:

Owner:

Jason Rettig
100 W Monument Ave
Hatboro, PA 19040

Owner:

Jason Rettig
100 W Monument Ave
Hatboro, PA 19040

Non-County Agencies:

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

PPW190001/VAR190003/CEQ190001
Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

(951) 955-6184
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Smartlink LLC for AT&T
Project Applicant

3300 Irvine Ave. Suite 300, Newport Beach, CA 92660
Address

The project is located northwest of McCall Park Road, north of SH-74, and west of SH-243.
Project Location

Plot Plan No. 190001 (PPW190001) is a proposal for the construction, operation, and maintenance of a new 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with an accompanying 800 square-foot equipment enclosure. The project would include the installation of twelve (12) 8-foot tall panel antennas, thirty-six (36) LTE RRUs, one (1) 2-foot tall microwave antenna, and other associated equipment and equipment cabinets to be located within a 6-foot tall CMU block wall enclosure.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 27, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,406.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Gabriel Villalobos
Signature

Project Planner
Title

7/21/20
Date

Date Received for Filing and Posting at OPR: _____

**INVOICE (INV-00118381)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Chris Doheny
AT & T
2033 San Elijo Ave, 600
Cardiff, Ca 92007

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00118381	07/21/2020	07/21/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200022	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Mountain Center, CA 92561	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
------------------	----------------

PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.

**INVOICE (INV-00118540)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Chris Doheny
AT & T
2033 San Elijo Ave, 600
Cardiff, Ca 92007

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00118540	07/22/2020	07/22/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200022	0451 - CF&W Trust ND/MND	\$2,406.75

SITE ADDRESS		
0 Unassigned Mountain Center, CA 92561	SUB TOTAL	\$2,406.75

TOTAL DUE	\$2,406.75
------------------	-------------------

PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
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STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 20-203451

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT *Date:* 06/30/2020

County Agency of Filing: RIVERSIDE *Document No:* E-202000738

Project Title: PP WIRELESS # 190001 AND VARIANCE # 190003

Project Applicant Name: AT&T C/O RIVERSIDE COUNTY PLANNING *Phone Number:* (951) 955-6184

Project Applicant Address: P O BOX 1409, RIVERSIDE, CA 92502-1409

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
 - Project that is exempt from fees (Notice of Exemption) _____

Total Received _____ **\$0.00**

Signature and title of person receiving payment: Sheilak Mawala Deputy

Notes:

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 sq. ft. equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 27, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For additional viewing methods please contact the project planner.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

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

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202000738
06/30/2020 08:00 AM Fee: \$ 0.00
Page 1 of 1

Removed AUG 04 2020 By:  Deputy






**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

Case Number(s):	TPM37675 & PPT190025	Applicant: Michael Griswold
EA No.:	CEQA Exempt	
Area Plan:	Western Coachella Valley	Representative: Egan Civil, Inc.
Zoning Area/District:	Bermuda Dunes District	
Supervisory District:	Fourth District	
Project Planner:	Jay Olivas	
Project APN(s):	607-400-002	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The proposed Project includes two entitlement requests:

Tentative Parcel Map No. 37675 proposes a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4 consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet.

Plot Plan No. 190025 proposes to construct a 6,748-square-foot metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

The project is located south of Interstate 10 and Country Club Drive, north of Bermuda Dunes Airport, east of Adams Street, and west of Jefferson Street in the unincorporated community of Bermuda Dunes.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Construction of Small Structures), 15315 (Minor Land Divisions) and 15061 (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37675, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 190025, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Light Industrial
East:	Light Industrial
South:	Light Industrial
West:	Light Industrial
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Indio
East:	Industrial Park (I-P)
South:	Controlled Development Areas (W-2)
West:	Industrial Park (I-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Rail Road; Interstate 10
South:	Bermuda Dunes Airport
East:	Vacant
West:	Industrial Building

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.70	No Minimum Lot Size
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	6,748	N/A
Floor Area Ratio:	0.25	FAR 0.25 – 0.60
Building Height (FT):	24 feet	35 feet
Proposed Minimum Lot Size:	0.70 Acres (approx. 30,492 SF)	20,000 SF (minimum)
Total Proposed Number of Lots:	One (1) Parcel; 5 Units	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Uses	6,748	1-space per 1,000 sq. ft. storage area	6	6

Located Within:

City's Sphere of Influence:	City of Palm Desert
County Service Area ("CSA"):	N/A
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes - Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B)
CVMSHCP Conservation Boundary:	Yes – Non Conservation Area
Airport Influence Area ("AIA"):	Yes – Bermuda Dunes, Zones A, B2

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The project for TPM37675 and PPT190025 was filed on September 11, 2019. The proposed tentative parcel map and plot plan for vehicle, recreational vehicle, and boat storage is proposed to be located on approximately 0.70 acres of vacant land adjacent to Country Club Drive, east of Washington Street.

TPM37675 would create a single parcel (0.70 acres) with 5 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of two (2) 24 foot by 56 foot units, two (2) 20 foot by 56 foot units, and one (1) 30x56 foot unit for a total of five (5) units, along with associated parking, drive aisles, utilities and storm drainage improvements located on a 0.70 acre parcel adjacent to the Bermuda Dunes Airport main runway on Lot 27 of Tract 2642 (MB49/98-99) – APN 607-400-002.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) Section 15303 (New Construction or Conversion of Small Structures), and Section 15061 (Common Sense Exemption):

Section 15315 applies to “the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.” Therefore, the 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are met as follows:

- 1) **Urbanized Area:** Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located in Census Tract 0452.33 which has a density of 1,300 persons per square mile. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criteria.

- 2) **Zoning:** The Project site must be zoned for residential, commercial or industrial uses. The Project site is zoned Industrial Park (I-P), which is zoned for industrial, manufacturing, service and commercial uses, and is currently vacant. The project meets this criteria.
- 3) **Parcel number:** The land division must be for four or fewer parcels. The applicant is proposing to subdivide the 0.70 acre site into one (1) parcel with five (5) condominium units which airspace "condo units" are not considered parcels. The proposed Project meets this criteria.
- 4) **Land Use conformance:** The land division shall be in conformance with the General Plan and Zoning Ordinance. The proposed Project's land use designation is Light Industrial and is existing urbanized development considered to be an infill lot. The zoning classification is Industrial Park (I-P) which is highly consistent with Light Industrial. The Project meets this criteria.
- 5) **No exceptions:** No variances or exceptions can be a part of this land division. The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) **Services and access:** All services and access must be available to the Project site. The Project site has direct access from Country Club Drive. All services will be available to the project site including domestic water and sewer systems. The Project meets this criteria.
- 7) **Not recently subdivided:** The Project site was not involved in a division of a larger parcel in the previous two years. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) **Slope:** The Project site does not have an average slope greater than 20%. Calculation of the site's topography determined that the parcel does not have an average slope greater than 20% and is located on flat topography. The Project meets this criteria.

Additionally, the project qualifies for categorical exemption under Section 15303, since the land is located in an "urbanized" area, has a proposed single industrial building of 6,748 square feet that has less than 10,000 square feet in floor area, is zoned for the use, doesn't involve significant amounts of hazardous materials, and has all necessary public services available, and is not within an environmentally sensitive area.

Also, the proposed modular addition is covered by the general rule (Section 15061 (B) 3.) which states that CEQA applies only to projects which have the potential for causing a significant effect on the

environment. It can be seen with certainty that there is no possibility that the 6,748 square foot industrial building with site improvements may have a significant effect on the environment, because the proposed project will exist on flat topography previously disturbed with prior industrial subdivision with limited disturbance such as with minimal required parking and new retention area within southerly portions of the 0.70 acre site, and portions of the southerly project area to remain vacant and will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map with 6,748 square foot industrial building would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA.

Additionally, no exception to the CEQA 15303 or 15315 Exemptions applies, since the proposed project site is not located within a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, there are no fault or severe flood zones, and the project is not a hazardous waste site.

Because the proposed land division meets the criteria of Section 15303 and Section 15315, the project is exempt from CEQA and no further environmental review is required.

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. The project site has a land use designation of Light Industrial (L-I) on the Western Coachella Valley Area Plan.
2. The existing zoning classification for the subject site is Industrial Park (I-P).
3. The proposed land use for vehicle and boat storage is consistent with the Light Industrial (L-I) Land Use Designation since these type facilities are considered storage and warehousing land uses as specifically identified under LI as appropriate land uses within this Land Use Designation, with a FAR of 0.25, which is within the 0.25 to 0.60 FAR .
4. The project site is surrounded by properties and roadways, which are designated Light Industrial to the north, south, east and west.
5. The site contains vacant land with surrounding land uses consisting of industrial buildings to the west and to the north along the Country Club Drive corridor, vacant land to the east, along with airport runway and associated airport buildings to the south. The proposed project would not conflict with the existing surrounding land uses since project is similar in nature.
6. Pursuant to Ordinance No. 348 section 10.1.B.1.e.(2), trailer, recreational vehicle, and boat storage within an enclosed building, the proposed project is permitted in the Industrial Park (I-P) zone with the approval of a Plot Plan as conditioned, including the Exhibits and Conditions relating to such features as varied building facades with earth tone colors and proposed desert landscaping.

7. The project site is surrounded by properties which are zoned Industrial Park (I-P) and Controlled Development Areas (W-2). The project is consistent with surrounding zones since the project is industrial in nature with adjoining industrial zones immediately to the north, east, and west, non-residential zones such as W-2 are located to the south.

Entitlement Findings:

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

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.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, as detailed in the findings for CEQA Exemption prepared for the project, and the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the in-fill project is located in an urbanized area which includes land uses such as vacant land, industrial buildings, existing airport runway with associated airport buildings. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project is located along Country Club Drive (100' right-of-way). The project meets the aforementioned requirement because it entails a tentative parcel map for a single-parcel and 5 commercial condominium units and a plot plan for vehicle and boat storage, additional road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 90.TRANSPORTATION-IMP PLANS and 90.TRANSPORTATION- IMPROVEMENTS.
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. The project proposes a single parcel with 5 condominium units and therefore will comply with Ordinance No. 460 subject to tentative map being approved and final map being completed.
6. Due to proposed the tentative parcel map and plot plan for new buildings, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property boundary.

Tentative Parcel Map

Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. TPM37675 is consistent with all of these requirements:

- a. The proposed map and its design and improvements are consistent with the General Plan in that the proposed land uses are consistent with the intended uses for the L-I land use designation. The proposed vehicle and boat storage project on 0.70 acres which includes enclosed building and outdoor parking is consistent with the LI designation which is intended to allow for the development of Floor area ratios range from 0.25 to 0.60. The proposed vehicle and boat storage would be consistent with the LI designation as it provides vehicle storage for the neighborhood and visitors to the regional area. Furthermore, the project specifically addresses land use policies 8.1 (LU8.1), which states, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

The project site has been designed to provide the minimum road improvements that would facilitate the ultimate right-of-way for Country Club Drive, thus consistent with the General Plan Land Use Designation, meeting all applicable circulation policies of the General Plan. The project has been reviewed by the Transportation Department and meets all development and design standards. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. The project has met all applicable development standards including parking and landscaping and is seeking no variances. There is no applicable Specific Plan.

- b. The proposed parcel map subdivides 0.70 acres into a single parcel with 5 commercial condominium units ranging in size from 1,125 square feet to 1,375 square feet with required Property Owners Association (COA 50.Planning.1-CC&R C/I POA COM Easement). The 0.70-acre parcel is sufficient and physically suitable for the type of development that the project proposes in that the 0.70 acre site can accommodate the proposed RV and Boat storage building totaling 6,748 square feet on relatively flat topography with required site and drainage improvements; and the proposed density of the development, however, there would be no project density since the project proposes 5-commercial condominium units which are non-residential units. The proposed lot sizes meet the minimum requirements of the I-P zoning classification and will be sufficient to support future development.
- c. The design of Tentative Parcel Map No. 37675 will not cause substantial environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat for the reasons set forth on the findings related to the CEQA exemption, above. In addition, the Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), and no fish or wildlife are likely to be in this urbanized, infill area.

- d. The design of Tentative Parcel Map No. 37675 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and easements.
7. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with proposed improvements for storm water control and soil erosion control located on the subject site.
8. The proposed project consists of a Schedule "E" parcel map 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 "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37675 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) of Ordinance No. 460 as stated below:
 - a) Streets - Section 10.10.A. Streets, items 1-6, the applicant is required to complete certain street improvements such as concrete curb, gutter, and 6-foot wide sidewalk located 48-feet from centerline to match up asphalt concrete paving within the 100 foot-half-width dedicated right-of-way in accordance with County Standard No. 92 (COA 90-Transportation—Improvements). Improvements shall also include County Standards for commercial driveways. Through this condition, the minimum required road and driveway improvements would be met.
 - b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site from Country Club Drive and has been approved by the Coachella Valley Water District and Moya Dunes Water Company for the purposes of this subdivision.
 - c) Fire Protection – The applicant will be required to submit fire prevention maintenance measures such as driveway entrances, fire lanes and fire extinguishers, sprinklers as outlined in AND 15.FIRE.1-General Fire Conditions.
 - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.
 - e) Electrical and Communication Facilities – Electrical facilities including from Imperial Irrigation District exist which will be connected underground from Country Club Drive. Communication facilities such as from Spectrum, Frontier, Verizon and AT&T are available to the site.

Development Standards Findings:

The proposed land use, for vehicle and boat storage, is consistent with the development standards set forth in the Industrial Park (I-P) zone in that:

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The subject land is approximately 150 feet in width and is 0.70 acres or 30,492 square feet in excess of 20,000 square feet and therefore is in compliance.

- B. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance. The project buildings are up to 24 feet in height and therefore the proposed project complies with maximum height limits.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. Project landscaping along the Country Club Drive frontage and along the southern boundary total approximately 15 percent with automatic irrigation and therefore complies with the criteria.
- D. A minimum 25-foot setback shall be required on any street. The project is setback a minimum of 25 feet from Country Club Drive and therefore is in compliance. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The project maintains a 25-foot-wide landscape buffer adjacent to Country Club Drive and therefore complies.

The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. The project with one, 6,748 square-foot storage industrial building is greater than 10 feet combined side yard setbacks.

The minimum rear yard setback shall be 15 feet. The rear yard setback is 250 feet and therefore complies. A minimum 50-foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. The project does not abut residential or commercially zoned land and therefore complies.

- E. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The project is conditioned to provide trash enclosure with overall perimeter treatment such as fencing/walls, and landscaping, and therefore is in compliance.
- F. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line. The project proposes landscaping and fencing/walls including along the southern project boundary to screen parking areas located in that area of the project, while the majority of the site is within an enclosed building with no outside storage, and therefore is in compliance with these criteria.
- G. Automobile parking shall be provided as required by Section 18.12. of this ordinance. Based on one (1) parking space per 1,000 square feet of storage, per Section 18.12 for industrial uses, and the proposed project providing up to 6-parking spaces including 5-indoor parking spaces within the proposed industrial building or approximately 6,000 square feet, and one (1) ADA parking space outdoors along southern project boundary, minimum parking requirements are met.

- H. All new utilities shall be underground. The project is required to underground utilities as outlined in COA 90.Planning.8-Utilities Underground and therefore will be in compliance.
- I. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is required to screen all roof mounted equipment from ground elevation in accordance with COA 90.Planning.6-Roof Equipment Shielding and therefore will be in compliance.
- J. All signs shall be in conformance with Article XIX of Ordinance No. 348. The project will permit signs separately and shall be in compliance with these criteria in accordance with AND Planning.17-Permit Signs Separately.
- K. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project shall comply with lighting standards as indicated by AND Planning.10-Lighting/Hooded Directed.

Industrial Park Plot Plan

Applications for an industrial park plot plan shall be made pursuant to the provisions of Section 18.30. of this ordinance. In addition to the requirements of Section 18.30., the application shall contain:

- A. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use. The project is adequately described in the project application as a 6,748 square foot industrial building with five (5) RV indoor storage/condominium units.
- B. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials. Engineered plans with associated studies such as preliminary hydrology analysis as well as conditioned compliance with California Building Code, Environmental Health measures, Fire Prevention conditions for the new building site adequately address these requirements.
- C. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials. The engineered plans and notices from Myoma Dunes Water District, Coachella Valley Water District, and Hazardous Materials conditions in the plot plan adequately address these requirements.
- D. An architectural perspective of all buildings and grounds showing the relationship of the proposed development to adjacent properties. The new building site proposes a 6,748 square foot metal building which is compatible with adjoining land uses such as metal airport hangers adjoining the site along southerly project boundary with similar designs and height profiles. The proposed building also maintains 25-foot front yard setback along Country Club Drive which matches adjoining industrial building setbacks.

Other Findings:

9. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is required to comply with fire prevention maintenance measures such as driveway entrances, fire lanes, fire extinguishers, fire sprinklers as outlined in Advisory Notification Document (AND) FIRE.1-General Fire Conditions.
10. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in AND PLANNING.11-Mt. Palomar Lighting Area.
11. Existing domestic water from San 53 Letter from Myoma Dunes Water Company and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated October 15, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (COA 80 – E. Health. Water Will Serve, COA 80 – E. Health. Sewer Will Serve).
12. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the Bermuda Dunes Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated December 13, 2019 including recommended measures, such as, but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document.
13. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for vehicle and boat storage is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered to be CEQA mitigation.

Fire Findings:

1. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project site is not located within is not located within a high or moderate fire hazard severity zone.

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

Public hearing notices were mailed to property owners within 2400-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public. The

project was presented to the Bermuda Dunes Community Council on March 12, 2020 for informational purposes.

The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. Project information was forwarded to the City of Palm Desert on August 4, 2020, and no comments have been received as of this writing.

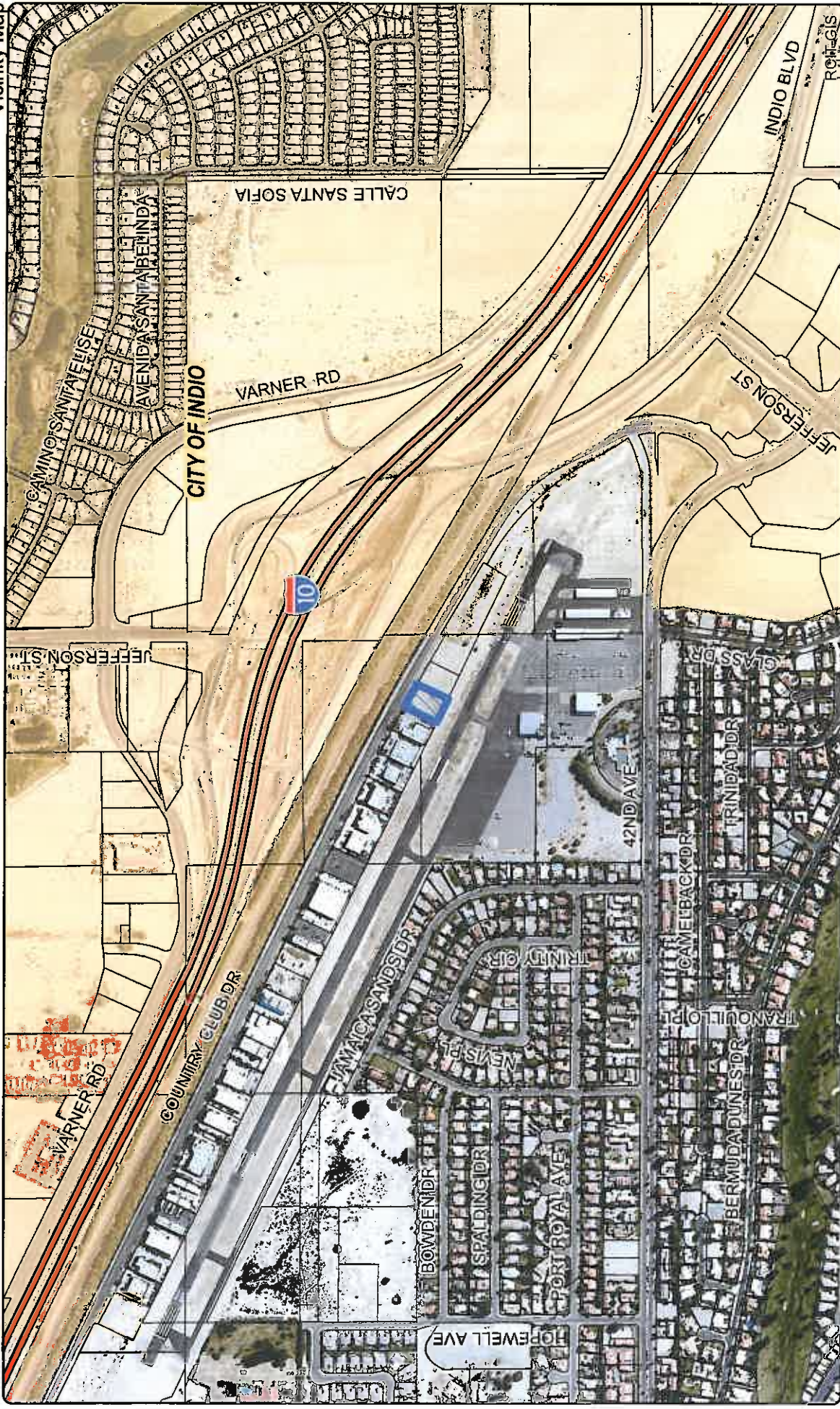
APPEAL INFORMATION

The Planning Commission’s decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board’s agenda, accompanied by the fee set forth in Ordinance No. 671.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37675 PPT190025
VICINITY/POLICY AREAS

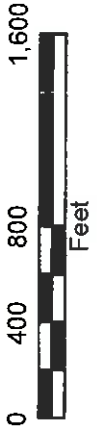
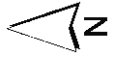
Supervisor: Perez
 District 4

Date Drawn: 02/13/2020
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



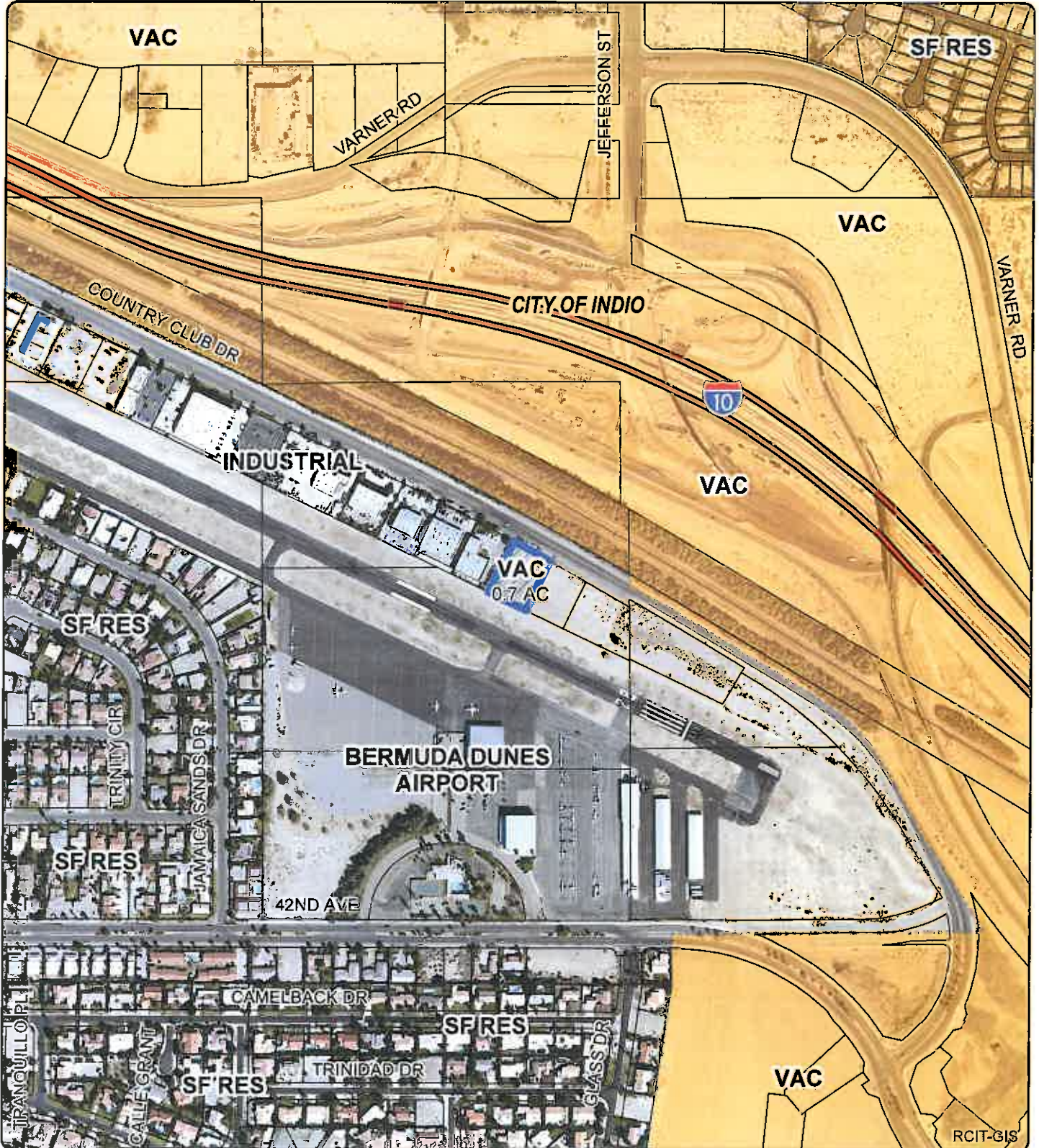
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for the development of transportation for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the existing zoning map. For more information on the General Plan, please contact the Riverside County Planning Department at (951) 948-3333 or visit the website <http://www.riversidecounty.net/Planning>. From Riverside County Planning Department, 4277 Bakersfield Blvd, Riverside, CA 92504.

RIVERSIDE COUNTY PLANNING DEPARTMENT TPM37675 PPT190025

Supervisor: Perez
District 4

Date Drawn: 02/13/2020
Exhibit 1

LAND USE



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



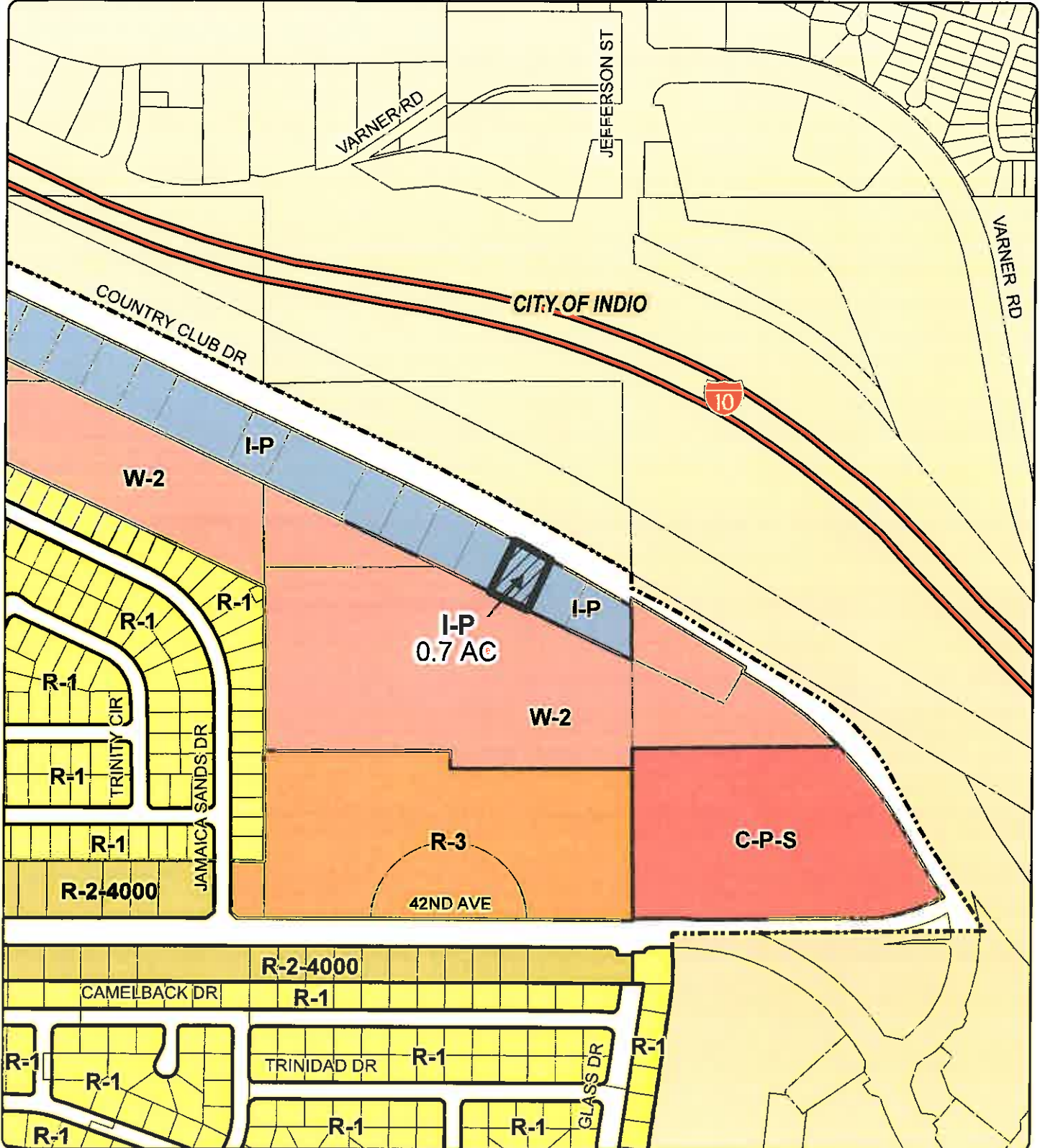
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37675 PPT190025

Supervisor: Perez
District 4

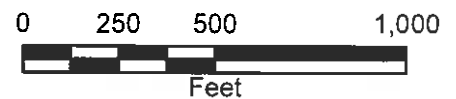
Date Drawn: 02/13/2020
Exhibit 2

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

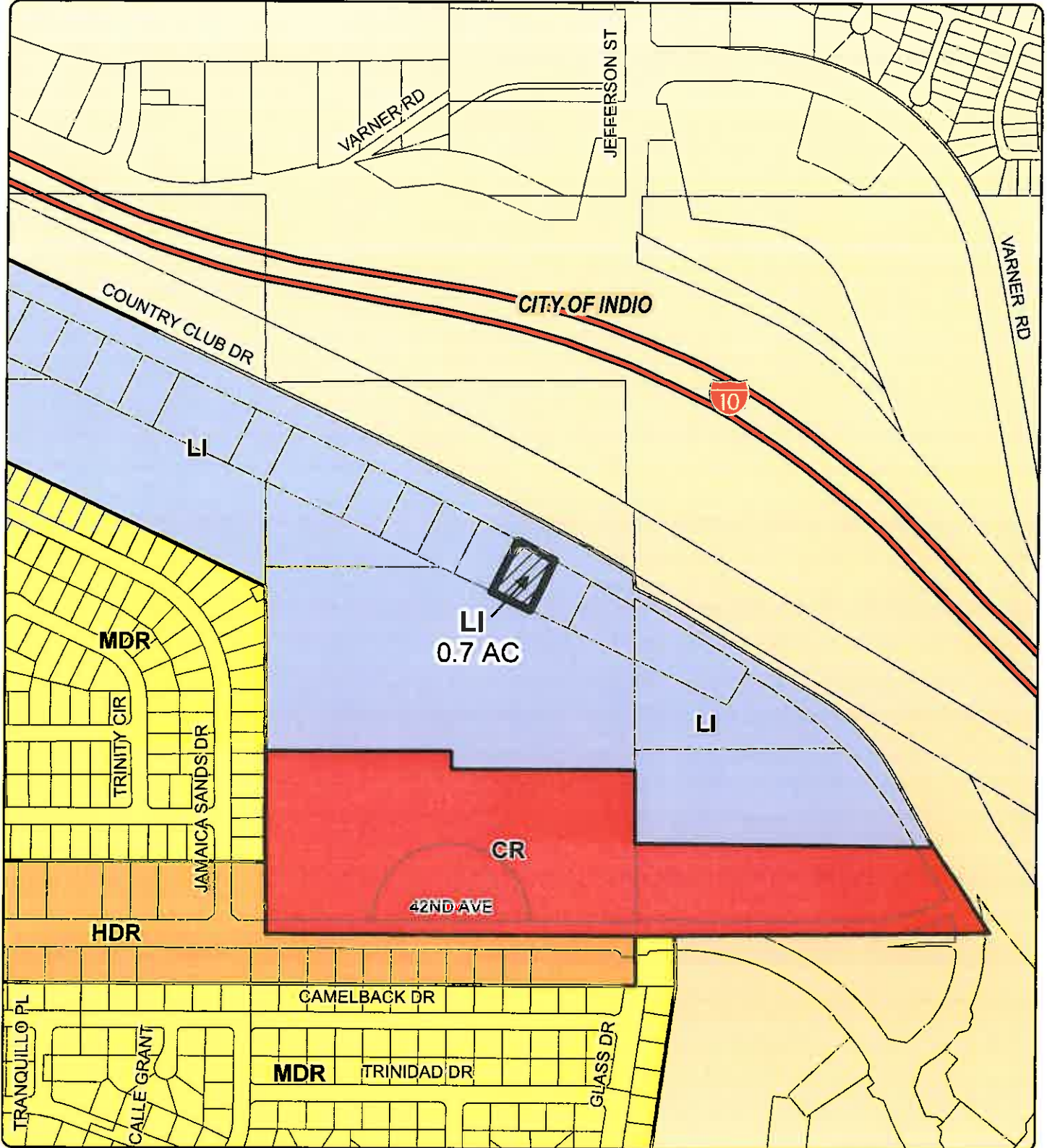
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37675 PPT190025

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 02/13/2020
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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>

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP 37675

FOR CONDOMINIUM PURPOSES

A PROPOSED COMMERCIAL CONDOMINIUM DIVISION OF LOT 22 OF TRACT NO. 2443, AS SHOWN BY A MAP ON FILE IN BOOK 41, PAGES 59 AND 60 OF MAPS, RECORDS OF SAID COUNTY.

APPLICANT/DEVELOPER:
 22500 SHELTON BLVD. UNIT 310
 BERNDINA PARKS, CA 92503
 (951) 534-0350 (MORNING/9:00AM-5:00PM)
 (951) 534-0355 (AFTERNOON/5:00PM-7:00PM)

OWNER:
 78500 4TH AVENUE, UNIT 310
 BERNDINA PARKS, CA 92503
 (951) 534-0350 (MORNING/9:00AM-5:00PM)
 (951) 534-0355 (AFTERNOON/5:00PM-7:00PM)

PROJECT ADDRESS:
 22500 SHELTON BLVD. UNIT 310
 BERNDINA PARKS, CA 92503

RELATED CASE NUMBERS:
 NONE

UTILITY COMPANIES:
 GAS COMPANY: SOUTHERN CALIFORNIA GAS
 WATER COMPANY: METRAL IRRIGATION DISTRICT
 SEWER COMPANY: BERNDINA VALLEY WASTE
 SCHOOL DISTRICT: DISTRICT 24000 UNITED SCHOOL DISTRICT

LEGAL DESCRIPTION:
 THAT CERTAIN PARCEL OF LAND LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THE 22ND LOT OF TRACT NO. 2443, AS SHOWN BY A MAP ON FILE IN BOOK 41, PAGES 59 AND 60 OF MAPS, RECORDS OF SAID COUNTY.

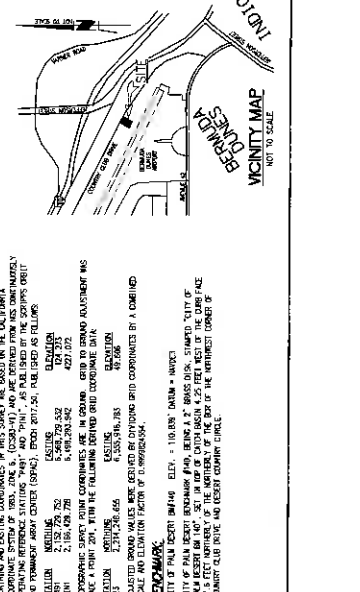
EASEMENTS AND ENCUMBRANCES:
 1. EASEMENT FOR THE FEDERAL TAX ZONE 2009-19, FIRST INSTALLMENT \$1,500.00, PAID 11 PERCENT \$160.00 PER MONTH, BEGINNING 1/1/2010.
 2. THE LOTS OF SUPPLEMENTAL TRACT NO. 1747, ASSIGNED EASEMENT TO CHAPTER 1.5 DIMENSION WITH SECTION 15 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 3. EASEMENTS UNDER THE 1910 DOW AGES, COLLECTED WITH THE PROPERTY TAXES.
 4. EASEMENTS OF THE BERNDINA VALLEY RECREATION PARK DISTRICT NO. 30, ASSASSMENT NO. 2-4067.
 5. AN EASEMENT FOR PIPE LINE AND INCIDENTAL IMPROVEMENTS, RECORDED JULY 20, 1959 AS BOOK 1905, PAGE 502 OF OFFICIAL RECORDS. (IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.)
 6. AN EASEMENT FOR PIPE LINE AND INCIDENTAL IMPROVEMENTS, RECORDED JULY 20, 1959 AS BOOK 1905, PAGE 502 OF OFFICIAL RECORDS. (IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.)
 7. A WATER OF THE CLUE FOR EASEMENT OF RECORD OF THE LOCATION, DESCRIPTION, AND IMPROVEMENTS OF A CERTAIN PIPING SYSTEM, INCLUDING A WATER TREATMENT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 8, 1955 AS INSTRUMENT NO. 7720 IN BOOK 1811, PAGE 145 OF OFFICIAL RECORDS.
 8. AN EASEMENT SHOWN OR REFERRED TO ON TRACT NO. 2942 AS REFERRED TO IN THE LEGAL DESCRIPTION | FOR WATER LINES AND INCIDENTAL IMPROVEMENTS.
 9. EASEMENTS, RESTRICTIONS AND ENCUMBRANCES IN THE DOCUMENT RECORDED APRIL 15, 2009 AS INSTRUMENT NO. 47338 OF OFFICIAL RECORDS, WHICH INCLUDES THE RIGHT OF WAY FOR THE BERNDINA VALLEY RECREATION PARK DISTRICT NO. 30, AS DESCRIBED IN THE LEGAL DESCRIPTION.
 10. EASEMENTS, RESTRICTIONS AND ENCUMBRANCES IN THE DOCUMENT RECORDED APRIL 15, 2009 AS INSTRUMENT NO. 47338 OF OFFICIAL RECORDS, WHICH INCLUDES THE RIGHT OF WAY FOR THE BERNDINA VALLEY RECREATION PARK DISTRICT NO. 30, AS DESCRIBED IN THE LEGAL DESCRIPTION.
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PROPOSED LAND USE:
 COMMERCIAL CONDOMINIUM
 (PERMITTED USE WITH INDUSTRIAL PARK PLUM PER ORDINANCE NO. 348 ARTICLE 4 SECTION 10(A)(1)(C))

LAND UTILIZATION:
 GROSS PROPERTY AREA: 0.79 ACRES
 31,368 S.F.

REGULATORY:
 TENTATIVELY PREPARED BY EGAN CIVIL, INC. ON 11/06/2019

EGAN CIVIL, INC.
 17500 14TH AVENUE, SUITE 200
 BERNDINA PARKS, CA 92503
 (951) 534-0350 (MORNING/9:00AM-5:00PM)
 (951) 534-0355 (AFTERNOON/5:00PM-7:00PM)



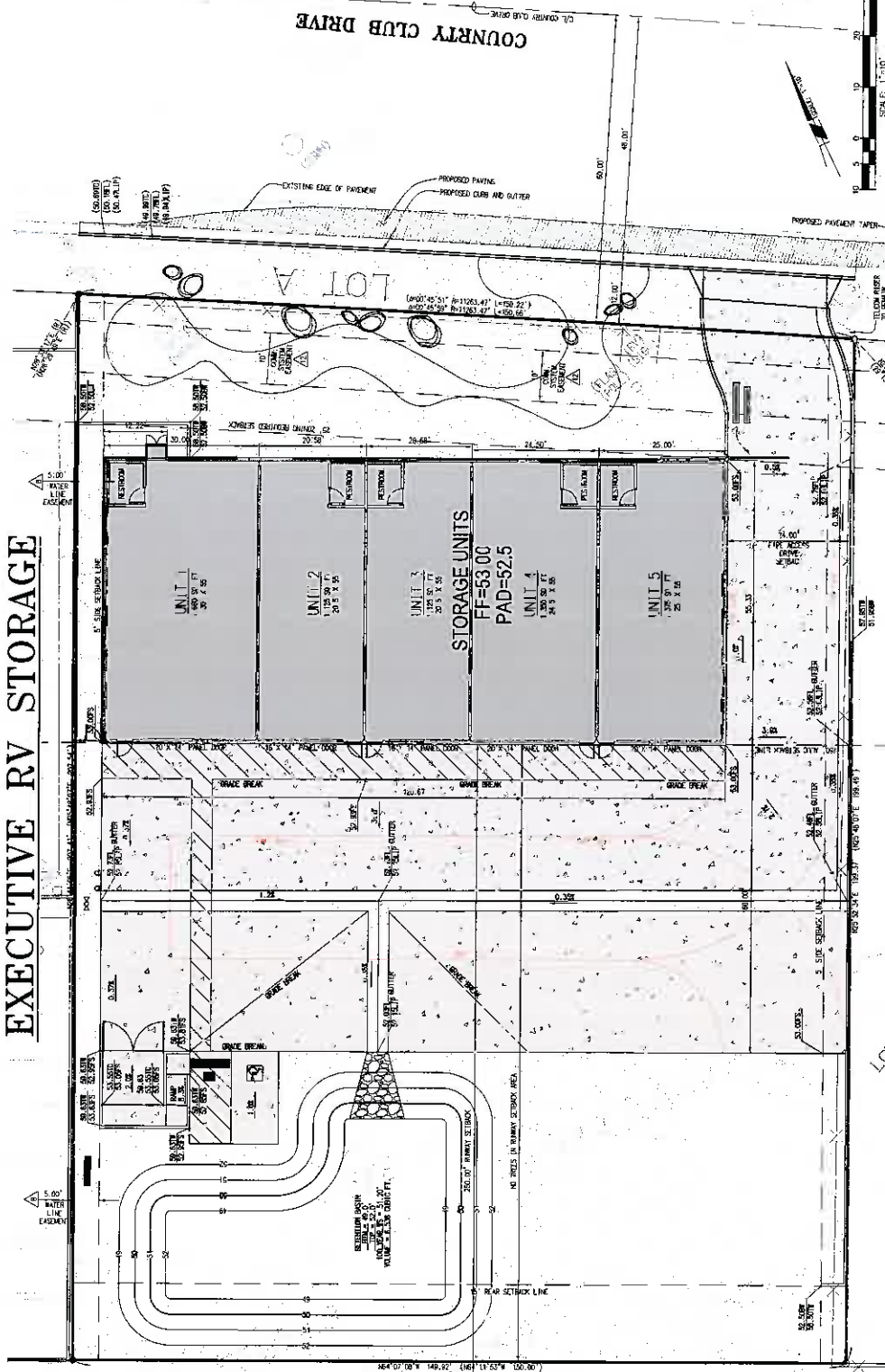
BASES OF RECORDS:
 1. THE RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THE 22ND LOT OF TRACT NO. 2443, AS SHOWN BY A MAP ON FILE IN BOOK 41, PAGES 59 AND 60 OF MAPS, RECORDS OF SAID COUNTY.
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FOR CONDOMINIUM PURPOSES
 TENTATIVE PARCEL MAP 37675
 COUNTY CLUB DRIVE
 BERNDINA PARKS, CA 92503
 UNINCORPORATED COUNTY OF RIVERSIDE STATE OF CALIFORNIA

EGAN CIVIL, INC.
 17500 14TH AVENUE, SUITE 200
 BERNDINA PARKS, CA 92503
 (951) 534-0350 (MORNING/9:00AM-5:00PM)
 (951) 534-0355 (AFTERNOON/5:00PM-7:00PM)

DATE: 09/29/2019
 SHEET NO. 1 OF 1
 SCALE: NOT TO SCALE

PRELIMINARY SITE PLAN & GRADING PLAN EXECUTIVE RV STORAGE



PROPERTY ADDRESS:
78-810 COUNTRY CLUB DRIVE
BENICUA DUNES, CA 92023

LEGAL DESCRIPTION:
LOT 27 TRACT 2962
4E (194760-159)

PRELIMINARY SITE PLAN
BENICUA DUNES, CA 92023
UNINCORPORATED COUNTY OF HEMLOCK, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 37675
MICHAEL GREENWOLD
REGISTERED PROFESSIONAL LAND SURVEYOR
1515 AVENUE 48
BENICUA DUNES, CA 92023
(714) 946-4545

SCALE: 1" = 10'

REVISIONS:

NO.	DESCRIPTION	DATE	BY

DATE: 09/09/2019

EGAN CIVIL, INC.
1515 AVENUE 48
BENICUA DUNES, CA 92023
(714) 404-7882 WWW.EGANCIVIL.COM

EGAN CIVIL, INC.
1515 AVENUE 48
BENICUA DUNES, CA 92023
(714) 404-7882 WWW.EGANCIVIL.COM

FILE NO.: 20190023

PREPARED: 09/09/2019

SHEET: 1 of 4

REVISIONS:

- REVISIONS: REPAIR DATA (1807) (1808-1858)
- REVISIONS: REPAIR DATA (1807) (1808-1858)

LEGAL NOTES:

- REVISIONS: REPAIR DATA (1807) (1808-1858)
- REVISIONS: REPAIR DATA (1807) (1808-1858)

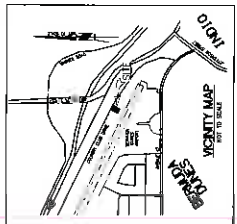
BASIS OF COORDINATES:
NORTHING AND EASTING COORDINATES IN THIS SHEET ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10, (CGCS83-11). POINT 1, AS PUBLISHED BY THE SURVEY DISTRICT AND POINT 2, AS PUBLISHED BY THE SURVEY DISTRICT AND POINT 3, AS PUBLISHED BY THE SURVEY DISTRICT AND POINT 4, AS PUBLISHED BY THE SURVEY DISTRICT AND POINT 5, AS PUBLISHED BY THE SURVEY DISTRICT.

BASIS OF BEARINGS:
ADJUSTED BEARING VALUES WERE OBTAINED BY DIVIDING GRID COORDINATES BY A TANGENT SCALE AND ELEVATION FACTORS OF 0.9999984. ADJUSTED BEARING VALUES WERE OBTAINED BY DIVIDING GRID COORDINATES BY A TANGENT SCALE AND ELEVATION FACTORS OF 0.9999984.

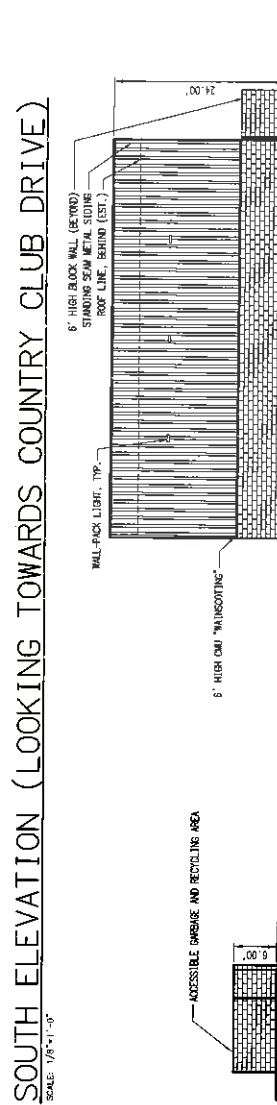
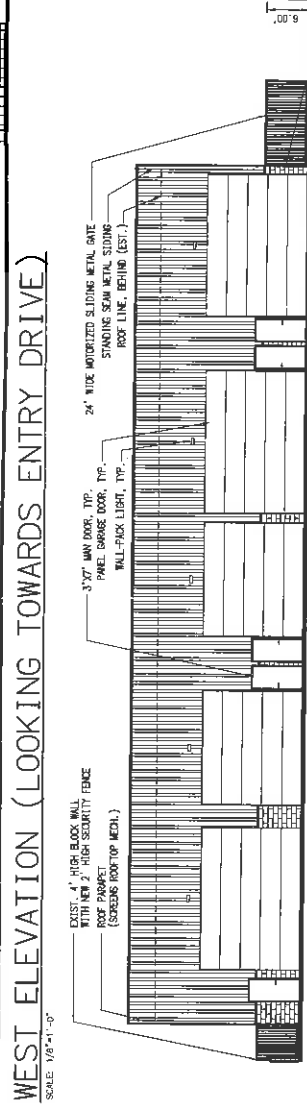
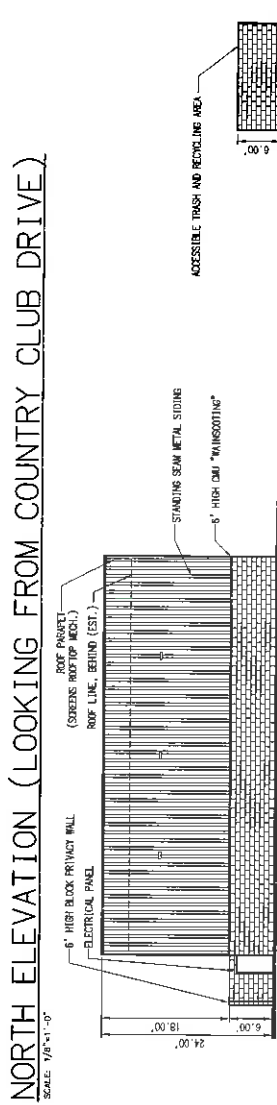
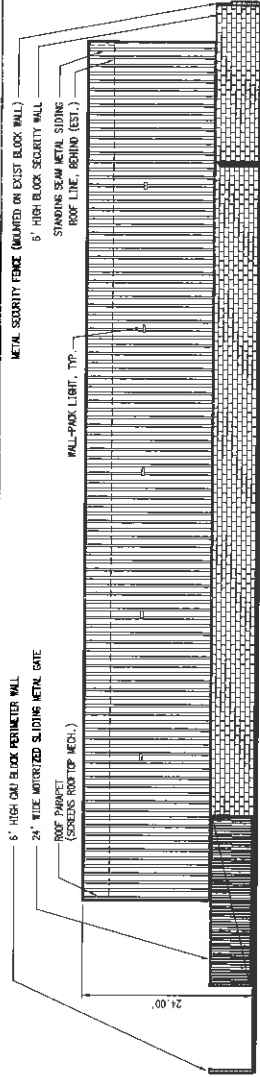
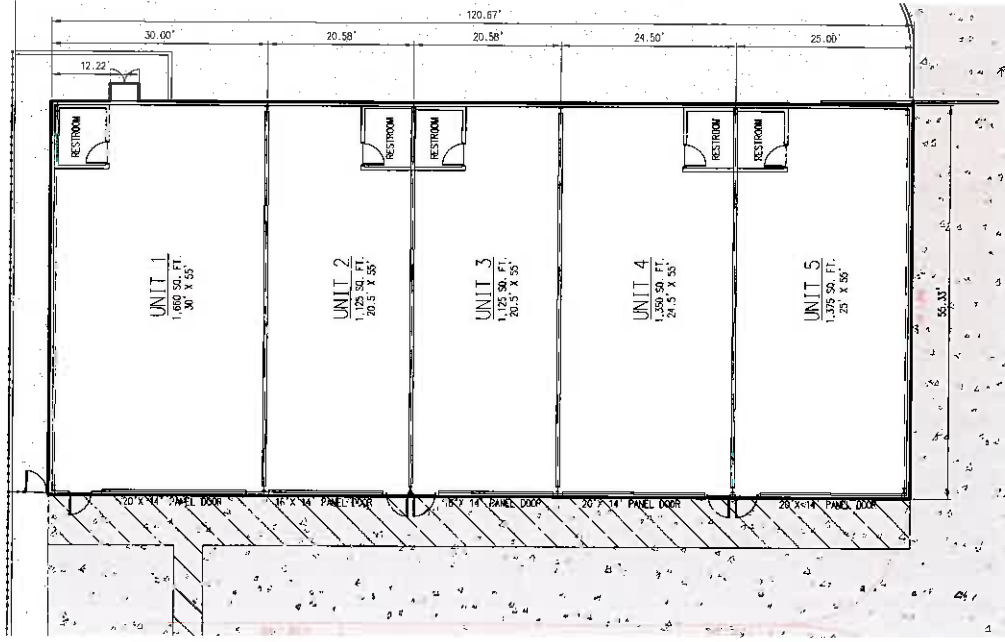
EASEMENTS:

- AN EASEMENT GRANTING OF EASEMENTS ON TRACT NO. 2962 AS REFERRED TO IN THE LEGAL DESCRIPTION FOR WATER LINES AND INCIDENTAL PURPOSES.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL, SEWER AND GAS LINES OR SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MAPS 70, 2000 AND 2001, IN THE COUNTY OF HEMLOCK, CALIFORNIA, IN FAVOR OF BELLING COMMUNICATIONS, INC. DBA AT&T, INC., A SUBSIDIARY OF BELLING COMMUNICATIONS, INC., AS INCORPORATED UNDER THE LAWS OF THE STATE OF CALIFORNIA, AND THE RECORDED EASEMENT NO. 01-7501 OF OFFICIAL RECORDS.

BENCHMARK:
CITY OF PALM DESERT BENCHMARK ELEV. = 110.851' DATUM = NAVD83
CITY OF PALM DESERT BENCHMARK #100, BEING A 1" BRASS DISK, STAMPED "CITY OF PALM DESERT IN 1400, SET IN TOP OF CURB ON A 4.25 FEET WEST OF THE CURB FACE BY 4 FEET NORTHERLY OF THE NORTHERLY OF THE CORNER OF COUNTRY CLUB DRIVE AND BEACH COMMUNITY DRIVE.



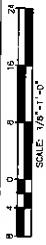
RV CONDO PROJECT



BUILDING FLOOR PLAN

SCALE: 1/8"=1'-0"

BUILDING FLOOR PLAN AND ELEVATIONS



PREPARED: 9/9/2019

SHEET
2 OF 4

FILE NO.

EGAN CIVIL, INC.
17600 176TH AVENUE, SUITE 110
BREMEN, MINNESOTA 55424
(763) 404-7858 WWW.EGANCIVIL.COM

MICHAEL GRAYBOLD
REGISTERED PROFESSIONAL ENGINEER
MINNESOTA LICENSE NO. 13239
(763) 407-8355

MICHAEL GRAYBOLD
REGISTERED PROFESSIONAL ARCHITECT
MINNESOTA LICENSE NO. 23622
(763) 407-8355

UNINCORPORATED COUNTY OF HENNEPIN, STATE OF MINNESOTA
COUNTRY CLUB DRIVE
BRANDON DUNES, CA 92203
TENTATIVE PARCEL MAP 37675
MOUNT LIND

REVISIONS

DATE	BY	DESCRIPTION
09/09/2019 <td>DAVE <td>DATE</td> </td>	DAVE <td>DATE</td>	DATE

MATERIAL BOARD

RV GARAGE STORAGE BUILDING



METAL TRIM (ROYAL BLUE)



TRIM DETAIL



STANDING SEAM METAL (ANTIQUE WHITE)



SPLIT-FACE CMU (MEDIUM GRAY)



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

Juan C. Perez
Agency Director



08/04/20, 3:36 pm

TPM37675

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37675. 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 - Project Description & Operational Limits

The land division consists of a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4 consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP Tentative Parcel Map No. 37675, dated September 11, 2019.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
{Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

E Health

E Health. 1

ECP COMMENTS

If 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.

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **Fire (cont.)**

Fire. 1 **Fire**

Planning Case Conditions

Date: 9/23/19

Case Number: TPM37675 / PPT190025

Project Name: RV Storage Units

Planner: Jay Olivas

Reviewed By: Chris Cox, Assistant Fire Marshal

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. **Fire Hydrants and Fire Flow:** Provide one copy of the water system plans to show there exist fire hydrant(s) capable of delivering the minimum fire flow, per CFC Appendix B Table B105.1, within 400 feet to all portions around the proposed structure. Minimum fire hydrant location and spacing shall comply with the CFC and NFPA 24. Reference 2016 California Fire Code (CFC) 507.5.1

2. **Fire Department Access:** Provide a site plan for fire apparatus access roads and signage. Access roads shall be provided to within 150 feet to all portions of all buildings and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axels for commercial developments. Ref. CFC 503.1.1 and 503.2.1 as amended by Ord. 787.

3. **Requests for installation of traffic calming designs/devices on fire apparatus access roads** shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1

4. **Grading Permit Fire Department Review:** Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.

5. **Construction Permits Fire Department Review:** Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **Fire (cont.)**

These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref CFC 903.2 as amended by Ord. 787.

8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72

9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.

Chris Cox
Assistant Fire Marshal/Office of the County Fire Marshal
CAL FIRE/Riverside County Fire Department

Planning

Planning. 1 **Gen - 90 Days to Protest**

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

Planning. 2 **Gen - 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. 3 **Gen - Fees for Review**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **Gen - Map Act Compliance (cont.)**

County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

Planning. 7 **Gen - Submit Building Plans**

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

Planning. 8 **Gen - Zoning Standards**

The single lot created by this TENTATIVE MAP shall be in conformance with the development standards of the Industrial Park (I-P) zone.

Transportation

Transportation. 1 **DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 2 **DRAINAGE 2**

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 **ENCROACHMENT PERMIT**

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

Transportation. 4 **NO ADD'L ON-SITE R-O-W**

No additional on-site right-of-way dedication shall be required on Country Club Drive since adequate right-of-way exists.

Transportation. 5 **STD INTRO 3 (ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 **STD INTRO 3 (ORD 460/461) (cont.)**

provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These 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.

Plan: TPM37675

Parcel: 607400002

50. Prior To Map Recordation

Planning

050 - Planning. 1 Gen - CC&R C/I COM EASEMENT Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One copy original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '___', attached hereto. The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to 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 'landscape area' or any reciprocal easement established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, 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. 2 Gen - Fee Balance Not Satisfied

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

050 - Planning. 3 Gen - Landscape Common Area Not Satisfied

Plan: TPM37675

Parcel: 607400002

50. Prior To Map Recordation

Planning

050 - Planning. 3 Gen - Landscape Common Area (cont.) Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's: 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping. 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto). 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 4 Gen - Prepare a Final Map Not Satisfied

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

050 - Planning. 5 Gen - Surveyor Checklist Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. The single lot on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. The single lot on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. C. The common open space area shall be shown as approved on the tentative map on the FINAL MAP. D. The total number of industrial lots on the final map shall be 1 (one), with a common parking and common landscape area.

050 - Planning. 6 Map - 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 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 Ordinance No. 655."

050 - Planning. 7 Map - ECS Shall be Prepared Not Satisfied

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

Transportation

050 - Transportation. 1 0050 - TRANSPORTATION – STREETLIGHT ANNEXATION (Not Satisfied

Prior to map recordation, the project proponent shall file application for annexation, with fees, into the applicable maintenance district(s) (e.g. CSA, L&LMD, CFD, or other approved entity) for streetlight maintenance, as noted on the Maintenance Exhibit.

60. Prior To Grading Permit Issuance

Plan: TPM37675

Parcel: 607400002

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.

Planning

060 - Planning. 1 Gen -Grading Plan Review Not Satisfied

All grading permits shall be subject to the conditions of Plot Plan No. 190025.

Planning-EPD

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

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

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

Plan: TPM37675

Parcel: 607400002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of a grading permit.

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner

Plan: TPM37675

Parcel: 607400002

80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Water Will Serve (cont.) Not Satisfied
 A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Gen - Grading Plan Review Not Satisfied
 All building permits shall be subject to the conditions of Plot Plan No. 190025.

Transportation

080 - Transportation. 1 TUMF Not Satisfied
 Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied
 A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).



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

Juan C. Perez
Agency Director



08/04/20, 3:28 pm

PPT190025

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190025. 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 PPT190025, 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

The use hereby permitted is to construct a 6,748 square foot metal sided building up to 24-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit G (Conceptual Grading Plan), Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 11, 2019 by Egan Civil, Inc.

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- #### 4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 **Fire**

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 Fire (cont.)

Planning Case Conditions

Date: 9/23/19

Case Number: TPM37675 / PPT190025

Project Name: RV Storage Units

Planner: Jay Olivas

Reviewed By: Chris Cox, Assistant Fire Marshal

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Fire Hydrants and Fire Flow: Provide one copy of the water system plans to show there exist fire hydrant(s) capable of delivering the minimum fire flow, per CFC Appendix B Table B105.1, within 400 feet to all portions around the proposed structure. Minimum fire hydrant location and spacing shall comply with the CFC and NFPA 24. Reference 2016 California Fire Code (CFC) 507.5.1
2. Fire Department Access: Provide a site plan for fire apparatus access roads and signage. Access roads shall be provided to within 150 feet to all portions of all buildings and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axles for commercial developments. Ref. CFC 503.1.1 and 503.2.1 as amended by Ord. 787.
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 Fire (cont.)

6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref CFC 903.2 as amended by Ord. 787.

8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72

9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.

Chris Cox
Assistant Fire Marshal/Office of the County Fire Marshal
CAL FIRE/Riverside County Fire Department

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

Planning

Planning. 1

15 - PLANNING - Landscape Requirement

Landscape Requirement

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

15 - PLANNING - Landscape Requirement (cont.)

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

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

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

Planning. 2

Gen - 90 Days to Protest

The project developer 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 this approval or conditional approval of this project.

Planning. 3

Gen - ALUC Agency Letter

The permit holder shall remain in compliance with the County of Riverside Airport Land Use Commission (ALUC) requirements of the conditional letter (summarized below) dated December 13, 2019, a copy of which is on file with the Riverside County Planning Department or with ALUC, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501 CONDITIONS: Any outdoor lighting shall be hooded or shielded; Prohibit the following: 1. Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. 2. Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. 3. Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. 4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 5. The following uses/activities are specifically prohibited at this location, due to inclusion in Compatibility Zone C: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; day

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **Gen - ALUC Agency Letter (cont.)**

care centers; libraries; hospitals; nursing homes. 6.The attached notice (restated below) shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice. 7. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. 8.This project has been evaluated as 6,748 square feet of vehicle storage facility. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission. If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Planning. 4 **Gen - Causes for Revocation**

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 5 **Gen - Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 6 **Gen - Expiration Date**

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of proposed construction and the actual occupancy of proposed buildings or land under the terms of the authorized use. The Planning Director, at his/her discretion, may grant additional time beyond the two (2) years stated above. Should the time be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null ad void and of no effect whatsoever.

Planning. 7 **Gen - Exterior Noise Levels**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 8 **Gen - Hold Harmless**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **Gen - Hold Harmless (cont.)**

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 the project 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 the project, 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. 9 **Gen - Land Division Required**

Prior to the sale of any individual RV space as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 10 **Gen - Lighting Hooded/Directed**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 11 **Gen - Mt. Palomar Lighting**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 **Gen - No Resident Occupancy (cont.)**

Planning. 12 **Gen - No Resident Occupancy**

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises.

Planning. 13 **Gen - No RV or Car Camping**

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

Planning. 14 **LCP Landscape Concept Plan required at project submittal**

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

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200005 ACCEPTED

County Geologic Report GEO No. 200005, submitted for the project CUP190004, was prepared by Sladden Engineering, and is titled; "Geotechnical Investigation, Proposed RV Condominiums, APN 607-400-002, Country Club Drive, Bermuda Dunes Area, Riverside County, California," dated November 28, 2018.

GEO200005 concluded:

1. Based on our research, the site is not currently located within any State of California designated fault zone.
2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. No fissures or other evidence of subsidence were observed at the subject site. Generally, subsidence related to groundwater depletion is areal in nature with very little differential settlement over short distances such as across individual buildings.
4. Based on our review of historic groundwater maps of the site, and our experience in the project vicinity, it is our opinion that risks associated with liquefaction and liquefaction related hazards should be considered "negligible".
5. Based on the results of our laboratory testing (EI=0), the materials underlying the site are considered to have a "very low" expansion potential.
6. Static settlement is calculated to be less than one inch when using the recommended bearing pressures, and static differential settlement between footings can be assumed as one-half of the total static settlement.
7. Based on the relatively flat nature of the site, risks associated with slope failure, landsliding, rock falls, and debris flows are considered negligible/remote.

GEO200005 recommended:

1. Areas to be graded and paved should be cleared of any vegetation, associated root systems, and debris, and disposed of offsite.
2. All areas scheduled to receive fill should be cleared of old fill and any irreducible matter.
3. All native low density soils should be removed to a depth of at least 3 feet below existing grade or 2 feet below the bottom of footings, whichever is deeper.
4. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.
5. Removals should extend at least 5 feet laterally beyond the footing limits where possible.

GEO No. 200005 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200005 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

COUNTY WEB SITE

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3 NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way dedication shall be required on Country Club Drive since adequate right-of-way exists.

Transportation. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance 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.

Waste Resources

Waste Resources. 1 Advisory Notices

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Advisory Notices (cont.)

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

For more information, please visit:

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

3. 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, at 1.888.722.4234.

- 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.

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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.

Planning

060 - Planning. 1 Gen - Agency Clearance Not Satisfied

Prior to Grading Permit Final Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated October 15, 2019, summarized as follows: Flood protection measures for local drainage shall comply with California Drainage Law.

060 - Planning. 2 Gen - Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 190025 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Planning-EPD

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

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

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

- 10. Fossil identification and curation procedures to be employed.
- 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 12. All pertinent exhibits, maps and references.
- 13. Procedures for reporting of findings.
- 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 DRAINAGE SUBMIT PLANS Not Satisfied

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department.

060 - Transportation. 2 EASEMENT FOR DRAINAGE Not Satisfied

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 3 RCTD-USE-WQ Region - FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater 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 www.rcflood.org/npdes.); 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, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 RCTD-USE-WQ Region - FINAL WQMP REQUIRED (cont.) Not Satisfied

060 - Transportation. 4 TRANSPORTATION CLEARANCE Not Satisfied

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

060 - Transportation. 5 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the 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 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 80 - PLANNING - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

080 - Planning. 2 80 - PLANNING - Landscape Plot Plan/Permit Required 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" x 36"), 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" box or greater) within the parking areas;

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Gen - Ord. 875 CVMSHCP Fees (cont.) Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 190025 is calculated to be 0.70 acres.

090 - Planning. 6 Gen - Ord. No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 190025 has been calculated to be 0.70 acres.

090 - Planning. 7 Gen - Utilities Underground Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8 Gen - Wall & Fence Locations Not Satisfied

Wall and fence locations shall be in conformance with APPROVED EXHIBITS and shall not create a gap between the adjacent wall where trash or animals can occupy.

Transportation

090 - Transportation. 1 DRAINAGE IMPROV COMPLETE Not Satisfied

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

090 - Transportation. 2 DRIVEWAY Not Satisfied

The driveway shall be designed and constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit for Plot Plan No. 190025, as approved by the Transportation Department.

090 - Transportation. 3 IMP PLANS Not Satisfied

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 project boundaries 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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 IMP PLANS (cont.) Not Satisfied

090 - Transportation. 4 IMPROVEMENTS Not Satisfied

Country Club Drive is a County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 6-foot wide concrete sidewalk located 38-feet from true centerline (48-feet from centerline per Tract 2642) and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 100-foot full width dedicated right-of-way in accordance with County Standard No. 93 pages 1 and 2 modified to match existing improvements along Country Club Drive.

090 - Transportation. 5 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. 6 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 7 STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

Waste Resources

090 - Waste Resources. 1 Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

08/04/20
15:22

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 11

Plan: PPT190025

Parcel: 607400002

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



December 13, 2019

Mr. Jay Olivas, Project Planner
Riverside County Planning Department – Desert Office
77-588 El Duna Court, Suite H
Palm Desert CA 92260

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
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COMMISSIONERS
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Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**
File No.: ZAP1080BD19
Related File No.: PPT190025 (Plot Plan), TPM37675 (Tentative Parcel Map)
Compatibility Zone: Zones A, B2
APN: 607-400-002

Dear Mr. Olivas:

On December 12, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case Nos. PPT190025 (Plot Plan), a proposal to establish a 5-unit 6,748 square foot vehicle and RV/boat storage building on 0.70 acres located southerly of Country Club Drive and Interstate 10 freeway, westerly of Jefferson Street, easterly of Adams Street, and northerly of Bermuda Dunes Airport, and TPM37675 (Tentative Parcel Map No. 37675), a condominium parcel map for each of the units, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions, as amended at the meeting to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on November 21, 2019 (amended conditions, as added pursuant to FAA letter submitted at the hearing, shown in **bold type**), pursuant to Policy 3.3.6 of the Countywide Policies, based on the following special Findings specified below.

FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:

1. The State Airport Permit for Bermuda Dunes Airport, a.k.a. Bermuda Dunes Executive Airport (UDD), includes a variance for the existing Federal Aviation Regulations Part 77 imaginary surface penetrations in the 7:1 Transitional Surface on the north side of the runway, with a 25 foot height restriction. These penetrations are the tree line, which is located at the edge of the Primary Surface and is marked in several locations with lighted obstruction poles. Objects north of the tree line, such as buildings in the industrial park, are acceptable as long as they do not exceed the 25 foot height restriction, since they are, in effect, shadowed by the tree line.
2. The mass and setback of the proposed structures are consistent with similar developments along Country Club Drive at a similar distance from, and parallel to, the runway.
3. Under the assumption that an application is submitted to the Federal Aviation Administration for review, and that the FAA issues a "Determination of No Hazard to Air Navigation" letter, "the structures would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities."
4. The proposed project as submitted will not create an undue safety hazard to people on the ground or aircraft in flight.
5. The proposed building is not located inside Zone A.
6. The proposed drainage basin contains no landscaping that could attract birds and is conditioned to drain within 48 hours of a storm event, which would reduce the potential

- for bird attractant and bird strike.
7. Use of the handicapped parking stall is expected to be rare and for limited time periods, as users will be parking their recreational vehicles in their individual garages within the building.
 8. The land use intensity for the site does not exceed the allowable land use intensity for the portion of the site in Zone B2.
 9. The land use will not result in excessive noise exposure because the storage use is not considered noise-sensitive.
 10. The airport owner has expressed support for the solid fence along the property line.
 11. The conditional use permit for the airport issued by the County will expire in 2027 if not renewed.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
4. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building.
5. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Bermuda Dunes Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the County of Riverside.
6. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be

utilized in project landscaping. Trees shall be spaced to prevent large expanses of contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries.

No landscaping is proposed or permitted in the detention basin.

7. The project has been evaluated as 6,748 square feet of vehicle and RV/boat garage storage area. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.
8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Bermuda Dunes Airport Manager.
9. **The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2019-AWP-14109-OE through 2019-AWP-14112-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
10. **The proposed building shall not exceed a height of 24 feet above ground level and a maximum elevation at top point of 77 feet above mean sea level.**
11. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
12. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 24 feet in height and a maximum elevation of 77 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
13. **Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.**

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 12-12-19 Agenda, Bookmark Agenda Item No. 2.2.

As noted above, the Federal Aviation Administration No Hazard to Air Navigation letters were issued on November 21, 2019 and are not included in the online agenda referenced above. Therefore, they are included as an attachment to this letter.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number: 2019-AWP-14109-OE thru 2019-AWP-14112-OE

cc: Michael Griswold (applicant/property owner)
Benjamin Egan, Egan Civil Inc. (representative)
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1080BD19\ZAP1080BD19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-14109-OE

Issued Date: 11/21/2019

Michael Griswold
Michael Griswold
78650 Avenue 42, Apt. 510
Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Griswold Garage - Bldg NW Corner
Location: Indio, CA
Latitude: 33-44-51.22N NAD 83
Longitude: 116-16-13.26W
Heights: 53 feet site elevation (SE)
24 feet above ground level (AGL)
77 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 05/21/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14109-OE.

Signature Control No: 422317270-423430817

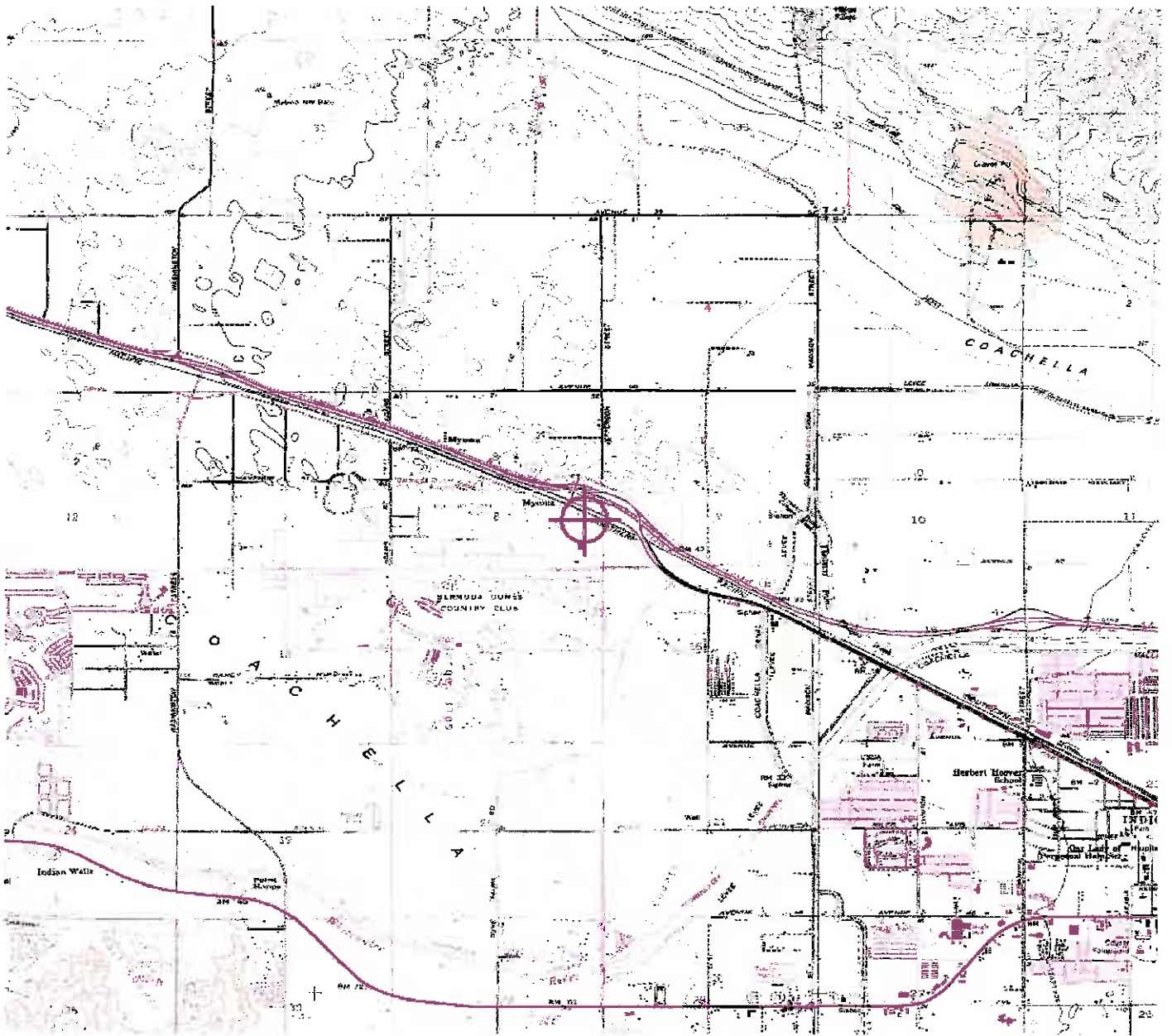
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-14109-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-14110-OE

Issued Date: 11/21/2019

Michael Griswold
Michael Griswold
78650 Avenue 42, Apt. 510
Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Griswold Garage - Bldg NE Corner
Location: Indio, CA
Latitude: 33-44-50.70N NAD 83
Longitude: 116-16-11.97W
Heights: 53 feet site elevation (SE)
24 feet above ground level (AGL)
77 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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Signature Control No: 422317271-423430814

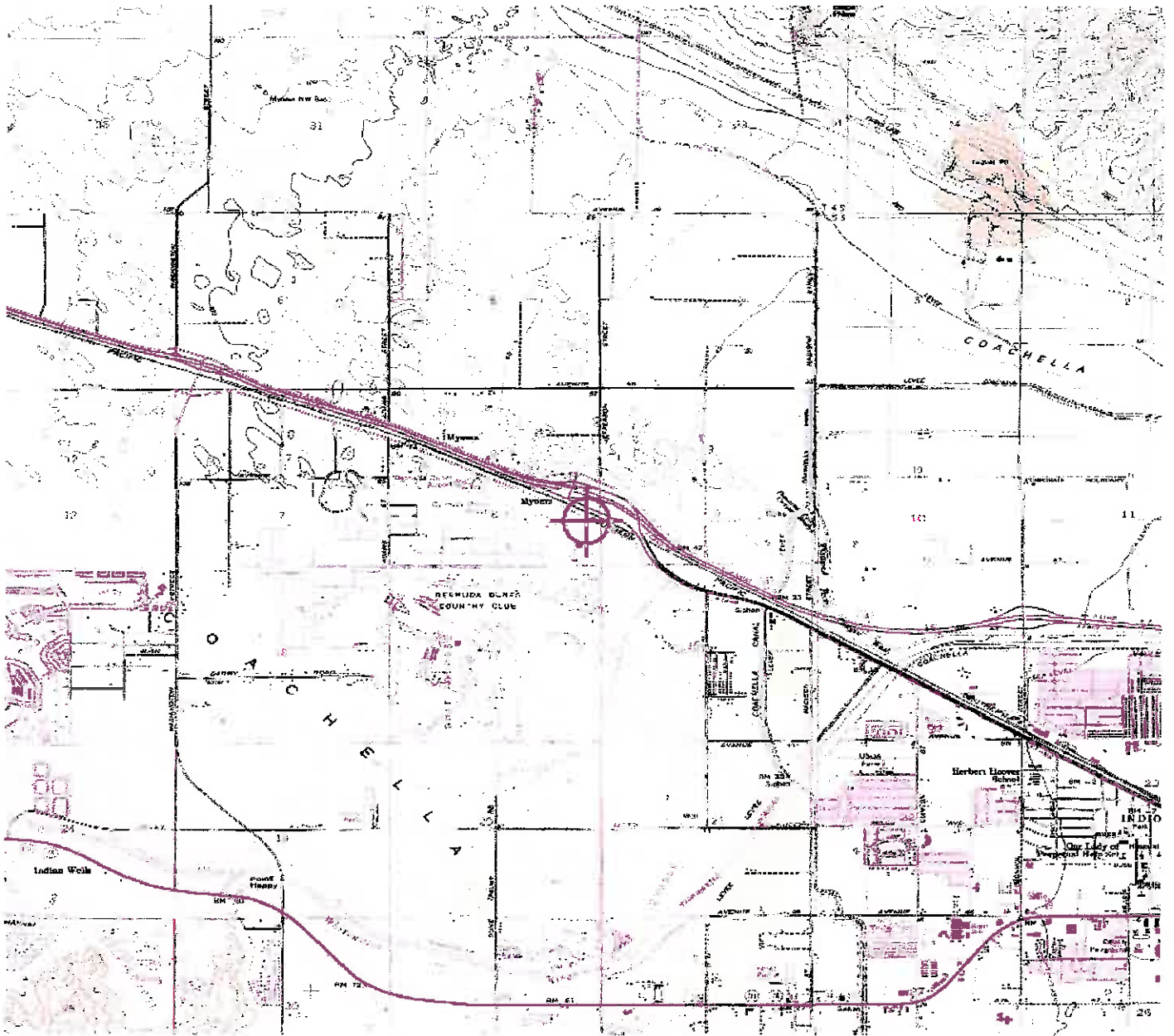
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-14110-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-AWP-14111-OE

Issued Date: 11/21/2019

Michael Griswold
 Michael Griswold
 78650 Avenue 42, Apt. 510
 Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

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 Location: Indio, CA
 Latitude: 33-44-50.20N NAD 83
 Longitude: 116-16-12.26W
 Heights: 53 feet site elevation (SE)
 24 feet above ground level (AGL)
 77 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14111-OE.

Signature Control No: 422317272-423430816

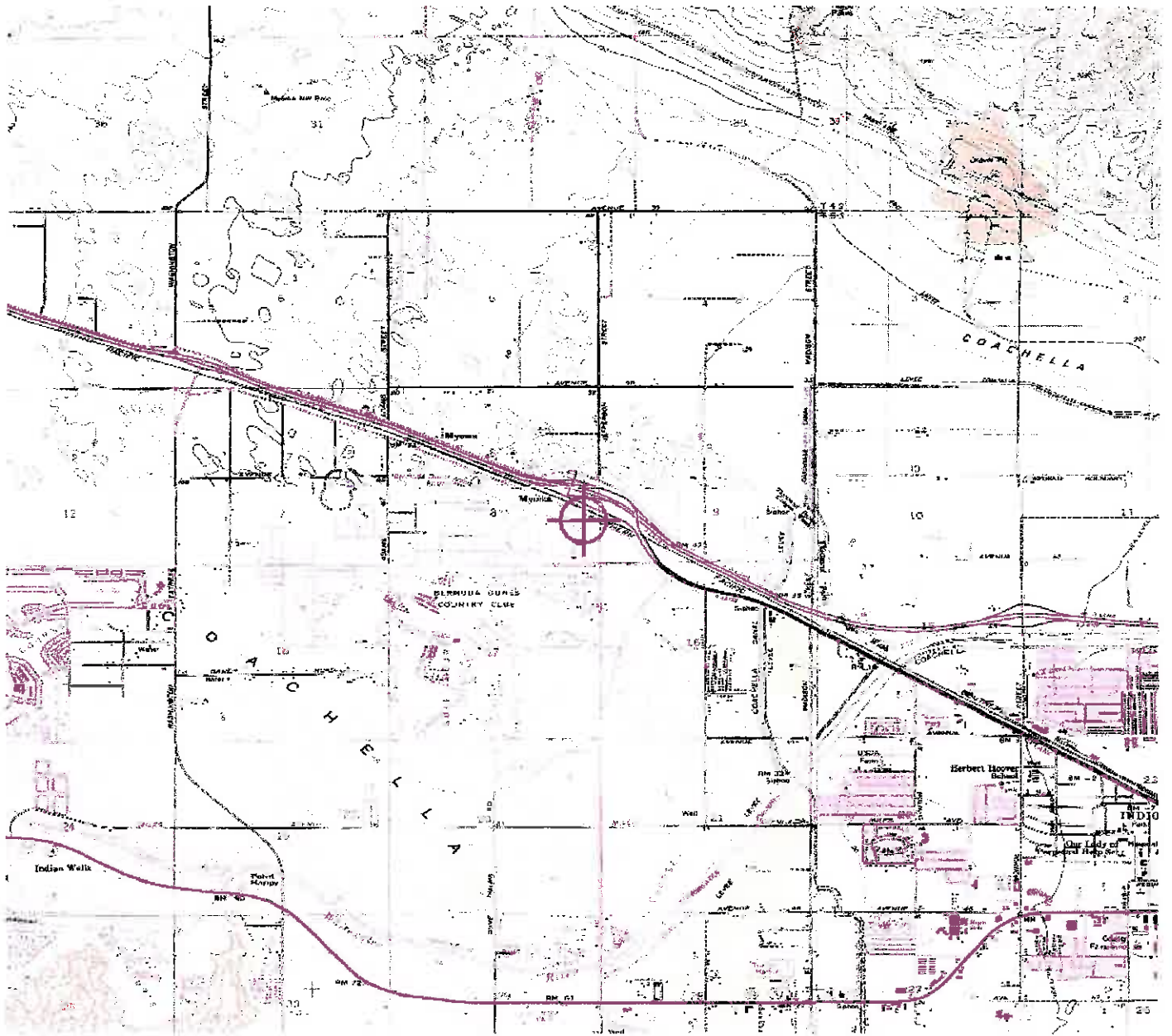
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-14111-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-14112-OE

Issued Date: 11/21/2019

Michael Griswold
Michael Griswold
78650 Avenue 42, Apt. 510
Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

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Structure: Building Griswold Garage - Bldg SW Corner
Location: Indio, CA
Latitude: 33-44-50.72N NAD 83
Longitude: 116-16-13.55W
Heights: 53 feet site elevation (SE)
24 feet above ground level (AGL)
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If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14112-OE.

Signature Control No: 422317273-423430815

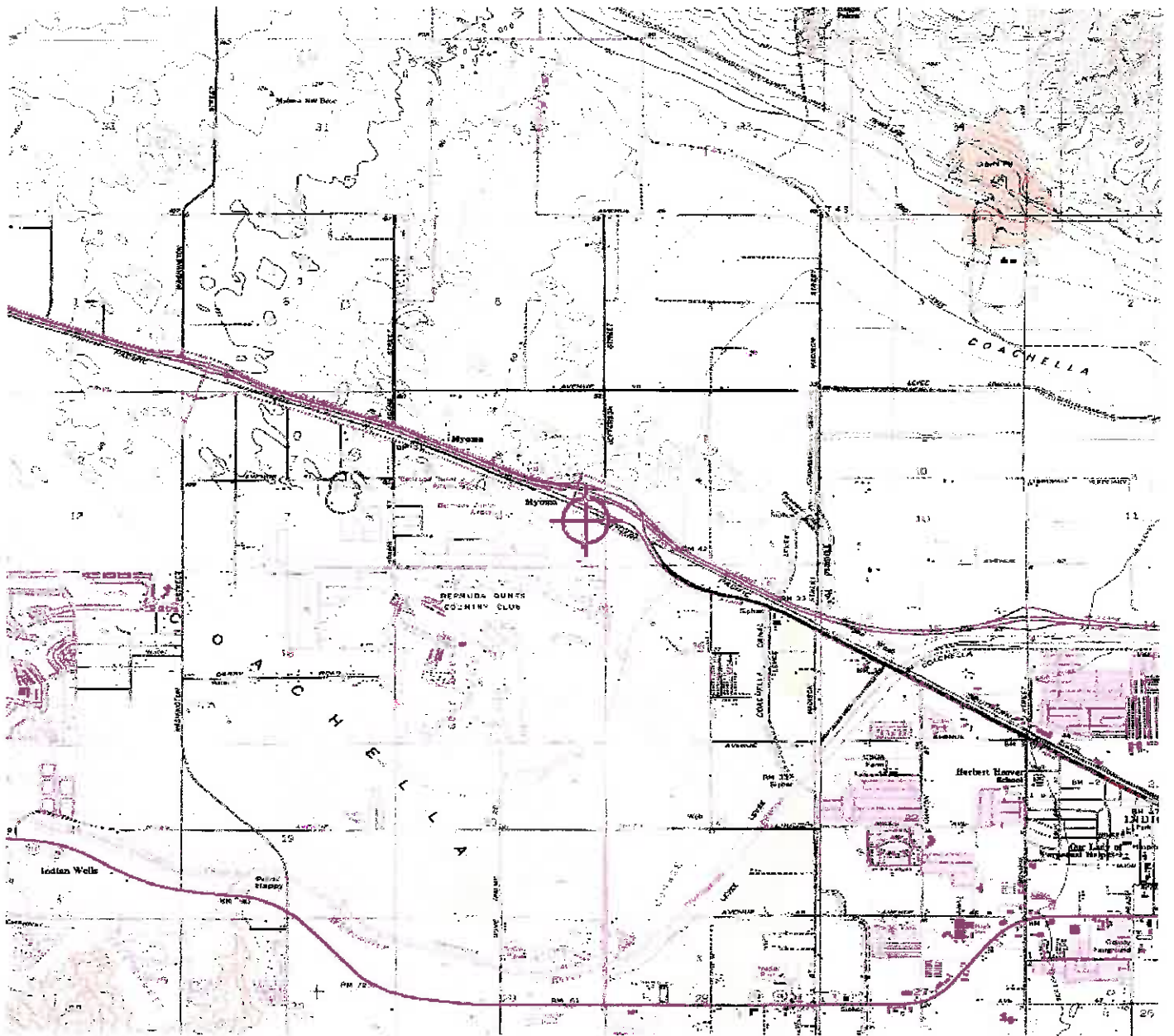
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-14112-OE





COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER

Jim Barrett

ASSISTANT GENERAL MANAGER

Robert Cheng

CLERK OF THE BOARD

Sylvia Bermudez

ASSISTANT GENERAL MANAGER

Dan Charlton

October 15, 2019

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: County of Riverside, Palm Desert, Tentative Parcel Map 37675,
Plot Plan 190025, Commercial Condos, APN 607-400-002

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Jay Olivas
Riverside County Planning Department
October 15, 2019
Page 2

Sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Carrie Oliphant
Director of Engineering

Jay Olivas
Riverside County Planning Department
October 15, 2019
Page 3

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Michael Griswold
78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203

RM: ms\Eng\Dev Svcs\2019\Oct\DRL PZ 2019-10364 Commercial Condos.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 050708-4
PZ 19-10364



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. _____
 REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510
Street
Bermuda Dunes, CA 92203
City State ZIP

Daytime Phone No: (760) 578-0385 Fax No: (N/A) _____

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Daniel Egan, PE, PLS E-Mail: began@egancivil.com

Mailing Address: PO Box 5282
Street
La Quinta, CA 92248-5282
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: (760) 262-1746

Property Owner Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

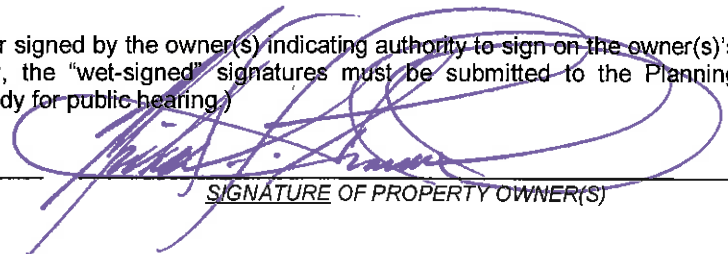
Bermuda Dunes, ^{Street} CA 92203
City State ZIP
Daytime Phone No: (760) 578-0385 Fax No: (N/A)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Michael F. Grosznow 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 607-400-002
Approximate Gross Acreage: 0.70 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Bermuda Dunes Airport Runway, South of Country Club Drive, East of Adams Street, West of Jefferson Street

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 0.70 acres
Number of existing lots: 1 Number of proposed developable lots: 1
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Geotechnical Report

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Michael Griswold

Address: 78650 42nd Avenue, Unit 510

Phone number: (760) 578-0385

Address of site (street name and number if available, and ZIP Code): Country Club Drive, 92203


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 607-400-002

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Michael Griswold  Date 9/2/19

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE:	<u>March 18, 2020</u>	PARCELS/LOTS:	<u>1</u>
TRACT/PARCEL MAP #:	<u>TPM 37675</u>	ZONING:	<u>IP</u>
APN:	<u>607-400-002</u>	MAP SCHEDULE:	<u>A</u>

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

THE Myoma Dunes WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED March 10, 2020

ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.

NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)

INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED October 15, 2019

ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

Mark Abbott 
ENVIRONMENTAL HEALTH SPECIALIST

Received by: email



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Michael Griswold hereafter "Applicant" and Michael Griswold "Property Owner".

Description of application/permit use:

Tentative Parcel Map for Condominium Purposes and Plot Plan for a (5) Unit Commercial Condominium Project for RV/Trailer/Boat and Automobile Storage on Lot 28 of Tract 2642 (MB 49/98-99) APN 607-400-002

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 607-400-002

Property Location or Address:

Country Club Drive, Bermuda Dunes, CA, Just west of Avenue 42

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Michael Griswold Phone No.: 760-578-0385

Firm Name: N/A Email: mcgris@yahoo.com

Address: 78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203

3. APPLICANT INFORMATION:

Applicant Name: Michael Griswold Phone No.: 760-578-0385

Firm Name: N/A Email: mcgris@yahoo.com

Address (if different from property owner)
Same as Property Owner

4. SIGNATURES:

Signature of Applicant:  Date: 9/2/19

Print Name and Title: Michael F. Griswold

Signature of Property Owner:  Date: 9/2/19

Print Name and Title: Michael F. Griswold

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

9/2/19

Property Owner(s) Signature(s) and Date

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510

Bermuda Dunes, CA 92203

City State ZIP

Daytime Phone No: (760) 578-0385 Fax No: (n/a) _____

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Daniel Egan, PE, PLS E-Mail: began@egancivil.com

Mailing Address: PO Box 5282

La Quinta, CA 92248-5282

City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: (760) 262-1746

Property Owner Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510

Bermuda Dunes, CA 92203

City State ZIP

Daytime Phone No: (760) 578-0385 Fax No: (_____) _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
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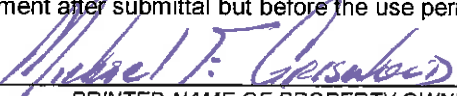
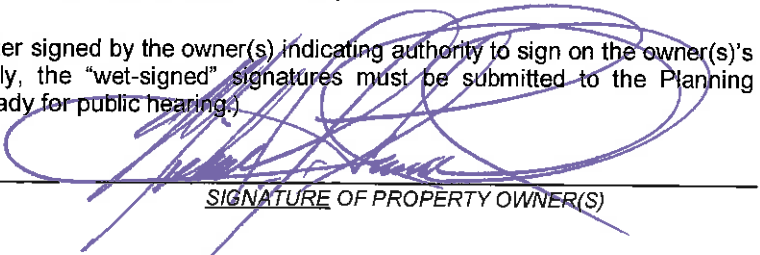
APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

 _____ <i>PRINTED NAME OF PROPERTY OWNER(S)</i>	 _____ <i>SIGNATURE OF PROPERTY OWNER(S)</i>
_____ <i>PRINTED NAME OF PROPERTY OWNER(S)</i>	_____ <i>SIGNATURE OF PROPERTY OWNER(S)</i>

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 607-400-002

Approximate Gross Acreage: 0.70 acres

General location (nearby or cross streets): North of Bermuda Dunes Airport Runway, South of Country Club Drive, East of Adams Street, West of Jefferson Street.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

(1) 6,748 SQUARE FOOT BUILDING, TO BE DIVIDED INTO 5 COMMERCIAL CONDOMINIUMS FOR RV,
TRAILER, BOAT AND AUTOMOBILE STORAGE

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): SECTION 10.1.B.1.E.1

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	6,748	24 FEET	1	AUTOMOBILE/RV/TRAILER/BOAT STORAGE CONDOMINIUMS
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

NONE

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): GEOTECHNICAL REPORT

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Michael Griswold

Address: 78650 Avenue 42, Unit 510, Bermuda Dunes, CA 92203

Phone number: (760) 578-0385

Address of site (street name and number if available, and ZIP Code): 92203

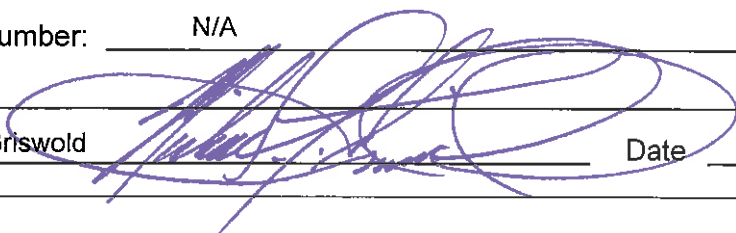
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 607-400-002

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Michael Griswold  Date 9/2/19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 9/2/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx

Created: 04/29/2015 Revised: 08/03/2018

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37675 (TPM37675) and PLOT PLAN NO. 190025 (PPT190025) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Interstate 10 and Country Club Drive, northerly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street – 0.70 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Tentative Parcel Map No. 37675 proposes a Schedule “E” subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The condominium units consist of Unit 1 consisting of 1,660 sq. ft., Unit 2 consisting of 1,125 sq. ft., Unit 3 consisting of 1,125 sq. ft., Unit 4 consisting of 1,350 sq. ft., and Unit 5 consisting of 1,375 sq. ft. Plot Plan No. 190025 proposes to construct a 6,748 sq. ft. metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	AUGUST 19, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 13, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37675 / PPT190025 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1400'

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

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

TITLE: GIS Analyst

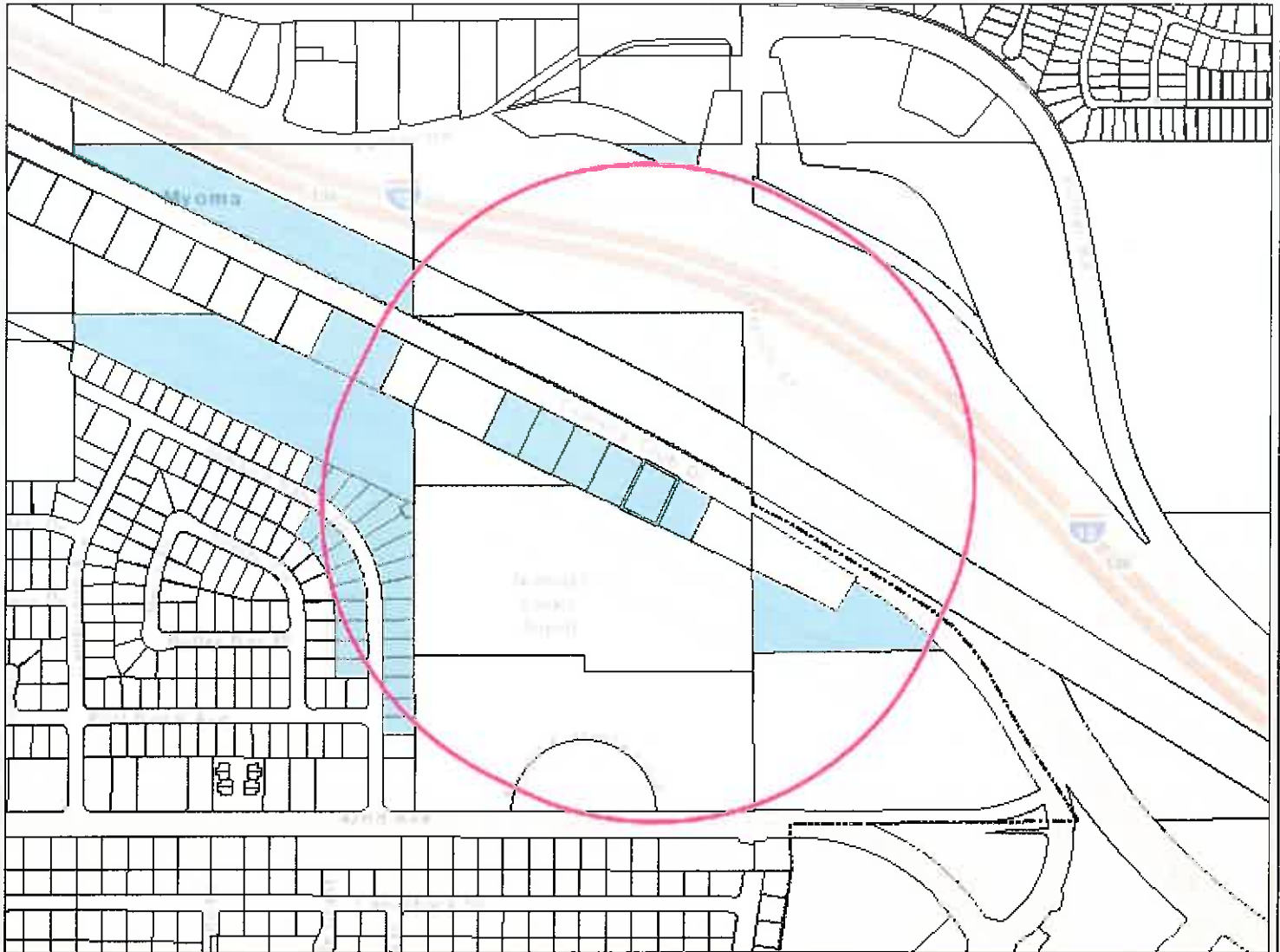
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37675 / PPT190025 (1400 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON...2/11/2020 11:27:30 AM

© Riverside County RCIT

607260057
STATE OF CALIF HWY DIV
P O BOX 231
SAN BERNARDINO CA 92402

607352001
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

607371004
BERMUDA DUNES AIRPORT CORP
79050 AVENUE 42
BERMUDA DUNES CA 92203

607371019
PETER HARVEY BEDFORD
41560 JAMAICA SANDS DR
BERMUDA DUNES CA 92203

607371020
WILLIAM QUIRION
41600 JAMAICA SANDS DR
BERMUDA DUNES CA 92203

607371021
BERGER H N & FRANCES C FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

607382004
WAYNE WATERS
39777 CAMINO MISTRAL
INDIO CA 92203

607382005
VALLEY WIDE SHEET METAL INC
79867 COUNTRY CLUB DR
BERMUDA DUNES CA 92203

607382006
FLOOD FARACY INV
79893 COUNTRY CLUB DR
INDIO CA 92201

607382007
79919 COUNTRY CLUB
79919 COUNTRY CLUB DR
BERMUDA DUNES CA 92203

607391047
BRUCE L. TOWNSEND
41601 JAMAICA SANDS DR
INDIO CA 92203

607391048
KATHLEEN P. WALKER
72602 HEDGEHOG ST
PALM DESERT CA 92260

607391049
DENNIS WHEELER
41631 JAMAICA SANDS DR
BERMUDA DUNES CA 92203

607391050
MARIA ELENA VALDEZ
50601 AVENIDA RAZON
COACHELLA CA 92236

607391051
BRUCE A. POWERS
41691 JAMAICA SANDS DR
INDIO CA 92203

607391052
MATTHEW NATHANIEL WATKINS
41711 JAMAICA SANDS DR
INDIO CA 92203

607391053
STEVEN G. HAMMONS
P O BOX 10742
PALM DESERT CA 92255

607391054
IMMANUEL RICKARD
PO BOX 491
PALM DESERT CA 92261

607391055
HARRY LINO MUNOZ
41781 JAMAICA SANDS DR
INDIO CA 92203

607393001
JOYCE QUIRION
41600 JAMAICA SANDS DR
INDIO CA 92203

607393002
FREDERICK LEWIS PRADELS
18530 CALLE JUANITO
MURRIETA CA 92562

607393003
WILLIAM R. RILEY
8 GREEN SPRUCE
LITTLETON CO 80127

607393006
AULORA HAMMERS
41680 JAMAICA SANDS DR
INDIO CA 92203

607393007
JOSEPH CLAUDE CULLEN
41700 JAMAICA SANDS DR
INDIO CA 92203

607393008
WILLIAM E. PIGGOTT
41720 JAMAICA SANDS DR
INDIO CA 92203

607393009
WALKER LAND CO
2795 E BIDWELL NO 100 137
FOLSOM CA 95630

607393010
EMILIO LOPEZ
41760 JAMAICA SANDS DR
INDIO CA 92203

607393011
GREGOR DEAN EICHMAN
41780 JAMAICA SANDS DR
INDIO CA 92203

607393012
DESERT BERMUDA PROP
79050 AVENUE 42
BERMUDA DUNES CA 92203

607393013
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

607393015
ELENA VALENCIA
41660 JAMAICA SANDS DR
INDIO CA 92201

607400002
MICHAEL F. GRISWOLD
78650 AVENUE 42 NO 510
BERMUDA DUNES CA 92203

607400003
BERMUDA DUNES ASSOC
3189 AIRWAY AVE NO B
COSTA MESA CA 92626

607414001
VERONICA ALDAPE
41800 JAMAICA SANDS DR
INDIO CA 92203

607414002
STEPHEN G. PIERCE
41820 JAMAICA SANDS DR
INDIO CA 92203

607414003
FREDERICK N. ALLARD
41840 JAMAICA SANDS DR
BERMUDA DUNES CA 92203

691190032
DUNRAY LAND CO INC
79050 AVENUE 42
BERMUDA DUNES, CA 92201



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 77588 El Duna Ct Palm Desert, CA 92201

Project Title/Case No.: TENTATIVE PARCEL MAP NO. 37675 / PLOT PLAN NO. 190025

Project Location: South of Interstate 10 and Country Club Drive, east of Adams Street, west of Jefferson Street in Bermuda Dunes, CA

Project Description: Tentative Parcel Map No. 37675 proposes a Schedule E subdivision that will create one (1) parcel of 0.70 acres along with five (5)-Commercial Condominium Units for Vehicle, R-V, and Boat Storage. The five (5) condominium units range in size from 1,125 square feet to 1,660 square feet each. Plot Plan No. 190025 proposes a 6,748 square foot metal building up to 24-feet in height for the condominium units with exterior driveways, ADA space, and retention basin. APN: 607-400-002.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Michael Griswold 78650 42nd Avenue Ste. 510 Bermuda Dunes, CA 92203

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15303, 15315, 15061)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures), Section 15315 (Minor Land Divisions), and Section 15061 (Common Sense Exemption).

Jay Olivas (760) 863-8271
County Contact Person Phone Number

Signature Title Date
Urban Regional Planner March 2020

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. ZCFW No. County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00119500)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Michael Griswold

78650 Avenue 42 Ave, 510
Bermuda Dunes, Ca 92203

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00119500	08/03/2020	08/03/2020	Invoiced, Past Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200023	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Indio, CA 92203	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
------------------	----------------

PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



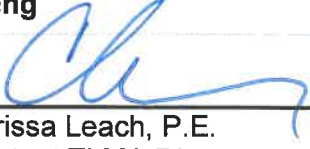
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

In Case Number(s):	TTM37554 and TTM37556	Applicant(s): Toscana Development Company, Satish Leon
CEQA Exempt	Section:15182 (Residential Projects Pursuant to a Specific Plan)	Representative(s): Adkan Engineers, Mitch Adkison
Area Plan:	Temescal Canyon	Hearing
Zoning Area/District:	Temescal Area	
Supervisory District:	First District	Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Deborah Bradford	
Project APN(s):	283-240-019 – 20, 290-930-015, and 290-940-014	

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 37554 proposes a Schedule 'A' map to subdivide the Project site into 7 numbered lots and 3 lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres.

Tentative Tract Map No. 37556 proposes a Schedule 'A' map to subdivide Lots 1 and 2 of Tentative Tract Map No. 37754 into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

The above as described is hereafter referred to as the "Project" in this staff report.

The Project site is located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail and is within the Terramor Specific Plan No.327A1.

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 (Residential Projects Pursuant to a Specific Plan) based on the findings and conclusions in the staff report, and;

APPROVE TENTATIVE TRACT MAP NO. 37554, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 37556, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	Yes - Terramor Specific Plan No. 327
Specific Plan Land Use:	Medium High Density Residential (MHDR) and Medium Density Residential (MDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium High Density Residential (MHDR) and Medium Density Residential (MDR) as reflected in SP No. 327 A1 Land Use Map
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	East Temescal Hillside Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) as reflected in SP No. 327A1 Land Use Map
East:	Open Space: Rural (OS: R) and Open Space: Conservation Habitat (OS - CH)
South:	High Density Residential (HDR) and Medium Density Residential (MDR) as reflected in SP No. 327A1 Land Use Map
West:	Medium Density Residential (MDR) as reflected in SP No. 327A1 Land Use Map
Existing Zoning Classification:	Specific Plan (SP) Planning Areas 11, 12, 13, and 14 are within the One-Family Dwelling (R-1) zoning classification. Planning Areas 26D and 27E are within the Open Area Combining Zone-Residential Developments (R-5).
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

North:	Specific Plan No. 327A1 (SP No. 327A1) - Planning Areas 23, 24, and 26D.
East:	Specific Plan No. 327A1 (SP No. 327A1) - Planning Area 26D.
South:	Specific Plan No. 327A1 (SP No. 327A1) - Planning Area 8 and Planning Area 10.
West:	Specific Plan No. 327A1 (SP No. 327A1) - Planning Area 7.
Existing Use:	Vacant Land
Surrounding Uses	
North:	Specific Plan No. 327A1
South:	Specific Plan No. 327A1
East:	Specific Plan No. 327A1
West:	Specific Plan No. 327A1

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	TTM37554: 110.4 gross acres TTM37556: 29 gross acres	N/A
Total Proposed Number of Lots:	TTM37554: 7 lots and 3 lettered lots (PA's 11, 12, 13, 14, 26D, and 27E) TTM37556: 143 residential lots. (PA's 12 and 13)	4,500 square foot lot minimum
Map Schedule:	'A'	

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High – State Responsibility Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – B
WRMESHCP Criteria Cell:	Yes – 3144 and 3248
CVMSHCP Conservation Boundary:	No

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

PROJECT LOCATION MAP



Figure 1: TTM37554



Figure 2: TTM37556

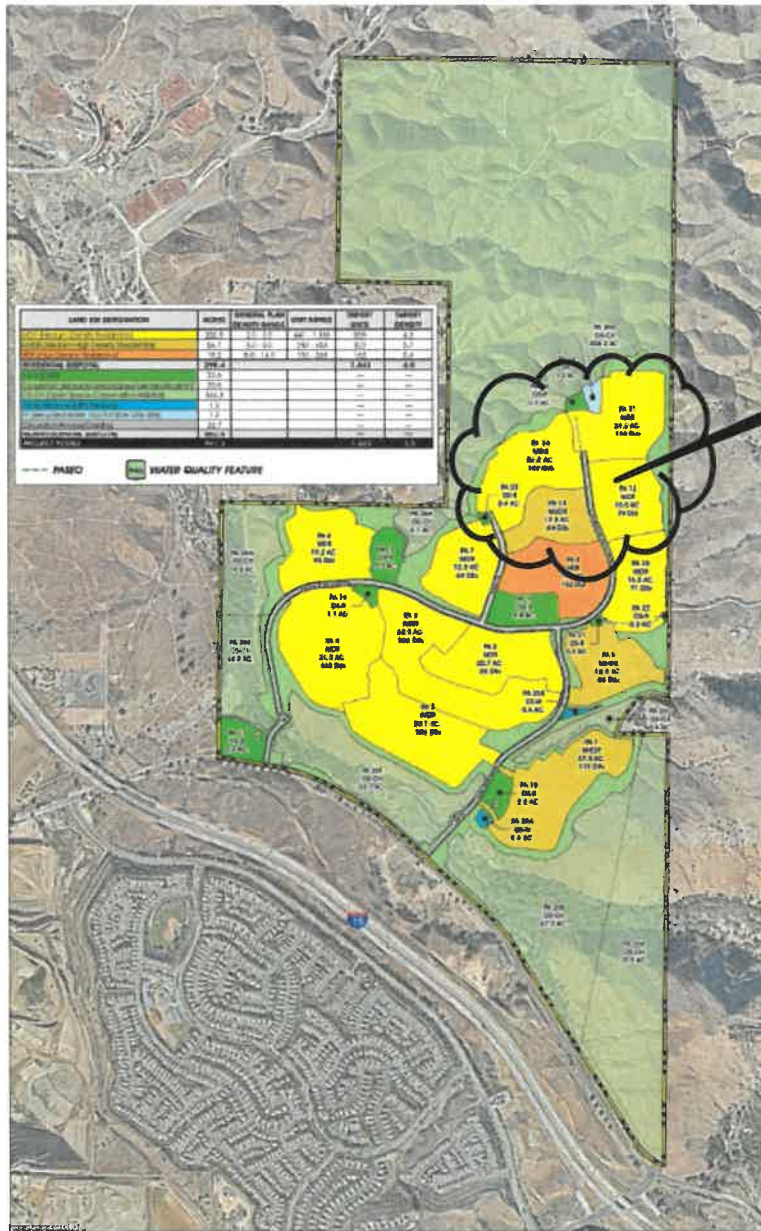


Figure 1: Specific Plan Area and location of TTM37554 and TTM37556

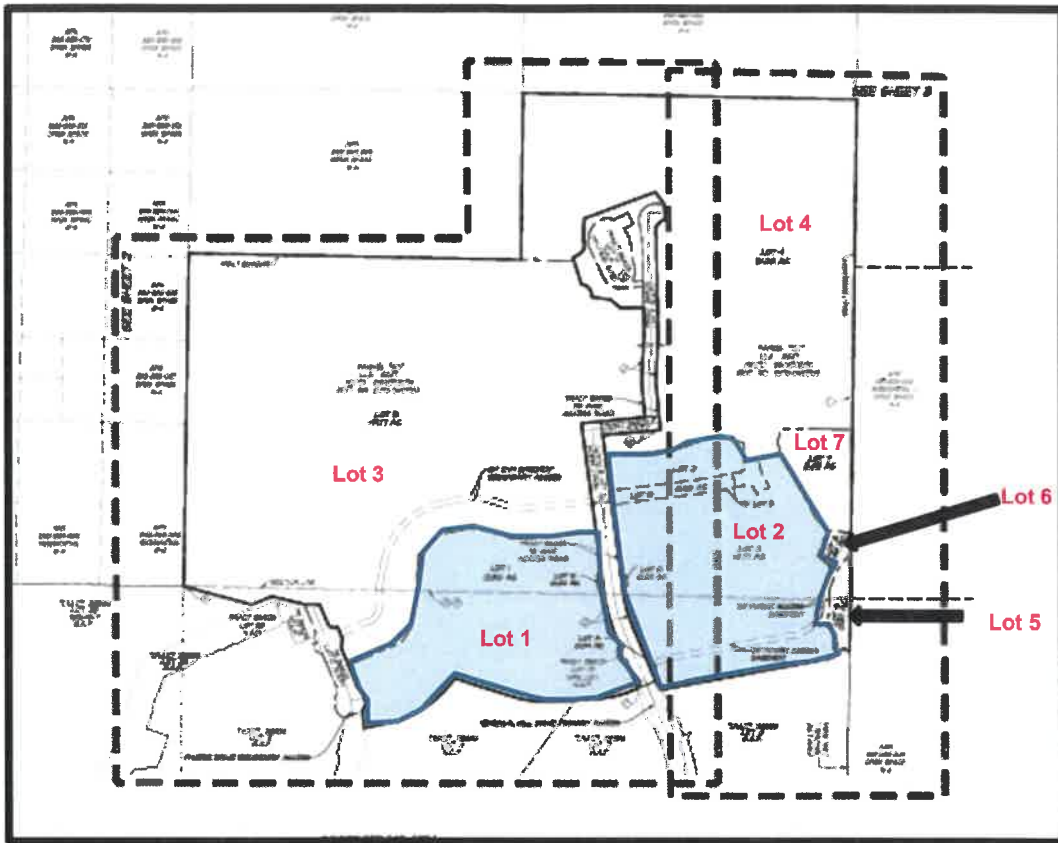


Figure 4: TTM37554 Exhibit (Shaded area of TTM37556 shown)

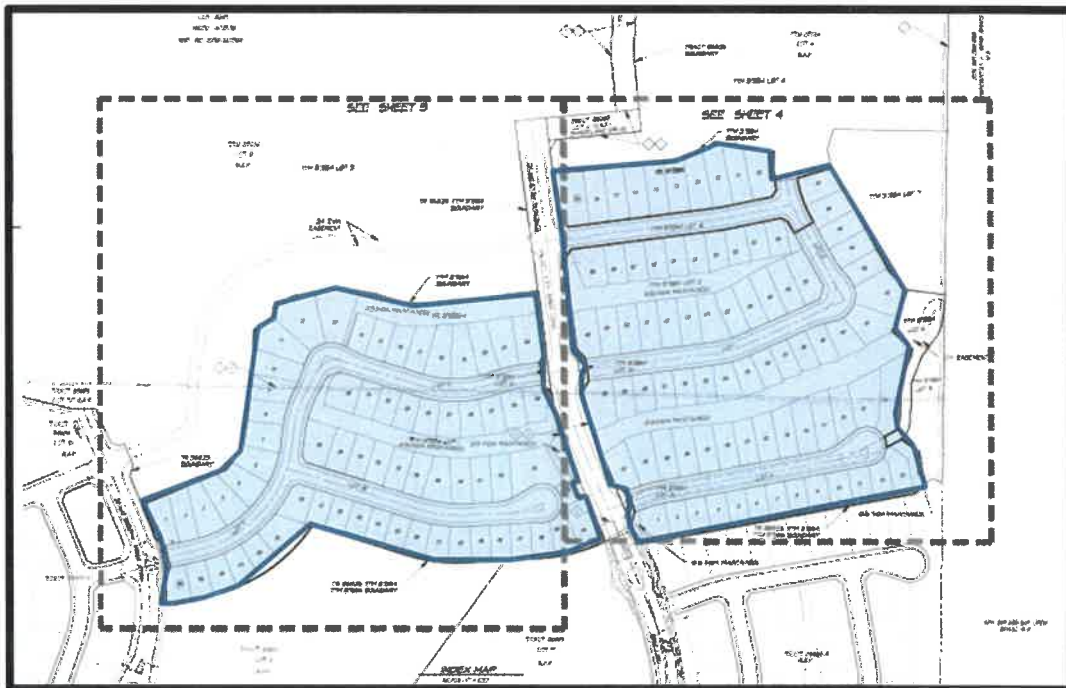


Figure 5: TTM37556 Exhibit (Lots 1 and 2 of TTM37554)

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 327 (SP No. 327) was adopted on December 19, 2006 by the Board of Supervisors. SP No. 327 was approved as a 960-acre master planned community. As originally approved, full specific plan buildout would result in the construction of 1,443 dwelling units on 353.3 acres. The project would also include roadways, and other infrastructure improvements. In addition there would be 4.4 acres for retail commercial uses, 14.2 acres for parks and a community recreation center, 8.1 acres for paseos, 70 acres of fire fuel modification zones for fire protection, and 510 acres for permanent natural open spaces. The Specific Plan was also associated with a general plan amendment, change of zone, and Environmental Impact Report (EIR) No. 439.

On December 9, 2014 the Riverside County Board of Supervisors adopted Amendment No. 1 to SP No. 327 (SP No. 327A1), adopted Change of Zone No. 7807, approved Tentative Tract Map No. 36643, and approved Addendum No. 1 to EIR 439. The amendment to the specific plan retained the 1,443 residential units, but modified the specific plan to create a private, guard gated community, increased the open space from 510 acres to 543 acres, decreased the acreage of the Medium Density, Medium High Density, and High Density Residential land uses, removed the commercial site, increased park land, refined the internal circulation system, added stormwater quality features and created a planning area for public facility land uses.

On March 18, 2015 the Riverside County Board of Supervisors approved Tentative Tract Map No. 36593 which further subdivided a portion of property previously included within TR 36643 into individual conveyable lots was approved along with Addendum No. 2 to EIR 439. Approval of this tract map allowed for the subdivision of 602 residential lots along with 31 lettered lots for neighborhood parks, open

On May 23, 2017 the Board of Supervisors adopted Addendum No. 3 to EIR 439 and approved Tentative Tract Map No. 36825 which resulted in the subdivision of 153.25 acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP No. 327A1. Tentative Tract Map No. 36825 subdivided a portion of the SP No. 327A1 property into eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. Tentative Tract Map No. 36825 enabled mass grading throughout the project area, installation of backbone circulation/access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by SP No. 327A1.

On September 12, 2017 the Board of Supervisors adopted Addendum No. 4 to EIR No. 439 and approved Tentative Tract Map No. 36826 which resulted in the subdivision of 76.6 acres for the development of 501 residential lots and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins. Table 1 below provides the breakdown of lots and letter lots in each planning area of Tentative Tract Map No. 36826.

Planning Area	Numbered Lots	Lettered Lots	Total Acreage
PA 6	93	11	19.29
PA 7	72	10	15.72
PA 9	87	9	23.40
PA 10	78	11	18.19
Total	330 lots	41 lots	76.6 Acres
PA 8 Condominiums	171 units to be determined during the design review stage		

Table 1: Tentative Tract Map No. 36826 Planning Areas

Planning Area 8 was a part of Tentative Tract No, 36826 which resulted in the subdivision of High Density Residential lots that would accommodate up to 171 condominium units.

On June 14, 2018 applications were submitted for Substantial Conformance No. 1 to SP No. 327A1, Change of Zone No. 1800016 and Plot Plan No. 180018 (Planning Area 8) as described below:

Substantial Conformance No. 1 included modifications to text, graphics, reconfiguration of planning areas, decreasing and increasing acreage and residential units in Planning Area 7, 8, 10, 11, 12, 13, 14 and 15. With these modifications the overall development proposal provided in SP No. 327A1 remained as approved with a maximum of 1,443 residential units within the 961.2 acres that make up the Terramor Specific Plan. Revisions to the Specific Plan regarding text and graphics are to clarify the intended uses allowed in PA 8. Lastly, modifications to the Plant Palette were provided to eliminate prohibited plant species not allowed in the MSHCP and identify 6 additional plant species.

Change of Zone No. 1800016 modified the text of the SP No. 327A1 Zoning Ordinance as related to Planning Area 8. The modifications approved include allowable uses, lot area, lot coverage, lot width and depth, setback requirements, and building separation. Additions to the zoning ordinance included minimum private exterior open space, private alley width, minimum street width, parking dimensions, and parking ratio.

Plot Plan No. 180018 allowed for the development of 162 condominium duplex units. The development of these units were a part of Tentative Tract Map No. 36826 contained within lots 6, 7, and 9. Tentative Tract Map No. 36826 was approved by the Board of Supervisors on September 12, 2017.

On, September 20, 2018 an application was filed for Tentative Tract Map No. 37554. TTM37554 will result in the subdivision of approximately 110.4 gross acres into 7 numbered Lots and 3 Lettered Lots. The purpose of this map is primarily for financing purposes; however, as a part of this map there will be mass grading, the extensions of Temescal Hills and Phoebe Drives, and installation of storm drainage facilities. Ultimate development of this Project site will be done in two phases. Tentative Tract Map No. 37556 which was filed on January 17, 2019 is considered Phase 3A and is comprised of approximately 29 gross acres and will be subdivided into 143 residential lots. The second phase of development, 3B which has not been submitted to the County will occur at a later date and will result in the development of approximately 209 residential units. Phase 3B will complete the Terramor Specific Plan’s development plan.

ENVIRONMENTAL REVIEW And ENVIRONMENTAL FINDINGS

The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). No EIR

or negative declaration needs be prepared for a residential project undertaken and pursuant to and in conformity to that specific plan if the project meets the following requirements:

- a) Exemption - To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 439 and SP No. 327 were both adopted on December 18, 2006. The proposed Project meets this requirement.
- b) Scope - Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. TTM37554 is for a subdivision of 110.4 gross acres primarily for financing purposes but also will include mass grading, extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. TTM37554 is considered Phase 3 of SP No. 327A1. TTM37556 referred to as Phase 3A by the applicant and will result in the ultimate development of 143 residential units on approximately 29 gross acres within the entire 110 acres of the Project site. The proposed 143 residential lots are within Planning Area 12 and 13 of SP No. 327A1. The proposed Project meets this requirement in that it is for residential uses and does not change the use proposed for Planning Area 12 and 13 and the overall scope of the Specific Plan has remained as analyzed in EIR No. 439.
- c) Limitation – This section is subject to the limitation that if after the adoption of the specific plan, an event, such as, but not limited to; 1) a substantial change which would require major revisions to an EIR; 2) new circumstances requiring major revisions to the EIR; and, 3) new information resulting in new significant effects or increasing the severity of a significant effect. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR because the acreage and densities of the Planning Areas from which these tract maps include will not result in a change from the overall acreage and density of the Specific Plan as originally approved and subsequently amended. The proposed Project meets this requirement.

In addition, no further environmental documentation is required in that Planning Areas 11, 12, 13, 14, 26D, and 27E of SP No. 312 were included in the boundary analyzed in the previously certified Environmental Impact Report No. 439. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The land uses designated for the Planning Areas associated with the proposed Project are the same as what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site is located in Planning Areas 11, 12, 13, 14, 26D, and 27E of SP No. 327A1, which has the following General Plan Land Use Designations as reflected in the Specific Plan:

Medium Density Residential (MDR) 2-5 dwelling units/acre - Planning Areas 11, 12, and 14
Medium High Density Residential (MHDR) 5-8 dwelling units/acre – Planning Area 13
Open Space – Conservation Habitat (OS-CH) - Planning Area 26D
Open Space – Manufactured Slope/Fire Modification Zone (OS-MS/FMZ) - Planning Area 27E

The General Plan Land Use Designation for the Project site is Community Development: Medium Density Residential (2-5 dwelling units/acre). The land use designations as reflected in the Specific Plan document are consistent with the General Plan as reflected above. TTM37554 will not result in developable lots; however, TTM37556 is for the subdivision of 143 residential lots on 29 acres (PA's 12 and 13) which will result in a density of 5 dwelling units/acre. The Project is consistent with the General Plan density of 2-5 dwelling units/acre and the Specific Plan's land use designations and density.

2. The Project site has a zoning classification of Specific Plan. The various Planning Areas follow the permitted uses and development standards provided in the Specific Plan Zoning Ordinance. However, if not specifically stated Planning Areas 11-14 will follow the development standards as provided in Ordinance No. 348 for the R-1 zoning classification and Planning Area 26D and 27E follow the R-5 zoning classification. TTM37554 is for financing purposes and will not result in development. Therefore, TTM37556, comprised of Planning Area 12 and 13 will result in the subdivision of 143 residential lots and ultimately the construction of 143 residences. As proposed TTM37556 is consistent with the development standards as provided for in the Specific Plan Zoning Ordinance for Planning Areas 12 and 13 and is detailed below in the Development Standards Findings.
3. The Project site is located within the East Temescal Hillside Policy Area of the Temescal Canyon Area Plan which requires compliance with Policies TCAP 3.1 - 3.5. The Project is in compliance with these policies in that the Project site is located within the boundaries of SP No. 327A1 (3.1). The Specific Plan document includes design guidelines and development standards for hillside development (3.2). The Specific Plan provides design guidelines for cluster development which includes attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation (3.3). Connection to existing infrastructure will be available to proposed development within the Specific Plan boundaries as will County services (3.4). Over half of the Specific Plan area will be preserved as natural open space (3.5).

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Areas 12 and 13 of SP327A1 are provided for in the Specific Plan Zoning Ordinance No. 348.4906. The development standards of Planning Areas 12 and 13 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of

Ordinance No. 348. The following development standards as reflected in the Zoning Ordinance for the Specific Plan shall apply to Planning Areas 12 and 13:

- A. *Lot area shall be not less than four thousand five hundred (4,500) square feet. As shown on TTM37556 exhibit, residential lots range in size from 4,500 square feet to 11, 409 square feet. The proposed Project complies with this development standard.*
- B. *The minimum average width of that portion of a lot to be used as a building site shall be fifty (50') feet, with a minimum depth of ninety (90') feet. As shown on the TTM37556 exhibit the minimum dimensions of the proposed lots are fifty (50') by ninety (90') feet. The proposed Project complies with is development standard.*
- C. *The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards. Lots 13, 14, 15, 41, and 42 within Planning Area 12 are fronting on knuckles or cul-de-sacs. All these lots meet or exceed the minimum frontage of 30 feet. Lots 11, 12, 13, 44, and 45 within Planning Area 13 are fronting on knuckles or cul-de-sacs. All these lots meet or exceed the minimum frontage of 30 feet. The proposed Project complies with this development standard.*
- D. *The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
- E. *Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project*
- F. *Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County*

Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- G. *Building Height shall not exceed three stories, with a maximum height of 40 feet.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- H. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* Ordinance No. 348 Section 18.12 requires that 2 spaces per dwelling unit are provided for single family residential uses. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project. Each unit is anticipated to include an attached garage that would provide a minimum of 2 parking spaces in addition to spaces that may be available on driveways on each lot depending on final design.
- I. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

Tentative Tract Map Findings:

TTM37554 is a Schedule "A" map proposal to subdivide the Project site into 7 Lots and 3 Lettered Lots. This map is primarily for financing purposes and includes Planning Areas 11, 12, 13, 14, 26D, and 27E of SP No. 327A1 which will include mass grading, extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. TTM37556 also, a Schedule 'A' map which is a proposal to further subdivide lots 1 and 2 of TTM37554 into 143 residential lots and is comprised of Planning Areas 12 and 13. The findings required to approve a Schedule "A" Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the Project is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 provides that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing types in single-family residential community, promoting the unique characteristics of the Southwest Area plan.

Project implementation will ultimately result in the subdivision of the 143 residential lots and will be consistent with the overall SP No. 327A1 which was prepared to provide an essential link with the policies of the County of Riverside's General Plan. Planning Areas 12 and 13 will be developed with 143 residential units which will result in a density of 5.0 dwelling units per acre. The proposed land division will be consistent with the overall density as stated in the Specific Plan Document for Planning Areas 12 and 13, including lot size, architectural design, and landscaping as envisioned by the Specific Plan as originally adopted. Therefore, the proposed Project is consistent with this finding.

2. The site is physically suitable for the type of development and density proposed due to its accessibility provided by the extensions of Phoebe Drive and Temescal Hills Drive and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
3. The proposed design of the Project site is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the previously adopted EIR No. 439 for SP No. 327 analyzed the potential environmental impacts of the project and determined that there would be significant environmental impacts to air quality as a result of project related operational emissions of pollutants in excess of threshold established by the Southern California Air Quality Management District and cumulative impacts resulting from the Specific Plan's incremental contributions to effects on regional air quality, water supply, biological resources, conversions of open space to urban land uses and regional traffic and circulation. The EIR discussed 4 Alternatives to the proposed project and determined that Alternative D, the no project/no development alternative, was determined to be the environmentally superior alternative. The EIR states that Alternative A, B and C would still contribute to significant project impacts in regards to air quality except for Alternative B which would not exceed the SCAQMD daily emission thresholds. In terms of the contribution to cumulatively significant impacts all of the Alternatives would result in significant impacts. It was determined that the project as proposed would be the best approach due to the benefit associated with the Specific Plan's overall purpose which is to construct a planned community, providing opportunities for a variety of housing options, recreational amenities while protecting natural open space resources and habitat connectivity within the Temescal Canyon region and successfully implementing the Riverside County General Plan's policy objectives for the area. Approximately, 543 acres of the entire Specific Plan area will be utilized as open-space to ensure protection of sensitive species and habitats. The proposed Project will not result in further increases to the loss of habitat as analyzed in the EIR, nor will the land divisions result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development of the Project area as stated in the General Plan.
4. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
 - a) Streets – All road improvements within the Project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. Temescal Hills Drive and Phoebe Drive are designated as Reserved Private Collector Roads. These roads will be improved with concrete curb and gutter, 5-foot sidewalk on one side and an 8-foot paseo on the other side. All interior streets are designated as Reserved Private Roads and shall be

improved with 36-foot full width AC pavement, concrete curb and gutter and a 5-foot sidewalk within a 56-foot reserved private road easement. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A)., as it pertains to streets will be met.

- b) Domestic Water & Sewage Disposal - Potable water service and sanitary sewer service will be provided from Temescal Valley Water District (TVWD). Therefore, with the requirements of the advisory notification document, and TVWD requirements, compliance with Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to; fire apparatus access roads extending beyond 150 feet which have not been completed prior to issuance of building permits shall have a turnaround capable of accommodating fire apparatus. The fire apparatus road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. The Fire apparatus access road shall have an unobstructed vertical clearance 15 feet. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
 - d) Fences – No canals, drains, or expressway or other feature deemed hazardous is proposed on the Project site. Fencing within the proposed subdivision will be in compliance with SP No. 327A1 Design Guidelines in regards to theme walls, view fencing, and side and rear yard fencing. Therefore, the requirements of Ordinance No. 460 10.5 (E) as they pertain to fencing have been met.
 - e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
5. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
6. The lots as shown on the map exhibits for TTM37554 andTTM37556 are consistent with the minimum size allowed by the Project site's Specific Plan Zoning Ordinance which allows for a minimum lot size of 5,000 square feet for Planning Area 11, 4,500 square feet for Planning Areas 12 and 13, 5,400 square feet for Planning Area 14 and no minimum lot size for Planning Areas 26D and 27E. As proposed the 143 residential lots will range in size from 4,500 square feet to 11,409 square feet. Therefore, the proposed Project is consistent with this finding.

Other Findings:

- 1. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The MSHCP was pending adoption when SP No. 327 was being planned. However, to ensure consistency with the

(then pending) MSHCP the property was the subject of a Memorandum of Understanding (MOU) executed between the County and Specific Plan's property owner. The MOU was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open-space conservation. The Environmental Impact Report No. 439 verifies this commitment as stated in the mitigation measure, BIOL – 1 that the project shall include the preservation of approximately 510 acres of onsite open space. . The review concluded that the project with incorporation of mitigation measures is consistent with the terms of the MOU. In addition, the project was also reviewed and determined to be consistent with the MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. The project underwent additional MSHCP HANS (No.114 December 8, 2005) review by the County of Riverside's Environmental Program Review which determined that the project was consistent with the terms of the MOU.

2. The Project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This Project conforms to the MOU. This Project was provided to the City of Corona for review and comment on October 3, 2018. No comments were received either in favor or opposition of the Project.
3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. AB 52 is not required in that the Project is exempt from CEQA However, mitigation measures incorporated in the EIR No. 429 and conditions of approval applied to the Specific Plan regarding the preservation and protection of tribal and cultural resources will also be imposed as conditions of approval on TTM37554 and TTM37556.
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/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the

authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing water system plans, a fire protection/ vegetation management plan and compliance with Ordinance No. 460 in regards to secondary or alternative access, the design and location of emergency vehicle apparatus access roads. Water system plans provided shall be in accordance with the California Fire Code and Ordinance No. 787. Building materials shall be constructed with Class A materials per the California Building Code, and non-flammable walls shall be provided along common boundaries and open space areas.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure provided by Phoebe Drive and Temescal Hills Drive will be available for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Specific Plan EIR No.439, 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

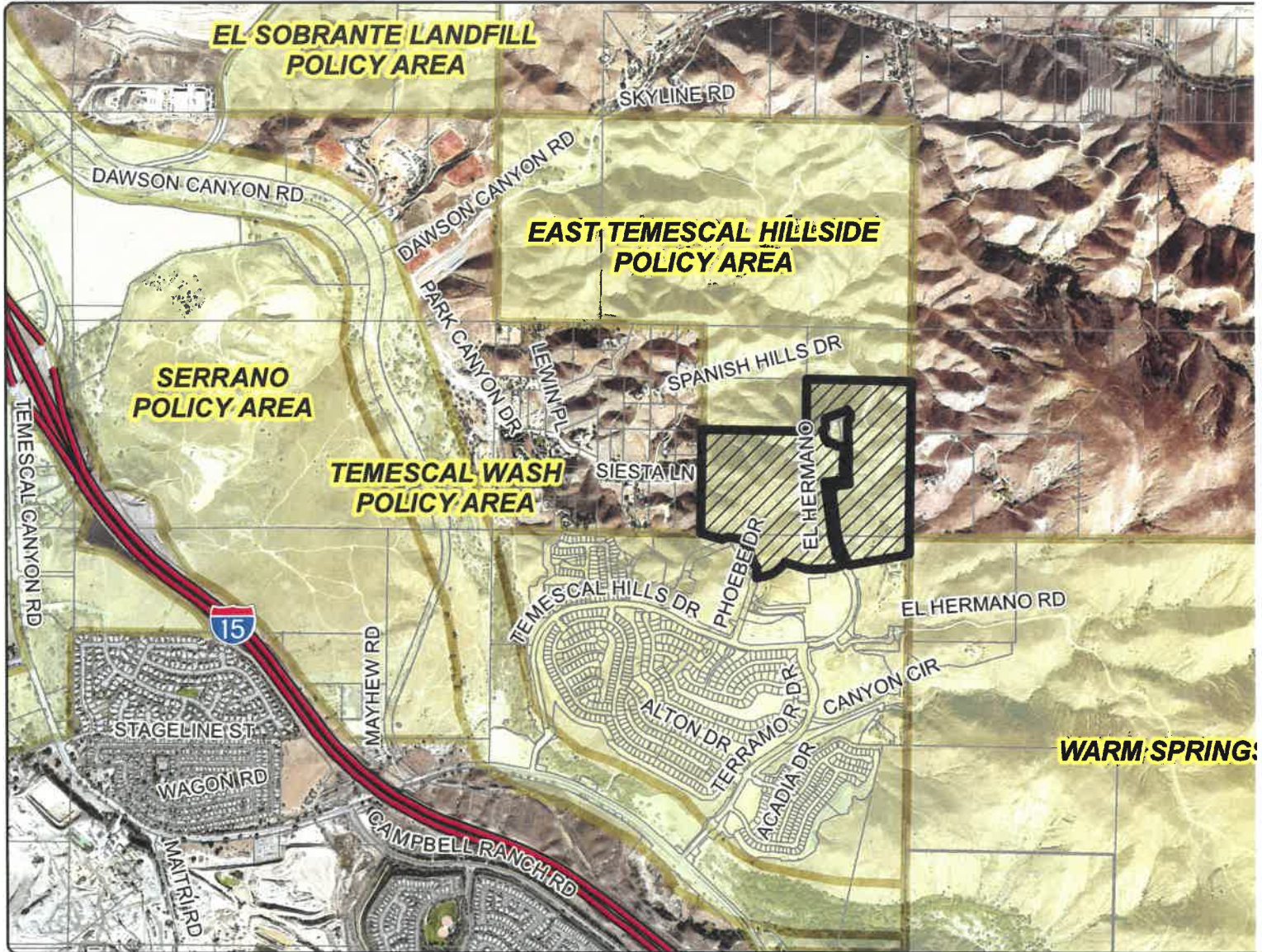
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition to the proposed Project.

APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
TTM37554 TTM37556
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1



Zoning Area: Temescal



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 a 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)955-9200 (Western County) or in Palm Desert at (760)864-8277 (Eastern County) or Website <http://planning.rcjima.org>

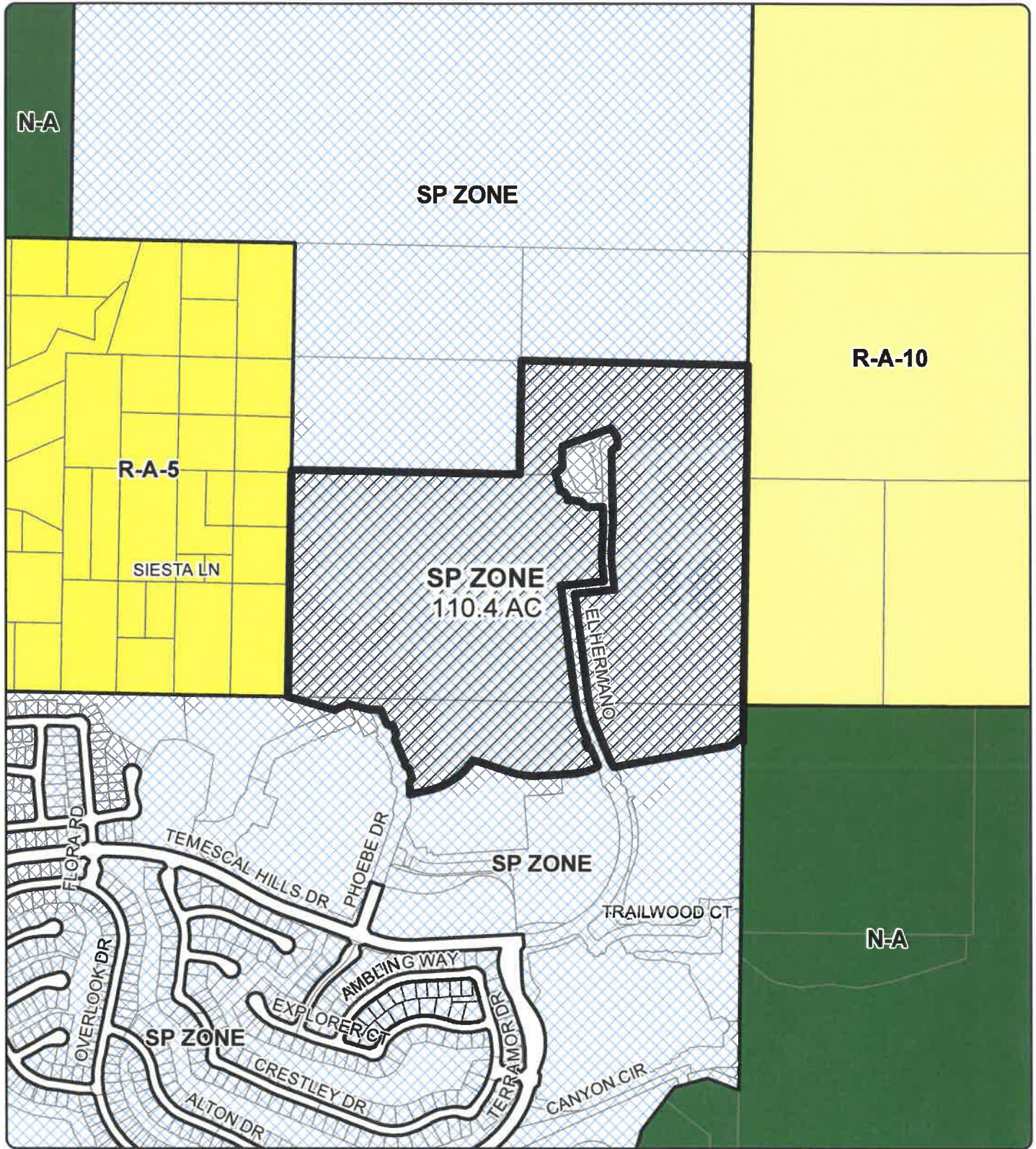
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM37554 TTM37556

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 07/08/2020
Exhibit 2



Zoning Area: Temescal

Author: Vinnie Nguyen



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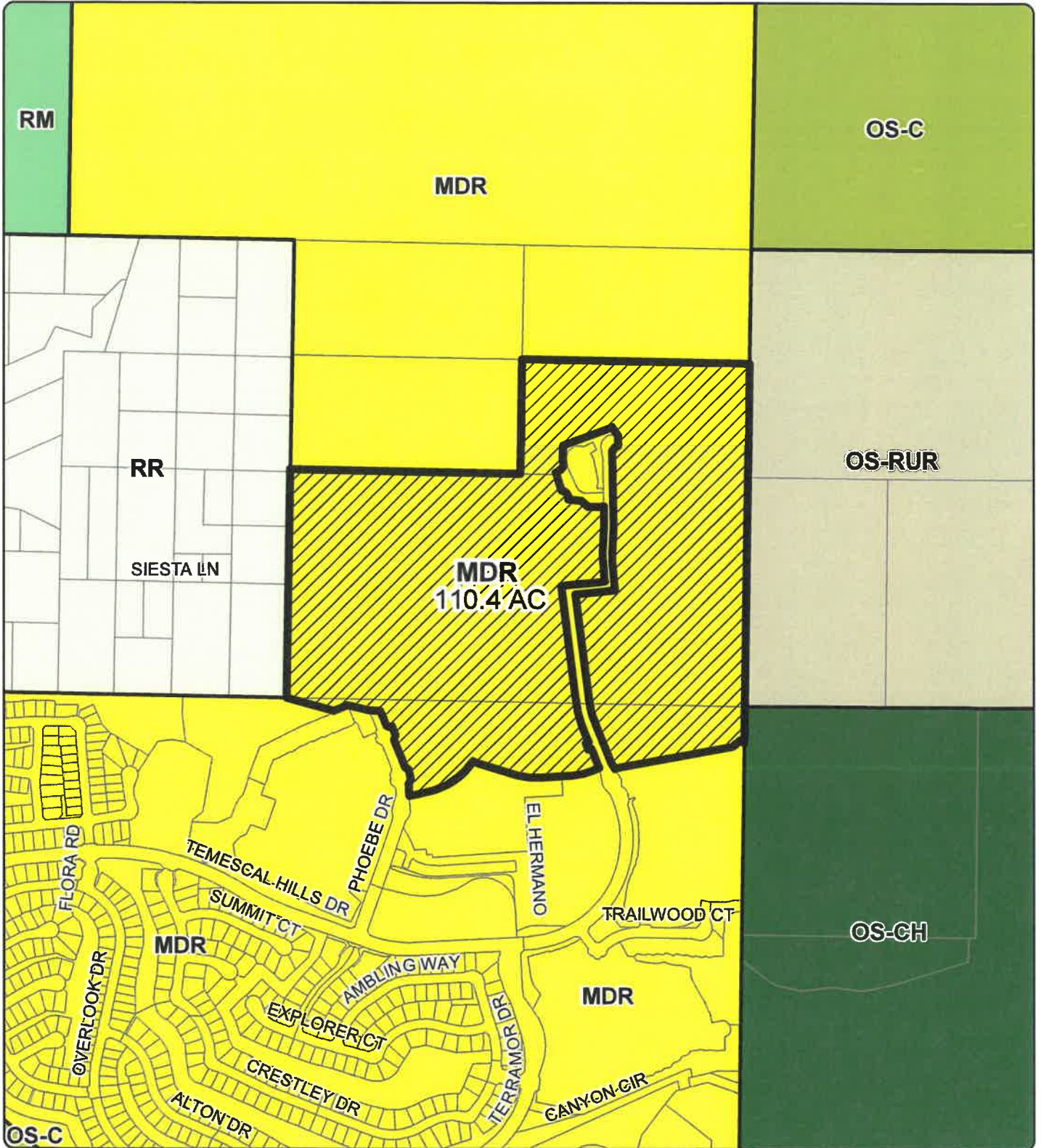
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM37554 TTM37556

EXISTING GENERAL PLAN

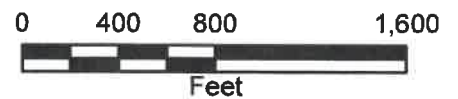
Supervisor: Jeffries
District 1

Date Drawn: 07/08/2020
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM37554 TTM37556

LAND USE

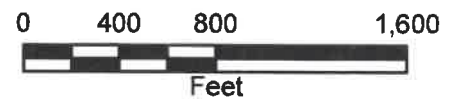
Supervisor: Jeffries
District 1

Date Drawn: 07/08/2020
Exhibit 1



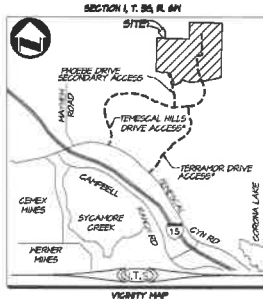
Zoning Area: Temescal

Author: Vinnie Nguyen



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SCHEDULE "A" TENTATIVE TRACT NO. 37554 COUNTY OF RIVERSIDE



EASEMENT NOTES

- 1. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED FEBRUARY 23, 2014 AS INST. NO. 20043 OF OFFICIAL RECORDS.
- 2. ACCESS AND WATERLINE EASEMENT PER TRACT NO. 36425 RECORDED DECEMBER 14, 2011 AS DOC. 2011-023820 OF OFFICIAL RECORDS.
- 3. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 17, 2008 AS DOC. 2008-005336 OF OFFICIAL RECORDS.
- 4. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 17, 2008 AS DOC. 2008-005336 OF OFFICIAL RECORDS.
- 5. ROBERT LEO PAUL AND BARBARA J. PAUL, HOLDERS OF AN UNRECORDED EASEMENT DATED SEPTEMBER 4, 2008 AS DISCLOSED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 6, 2008 AS INSTRUMENT NO. 2008-020618 OF OFFICIAL RECORDS. EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 6. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 1, 1978 AS INST. NO. 154048 OF OFFICIAL RECORDS.
- 7. SUNNY SAIGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR ACCESS AND UTILITIES PER DOCUMENT RECORDED JANUARY 16, 2008 AS DOCUMENT NO. 2008-000005 AND AMENDED PER DOCUMENT RECORDED JULY 14, 2011 AS DOCUMENT NO. 2011-023820A, BOTH OF OFFICIAL RECORDS.

*ACCESS NOTE

ACCESS EASEMENTS WILL BE PROVIDED ON TERRAMOR DRIVE AND TEMESCAL HILLS DRIVE FOR ADDRESS/ACCESS TO TRACT 36425. INDEPENDENT VEHICLE ACCESS EASEMENTS FOR TERRAMOR DRIVE AND TEMESCAL HILLS DRIVE EXIST PER TRACT 36425.

OWNERS:

HERNAND RAMEL LLC
3885 AVENIDA ESCOBAR BLVD, SUITE 203
CARLSBAD, CA 92008
(760) 754-9233

ASSESSOR'S PARCEL NO.:

265-240-04, 265-240-05, 265-240-04-04, 265-240-05-05

ACREAGE:

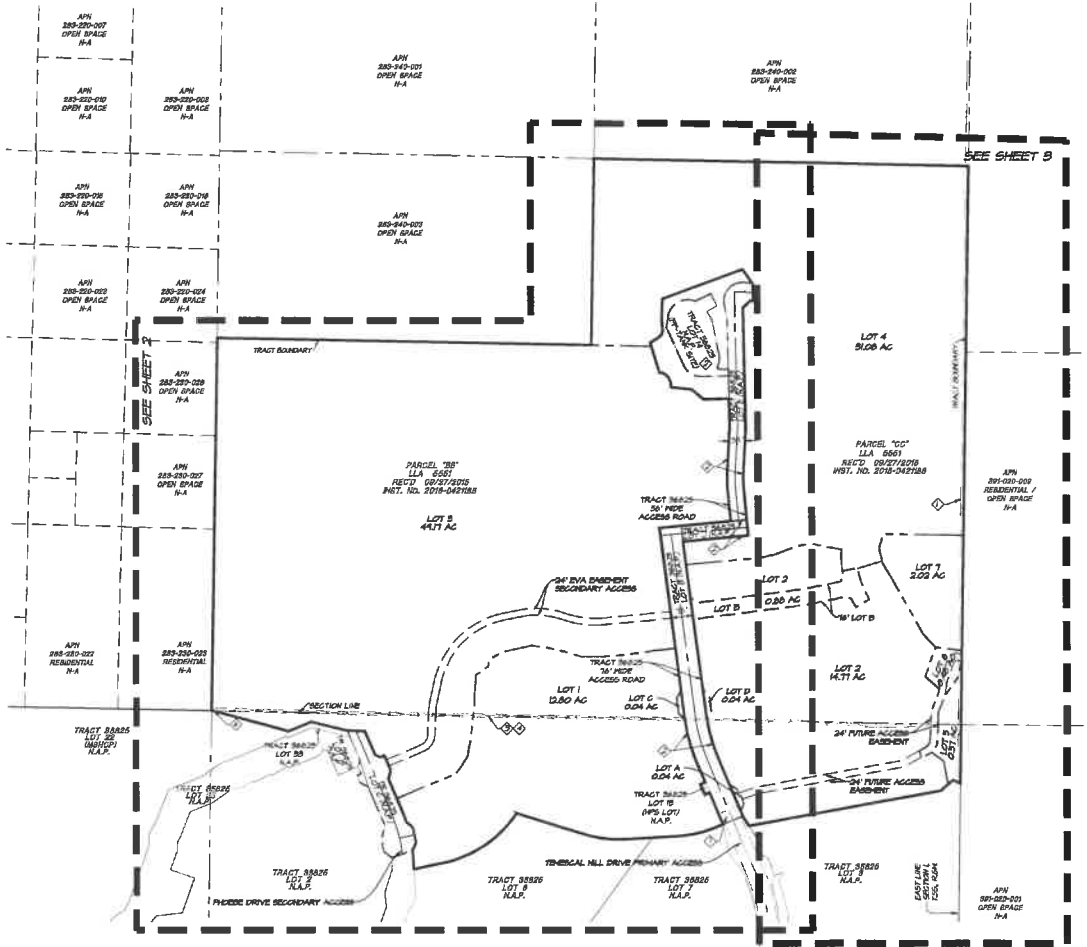
GROSS: 10.91 AC.

ZONING DATA:

GENERAL PLAN SPA 321 (AMENDMENT #)

LAND USE:

EXISTING: VACANT
PROPOSED: RESIDENTIAL, OPEN SPACE
EXISTING SURROUNDING LAND USE: R.F. VACANT, M.F.Y. RESIDENTIAL/VACANT
M.F.Y. VACANT, S.F.T. RESIDENTIAL



COUNTY SERVICE AREA:

THIS PROJECT IS WITHIN A COUNTY SERVICE AREA (CSA) 04.

SCHOOL:

CORONA-MORCO UNIFIED SCHOOL DISTRICT
3630 CLARK AVE.
MORCO, CA 92560
951/266-3000

UTILITIES:

WATER:
TEMESCAL VALLEY WATER DISTRICT
194017-114
SEWER:
TEMESCAL VALLEY WATER DISTRICT
194017-114

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
800285-8555
CABLE:
SOUTHERN CALIFORNIA GAS
800247-3000

TELEPHONE:
ATT1
800265-3000

TOPOGRAPHY SOURCE:

WILAND AERIAL SURVEYS, INC.
707 WILSON AVENUE, SUITE A
RIVERSIDE, CA 92505
445 PROJECT NUMBER: 04-10020
DATED: MARCH 2008

STORM DRAIN:
RIVERSIDE COUNTY TRANSPORTATION DEPT.
4050 110TH STREET
RIVERSIDE, CA 92501
951/518-7141

RIVERSIDE COUNTY FLOODE CONTROL DISTRICT
195 HANCOCK STREET
RIVERSIDE, CA 92501
951/950-0000

EARTHWORK QUANTITY ESTIMATE:

TOTAL MASS EXCAVATION:
591,184,000 C.Y.
FILL: 845,000 C.Y.

BOUNDARY SHEET LEGEND

- TRACT BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- SECTION LINE

LEGAL DESCRIPTION:

PARCEL 78B AND 78C OF LOT LINE ADJUSTMENT NO. 3006 AS INSTRUMENT NO. 2008-020618 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA LYING WITHIN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST AND SECTION 36, TOWNSHIP 4 SOUTH, RANGE 6 WEST, OF THE SAN BERNARDINO BASIN AND HERNDON GENERAL NOTES:

- TOTAL NUMBER OF LOTS: 8
- THIS PROJECT IS NOT SUBJECT TO LIEN OR OTHER ENCLINING MORTGAGE OR OTHER A SPECIAL RESOLVE DUE
- ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
- THE TENTATIVE MAP ALLEGES THE BENEVOLENT OWNERSHIP OF THE LAND OWNERS.
- PROJECT DOES NOT WITHIN A SPECIFIC PLAN (TOSGAMA SP 321).
- HOUSING DEVELOPMENT AREA IS NOT SUBJECT TO DEVELOPMENT MANDATORY OR FLOOD HAZARD.
- THIS PROJECT SHALL COMPLY WITH THE PROJECT SPECIFIC ADMIN FOR TRACT 36425.
- LOT 8B IS NOT SUBJECT TO THE PROJECT SPECIFIC ADMIN TO ALL SUNP GATCH BASINS TO AVOID POTENTIAL FLOODING.
- THIS TENTATIVE MAP IS INTENDED FOR FINANCIAL PURPOSES ONLY. STREET AND OTHER UTILITIES INCLUDING GRADING FOR THESE PURPOSES ARE IDENTIFIED WITH THIS MAP HOWEVER NO RESIDENTIAL LOTS OR GRADING FOR SINGLE FAMILY RESIDENTIAL LOTS (NOT INCLUDING MASS GRADING) SHALL BE IDENTIFIED WITH THIS MAP.
- THIS MAP COMPLIES WITH THE GRADIENT PLAN DEVELOPMENT STANDARDS OF THE TOSGAMA GENERAL NOTES.
- ALL GRADING TO COMPLY WITH RIVERSIDE COUNTY ORD. 491 AND ALL OTHER LAWS, RULES, AND REGULATIONS GOVERNING GRADING IN RIVERSIDE COUNTY.
- BOUNDARY PER TRACT MAP 36425 AND 49478 18' 10" LOT LINE ADJUSTMENT (I.L.A. 02556) RECORDED 10/24/14 AS INSTRUMENT NO. 2014-047000

GRADING NOTE

SEE SHEET 213 FOR MASS GRADING INFORMATION.

NUMBERED & LETTERED LOTS NOTE:

THE LOTS SHOWN WITHIN THE TENTATIVE MAP HAVE BEEN LABELLED WITH BOTH NUMBERED LOTS AND LETTERED LOTS. LOTS THAT ARE PROPOSED TO BE FURTHER SUBDIVIDED INTO SINGLE FAMILY RESIDENTIAL LOTS THROUGH THE 2008 MAP HAVE BEEN DESIGNATED WITH NUMBERS AND LOTS THAT ARE PROPOSED TO BE OPEN SPACES, CONSERVATION AREAS, LANDSCAPED LOTS, ROADS, AND OTHER NON-RESIDENTIAL LOTS HAVE BEEN DESIGNATED AS LETTERED LOTS.

LOT ACRES			
LOT NAME	AREA (GROSS)	PLANNING AREA	LAND USE DESIGNATION
LOT 1	0.20 AC	03	MHR
LOT 2	14.71 AC	02	MHR
LOT 3	44.71 AC	1020/027E	MHR/OS-MHR/PAZ
LOT 4	51.08 AC	1020/027E	MHR/OS-MHR/PAZ
LOT 5	0.31 AC	07E	OS-MHR/PAZ
LOT 6	0.44 AC	02	MHR
LOT 7	2.02 AC	07E	OS-MHR/PAZ
LOT A	0.04 AC	02	MHR
LOT B	0.04 AC	02	MHR
LOT C	0.04 AC	05	MHR
LOT D	0.04 AC	02	MHR
TOTAL	10.91 AC		

REVISIONS:

DATE NO. DESCRIPTION

ENGINEER:



DEVELOPER/APPLICANT:

FORESTAR TOSGANA DEVELOPMENT CO.
32 DISCOVERY, SUITE 270
IRVINE, CA 92618
TEL (949) 743-6714

PREPARED BY:



TENTATIVE TRACT NO. 37554
(PHASE III / SPA 321A)
SCHEDULE "A"
COUNTY OF RIVERSIDE

PREPARED FOR:
FORESTAR TOSGANA DEVELOPMENT COMPANY, INC.
NO. 8765

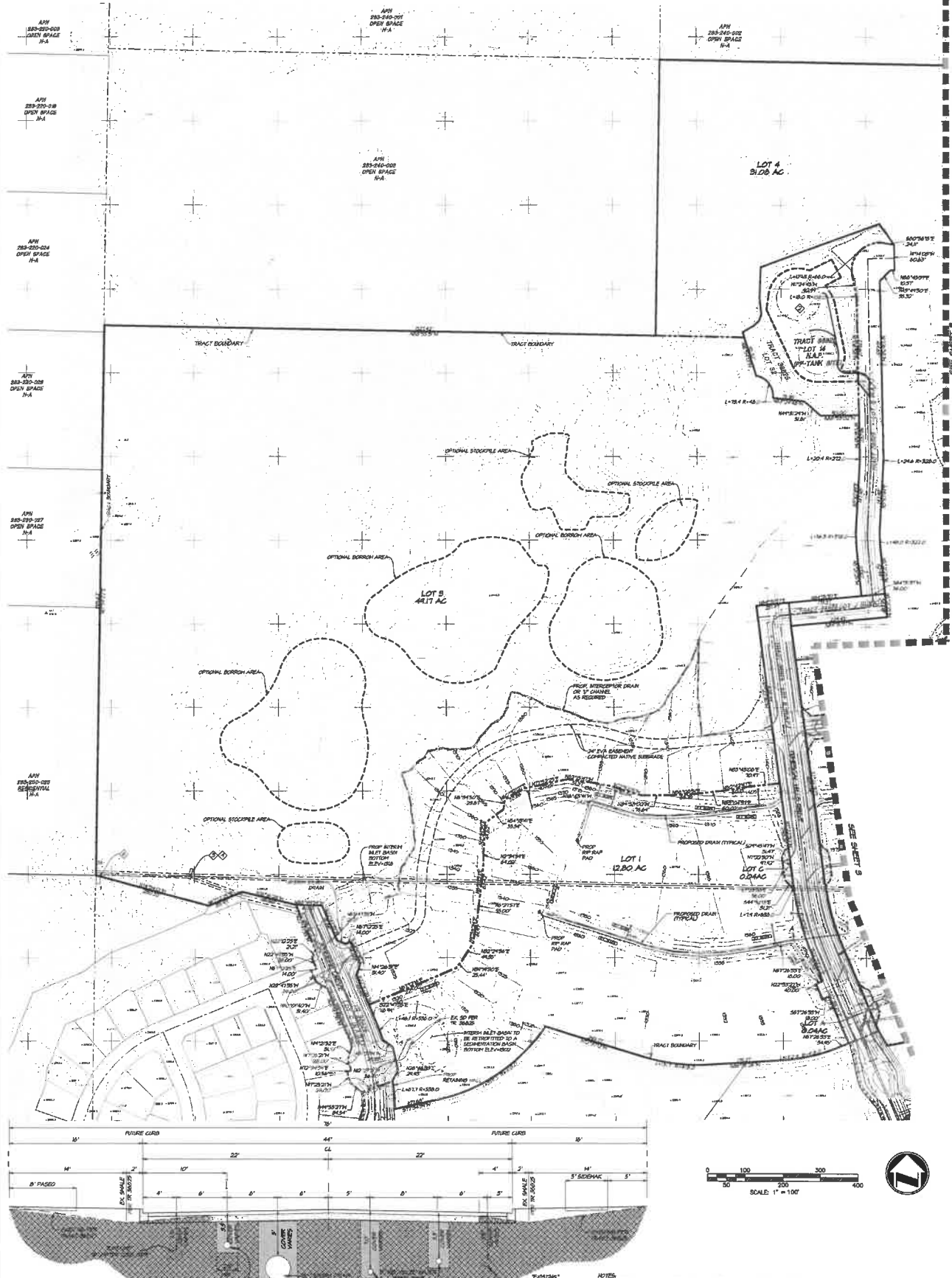
PREPARATION DATE:

AUGUST 2018

Plot Date: 8/1/2018

OF 3 SHEETS

SCHEDULE "A"
TENTATIVE TRACT NO. 37554
 COUNTY OF RIVERSIDE



NOTES:
 1. TRENCH DETAILS ARE GRAPHICALLY SHOWN ONLY TO VERIFY PROXIMITY TO OTHER NEARBY FACILITIES WHEN SEPARATION IS AT A MINIMUM. WHERE APPROPRIATE, FACILITIES ARE TO BE SUBSIDED OFF FOR FUTURE ROADWAYS.

REVISIONS:	DATE	NO.	DESCRIPTION



DEVELOPER/APPLICANT:
FORESTAR TOSCANA DEVELOPMENT CO.
 32 DISCOVERY, SUITE 270
 IRVINE, CA 92618
 TEL (949) 749-6714



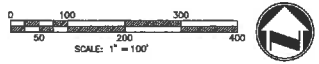
PREPARED BY:
TENTATIVE TRACT NO. 37554
 (PHASE III / SPA 327A1)
SCHEDULE "A"
 COUNTY OF RIVERSIDE

PREPARED FOR:
 FORESTAR TOSCANA DEVELOPMENT COMPANY

HLD. 075M
 PREPARATION DATE: AUGUST 2019
 Plot Date: 8/1/2019

2
 OF 3 SHEETS

SCHEDULE "A" TENTATIVE TRACT NO. 37554 COUNTY OF RIVERSIDE



DIRECTIONAL CROSSING DETAILS



TERRACAL HILLS DR. AND LOT A
APPROXIMATE CROSSING LOCATION
SCALE: 1" = 40'



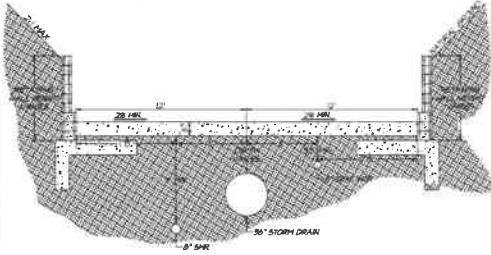
TERRACAL HILLS DR. AND LOT B
APPROXIMATE CROSSING LOCATION
SCALE: 1" = 40'



TERRACAL HILLS DR. AND LOT C & LOT D
APPROXIMATE CROSSING LOCATION
SCALE: 1" = 40'

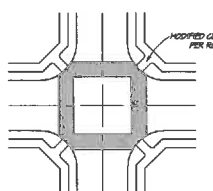
LEGEND

CROSSING LOCATION

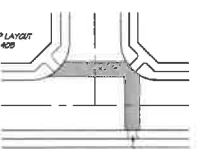


SATURN ACCESS ROAD
SECTION 12" = 10'
SCALE: 12" = 10'

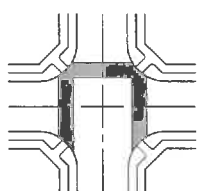
4-WAY INTERSECTION



3-WAY INTERSECTION

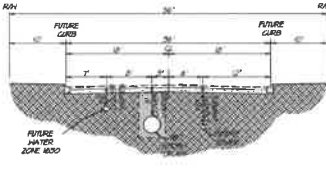


4-WAY INTERSECTION IN MODIFIED CROSSING OPTION

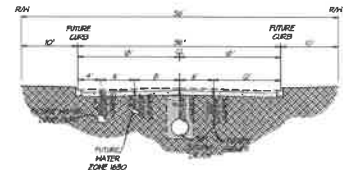


MODIFIED CURB RAMP & CROSSING DETAIL
PER RCTD STD. 403

- NOTES:**
1. RAMPES MAY BE MODIFIED TO BE DIRECTIONAL WHEN APPROPRIATE
 2. SHADDED CROSSINGS ARE SHOWN WHERE APPLICABLE AND WHERE NO SHADING IS SHOWN IT IS TO INDICATE NO CROSSINGS AT THAT LOCATION
 3. HANDICAP RAMPS TO BE IN ACCORDANCE WITH THE DIRECTIONAL CROSSING

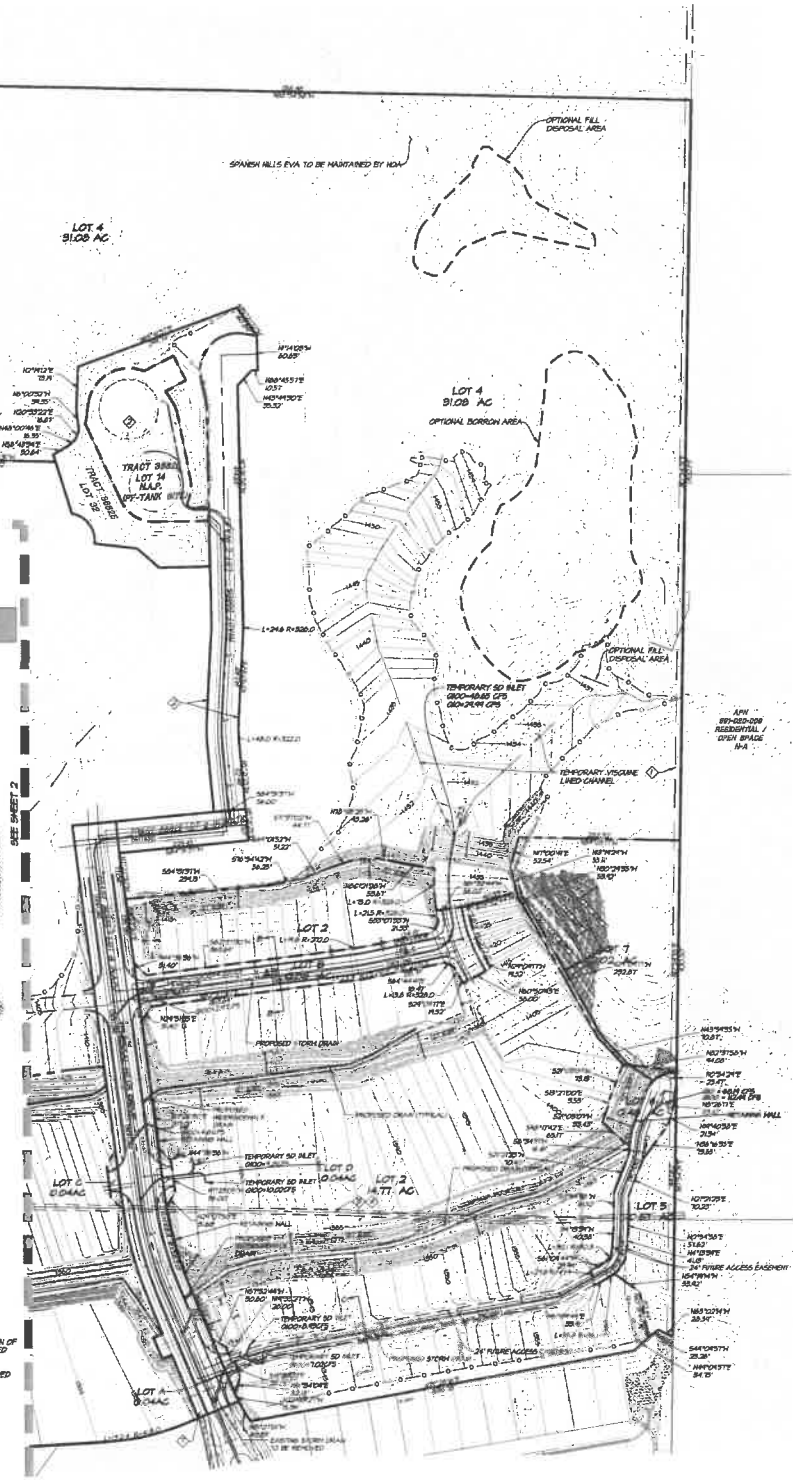


SECTION 12" = 10"
TYPICAL SECTION FOR LOT 1
SCALE: 12" = 10'



SECTION 12" = 10"
TYPICAL SECTION FOR INNER LOT
SCALE: 12" = 10'

- NOTES:**
1. TROUGH DETAILS ARE GRAPHICALLY SHOWN ONLY TO VERIFY PROXIMITY TO OTHER NEARBY FACILITIES WHEN SEPARATION IS AT A MINIMUM
 2. THESE APPLICABLE FACILITIES ARE TO BE STRIPPED OUT FOR FUTURE ROADWAYS



REVISIONS:	DATE	NO.	DESCRIPTION



DEVELOPER/APPLICANT:
FORESTAR TOSGANA DEVELOPMENT CO.
32 DISCOVERY, SUITE 270
IRVINE, CA 92618
TEL (949) 748-6714



PREPARED BY:
TENTATIVE TRACT NO. 37554
(PHASE III / SPA 321A1)
SCHEDULE "A"
COUNTY OF RIVERSIDE

3

OF 5 SHEETS

PREPARED FOR:
FORESTAR TOSGANA DEVELOPMENT COMPANY

NO. 026
PREPARATION DATE:
AUGUST 2018
Plot Date: 8/1/2018

SCHEDULE "A" TENTATIVE TRACT NO. 37556 COUNTY OF RIVERSIDE

OWNER: FORESTAR TOSCANA, LLC
32 DISCOVERY SUITE 210
IRVINE, CA 92618
TEL: (949) 748-6714

PROJECT NAME: FORESTAR TOSCANA
PROJECT NO.: 37556
DATE: 08/20/2013

AGREEMENT:
ACCORDING TO THE AGREEMENT OF THE PARTIES, THE DEVELOPER HAS AGREED TO DEVELOP THE TRACT IN ACCORDANCE WITH THE SCHEDULE "A" TENTATIVE TRACT MAP AND THE SCHEDULE "A" TENTATIVE TRACT MAP.

EASEMENT NOTES:
1. EASEMENT FOR UTILITY LINES AND SERVICES SHALL BE AS SHOWN ON THE SCHEDULE "A" TENTATIVE TRACT MAP AND THE SCHEDULE "A" TENTATIVE TRACT MAP.

UTILITIES:
WATER: REGIONAL VALLEY WATER DISTRICT
SEWER: REGIONAL VALLEY WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA ELECTRICITY SERVICE COMPANY

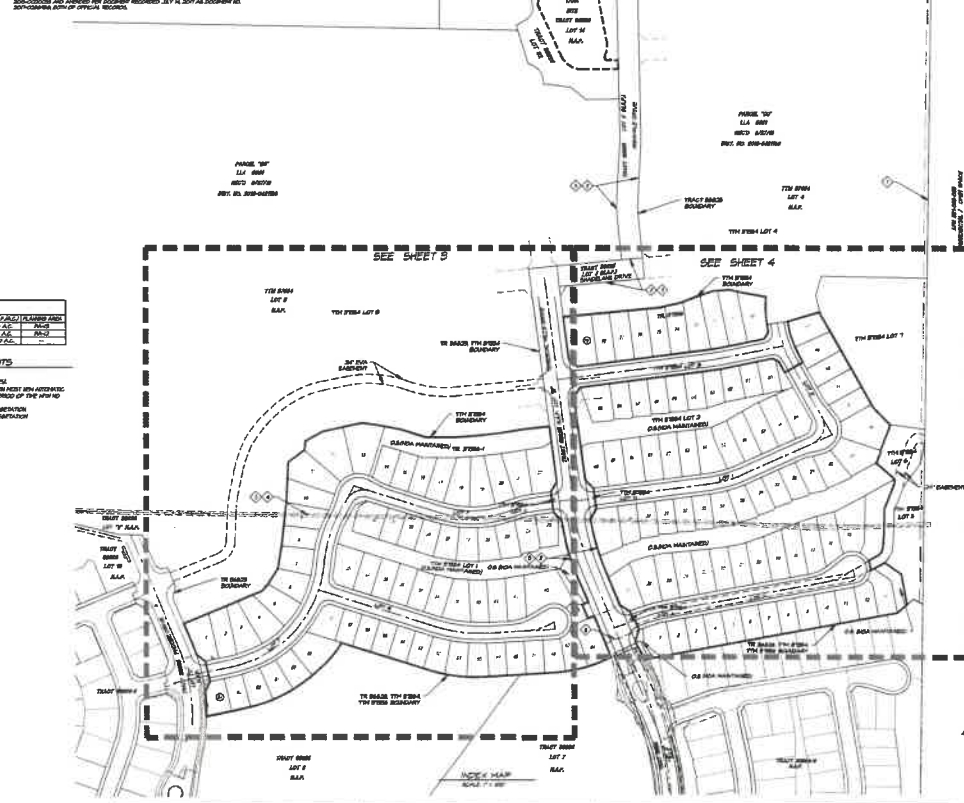
TENTATIVE TRACT PHASING SUMMARY

PHASE	RESERVATION	DATE	STATUS
1	RESERVATION	08/20/2013	RESERVED
2	RESERVATION	08/20/2013	RESERVED

ADDITIONAL FUEL MODIFICATION CONSTRUCTION REQUIREMENTS:
THE FOLLOWING ADDITIONAL CONSTRUCTION REQUIREMENTS SHALL BE REQUIRED AS FOLLOWS:
1. ALL HOMES SHALL HAVE AUTOMATIC FIRE ALARMS.



LEGEND AND NOTES:
1. SHADDED AREAS ARE LOTS DEVELOPED PER THIS MAP.
2. UNSHADDED AREAS ARE LOTS TO BE DEVELOPED PER THIS MAP.



***ACCESS NOTE:**
ACCESS SHOWN WILL BE PROVIDED BY OWNER OF ADJACENT PROPERTY AND WILL BE THE RESPONSIBILITY OF THE TRACT OWNER. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE TRACT ACCESS.

Color	Comment/Usage
Yellow	Open Space
Green	Public Access
Blue	Water
Red	Fire Access
Purple	Utility Easement

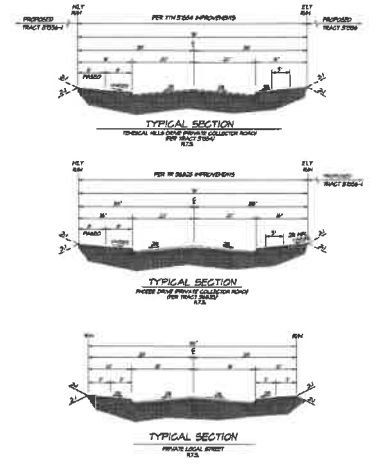
NO.	DATE	DESCRIPTION

TERRAMOR

DEVELOPER/APPLICANT:
FORESTAR TOSCANA DEVELOPMENT COMPANY
32 DISCOVERY, SUITE 210
IRVINE, CA 92618
TEL: (949) 748-6714

adkan ENGINEERS
12121 WILSON AVENUE, SUITE 200
TOLAND, CA 92580
TEL: (951) 761-1981

**TENTATIVE TRACT NO. 37556
(PHASE IIIA / SPA 327)
SCHEDULE "A"
COUNTY OF RIVERSIDE**



NO.	REVISIONS	DATE	DESCRIPTION

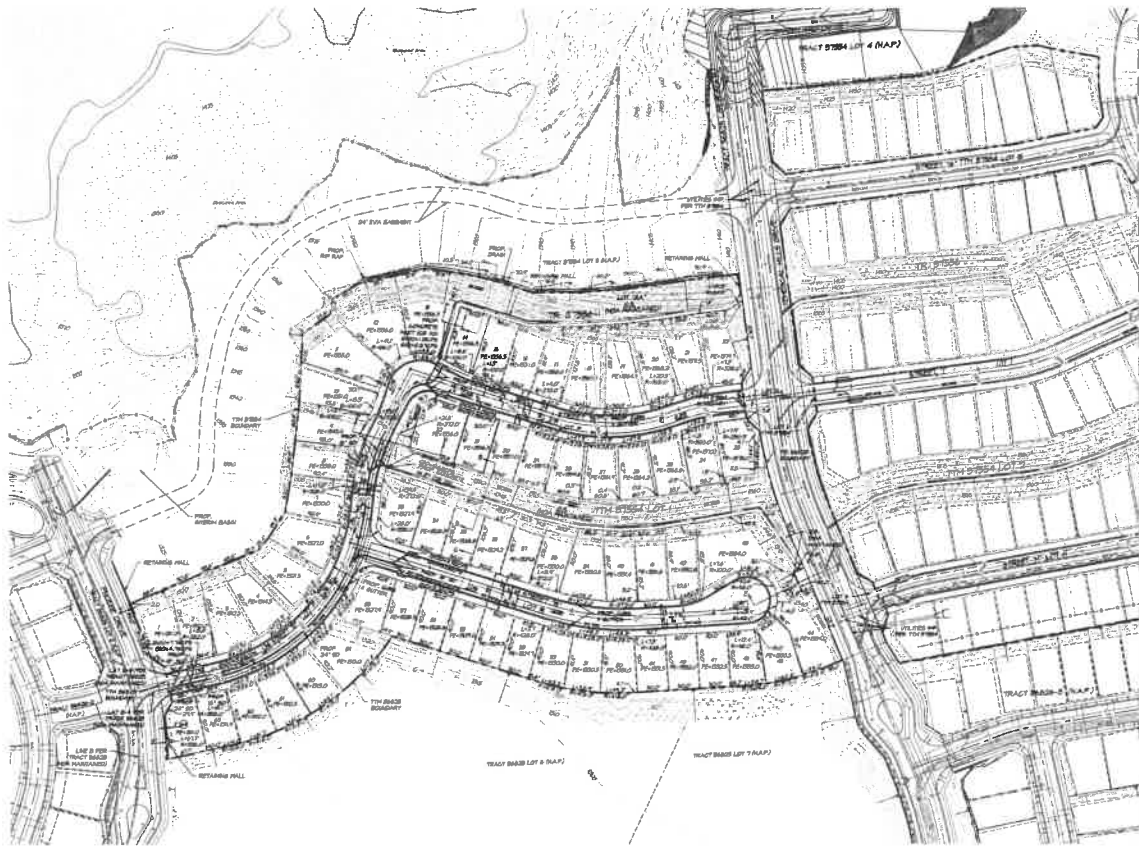


TERRAMOR

DEVELOPER/APPLICANT:
FORESTAR TOBAGANA DEVELOPMENT COMPANY
 30 DISCOVERY SUITE 270
 IRVINE, CA 92618
 TEL (949) 749-6714

PREPARED BY:
Edkan ENGINEERS
 10000 S. TERRY AVENUE, SUITE 100
 IRVINE, CA 92618
 TEL (949) 261-1100

TENTATIVE TRACT NO. 97556
 (PHASE IIIA / SPA 527)
 SCHEDULE "A"
 COUNTY OF RIVERSIDE
 SHEET NO. 2 OF 4 SHEETS
 PREPARED FOR: FORESTAR TOBAGANA DEVELOPMENT COMPANY
 PROJECT NO.: 97556
 PREPARATION DATE: OCTOBER 2011



LOT SUMMARY TABLE
TM-97556 PLANNING AREA (B)

LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	1001	26	4967	51	4128
2	4972	27	4977	52	4832
3	7847	28	4984	53	4200
4	5263	29	4993	54	4000
5	4970	30	4999	55	4000
6	4884	31	5000	56	4000
7	4000	32	5004	57	4000
8	4800	33	5014	58	3700
9	4000	34	5024	59	4000
10	4700	35	5034	60	4000
11	4000	36	5044	61	4000
12	4000	37	5054	62	4000
13	4000	38	5064	63	4000
14	4000	39	5074	64	4000
15	4000	40	5084	65	4000
16	4000	41	5094	66	4000
17	4000	42	5104	67	4000
18	4000	43	5114	68	4000
19	4000	44	5124	69	4000
20	4000	45	5134	70	4000
21	4000	46	5144	71	4000
22	4000	47	5154	72	4000
23	4000	48	5164	73	4000
24	4000	49	5174	74	4000
25	4000	50	5184	75	4000
TOTAL					23,440



REV.	NO.	DESCRIPTION



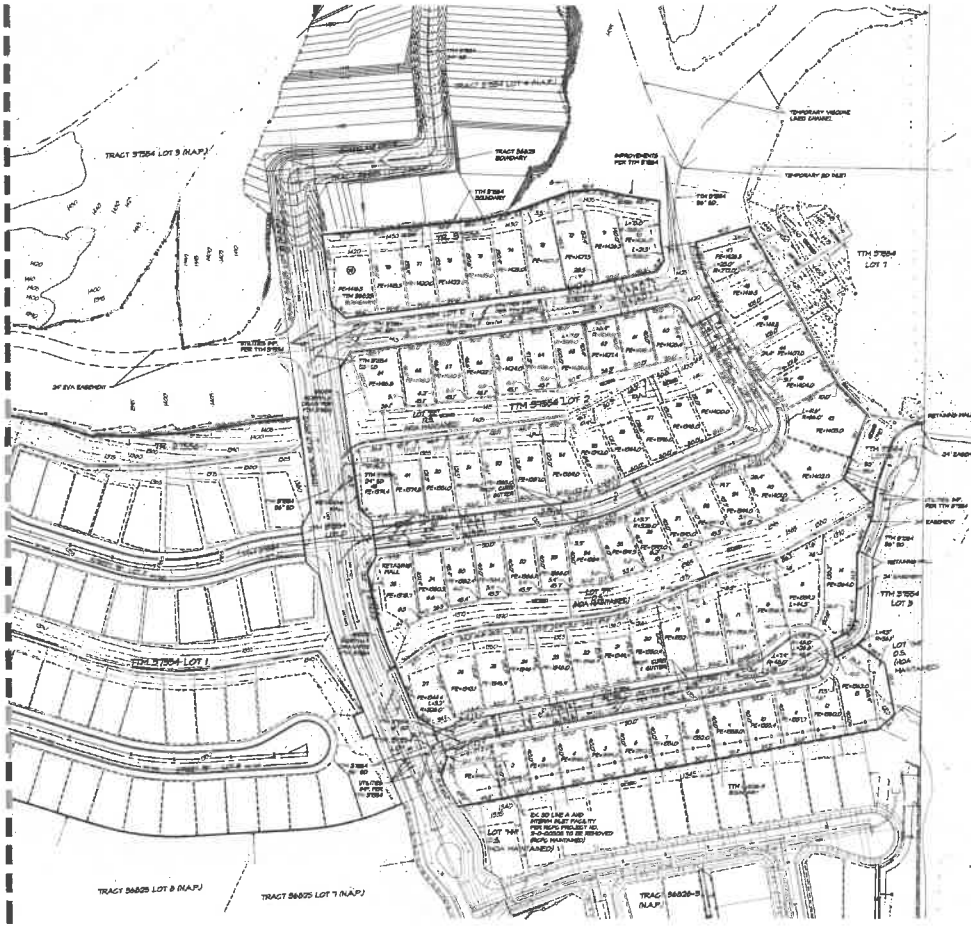
DESIGNED BY:
FORESTAR TOCAGANA DEVELOPMENT COMPANY
 32 DISCOVERY, SUITE 210
 IRVINE, CA 92618
 TEL (949) 749-6714



PREPARED BY:
TENTATIVE TRACT NO. 97556
 (PHASE IIIA / SPA 52)
 SCHEDULE "A"
 COUNTY OF RIVERSIDE

3
 OF 8 SHEETS

REGISTERED ARCHITECT: [Name] No. [Number]
 REGISTERED ENGINEER: [Name] No. [Number]
 REGISTERED LAND SURVEYOR: [Name] No. [Number]

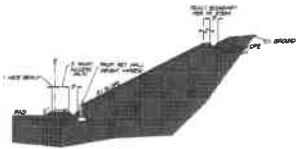


LOT SUMMARY TABLE
TM-37536 (PLANNING AREA 12)

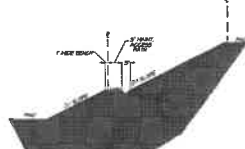
LOT NO.	Area (SQ)	LOT NO.	Area (SQ)	LOT NO.	Area (SQ)	LOT NO.	Area (SQ)
1	579	21	324	31	308	41	274
2	403	27	843	32	308	42	284
3	495	28	889	33	304	43	317
4	625	29	347	34	343	44	334
5	400	30	476	35	344	45	337
6	650	31	438	36	349	46	340
7	400	32	434	37	349	47	342
8	455	33	478	38	350	48	343
9	491	34	330	39	351	49	344
10	482	35	340	40	350	50	343
11	434	36	441	41	350	51	343
12	403	37	443	42	378	52	343
13	384	38	413	43	374	53	343
14	428	39	423	44	374	54	343
15	421	40	344	45	362	55	343
16	342	41	797	46	362	56	343
17	382	42	1028	47	362	57	343
18	329	43	300	48	362	58	343
19	353	44	342	49	343	59	343
20	348	45	340	50	343	60	343
21	349	46	352	51	343	61	343
22	349	47	378	52	343	62	343
23	348	48	347	53	343	63	343
24	348	49	332	54	343	64	343
25	331	50	302	55	343	65	343
26	331	51	302	56	343	66	343
27	331	52	302	57	343	67	343
28	331	53	302	58	343	68	343
29	331	54	302	59	343	69	343
30	331	55	302	60	343	70	343
31	331	56	302	61	343	71	343
32	331	57	302	62	343	72	343
33	331	58	302	63	343	73	343
34	331	59	302	64	343	74	343
35	331	60	302	65	343	75	343
36	331	61	302	66	343	76	343
37	331	62	302	67	343	77	343
38	331	63	302	68	343	78	343
39	331	64	302	69	343	79	343
40	331	65	302	70	343	80	343
41	331	66	302	71	343	81	343
42	331	67	302	72	343	82	343
43	331	68	302	73	343	83	343
44	331	69	302	74	343	84	343
45	331	70	302	75	343	85	343
46	331	71	302	76	343	86	343
47	331	72	302	77	343	87	343
48	331	73	302	78	343	88	343
49	331	74	302	79	343	89	343
50	331	75	302	80	343	90	343
51	331	76	302	81	343	91	343
52	331	77	302	82	343	92	343
53	331	78	302	83	343	93	343
54	331	79	302	84	343	94	343
55	331	80	302	85	343	95	343
56	331	81	302	86	343	96	343
57	331	82	302	87	343	97	343
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59	331	84	302	89	343	99	343
60	331	85	302	90	343	100	343



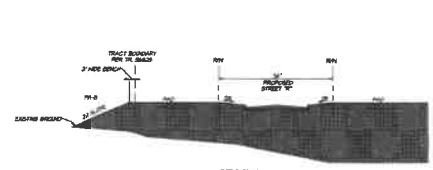
REVISIONS DATE DESCRIPTION	ENGINEER 	DEVELOPER/APPLICANT FORESTAR TOGANA DEVELOPMENT COMPANY 32 DISCOVERY, SUITE 270 IRVINE, CA 92618 TEL (949) 748-8314	PREPARED BY Trogan ENGINEERS 2000 N. TULSA AVE., SUITE 200 WEST COVINGTON, CA 92681	TENTATIVE TRACT NO. 37536 (PHASE III / SPA 32) SCHEDULE 'A' COUNTY OF RIVERSIDE	4 OF 4 SHEETS PREPARED BY: TROGAN ENGINEERS DATE: 05/09/2008
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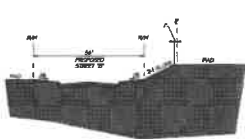
SECTION A-A
SHEET 11



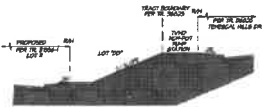
SECTION B-B
SHEET 11



SECTION C-C
SHEET 11



SECTION D-D
SHEET 11



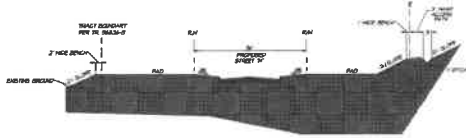
SECTION E-E
SHEET 11



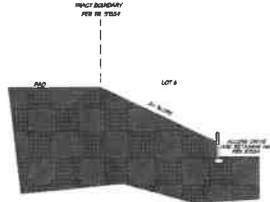
SECTION F-F
SHEET 11



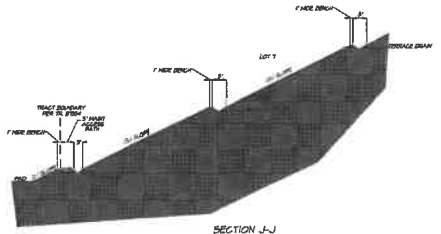
SECTION G-G
SHEET 11



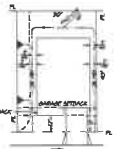
SECTION H-H
SHEET 11



SECTION I-I
SHEET 11



SECTION J-J
SHEET 11



TYPICAL LOT DETAILS - TYPICAL LOT DRAINAGE
SHEET 11

NO.	REVISION

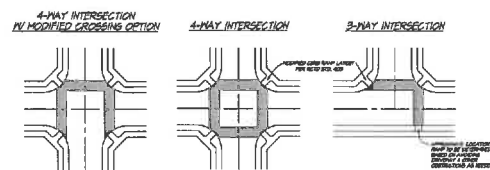
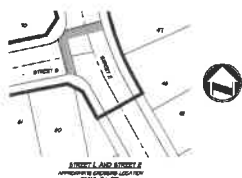
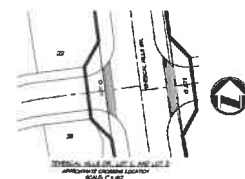
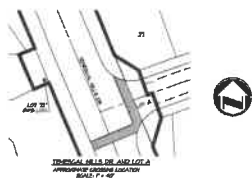


DEVELOPER/CLIENT:
 FORESTAR TOBACANA DEVELOPMENT COMPANY
 82 DISCOVERY, SUITE 270
 IRVINE, CA 92618
 TEL: (949) 748-5114



TENTATIVE TRACT NO. S7556
 (PHASE IIIA / SFA 327)
 SCHEDULE "A"
 COUNTY OF RIVERSIDE

DIRECTIONAL CROSSING DETAILS



MODIFIED CURB RAMP & CROSSING DETAIL
PER RCTD STD. 408

- NOTES:**
1. DETAILS MAY BE REFERRED TO BE DIRECTIONAL, WHEN APPROPRIATE
 2. CROSSING DIMENSIONS AND SPACING SHOULD APPLICABLE AND REFER TO RCTD & RCTD II AS TO CROSSING OR CROSSING AT THIS LOCATION
 3. APPROACH WIDTHS TO BE AS INDICATED PER THE DIRECTIONAL CROSSING

REV.	DATE	DESCRIPTION

ENGINEER

TERRAMOR

DEVELOPER/CLIENT:

FORESTAR TOBACANA DEVELOPMENT COMPANY
32 DISCOVERY, SUITE 270
IRVINE, CA 92618
TEL: (949) 748-8114

REGISTERED BY:

SOKAN ENGINEERS
11111 S. TAYLOR ST., SUITE 100
IRVINE, CA 92618

TENTATIVE TRACT NO. 37856
(PHASE IIIA / SFA 327)
SCHEDULE "A"
COUNTY OF RIVERSIDE

PREPARATION DATE: 01/20/2018
OF 8 SHEETS

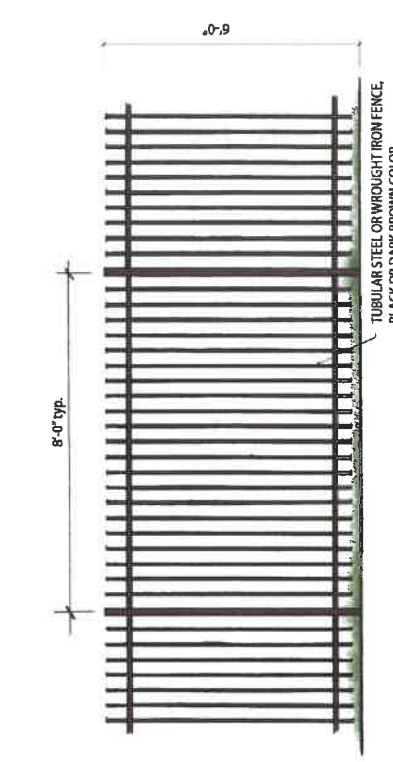
DATE PLOTTED: 01/20/2018 10:00 AM

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).		
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED
TENTATIVE APP	PP#	

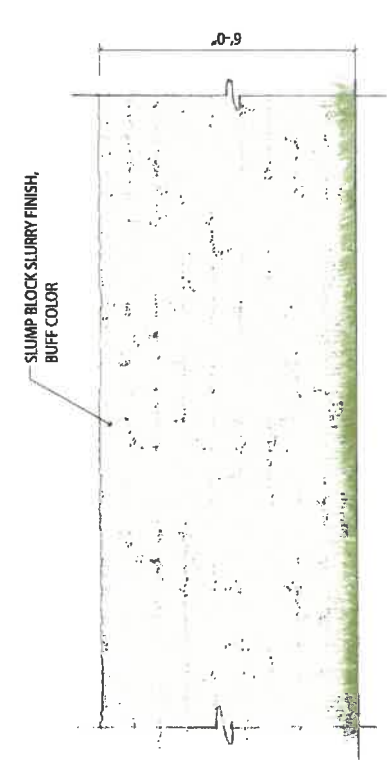
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

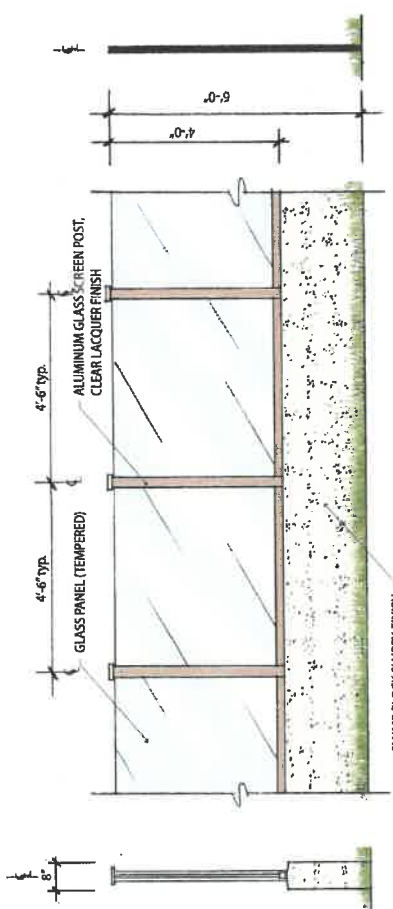
TENTATIVE APP PP#



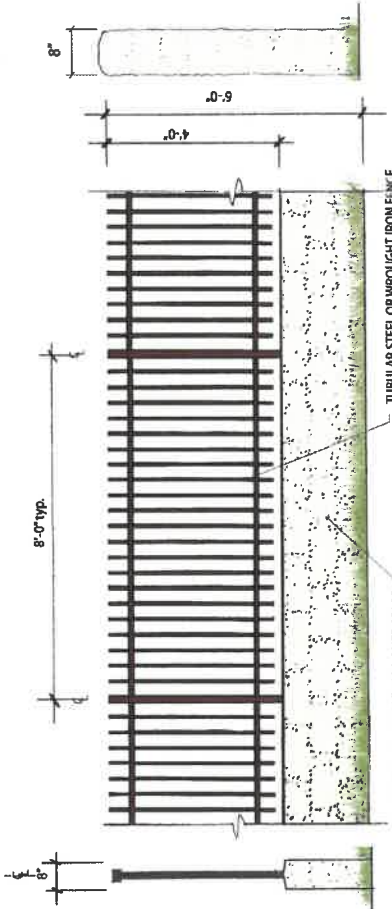
2 TUBULAR STEEL FENCE — ELEVATION
3/4" = 1'-0"



1 THEME WALL — ELEVATION
3/4" = 1'-0"



4 MASONRY AND GLASS WALL — ELEVATION
3/4" = 1'-0"



3 COMBINATION FENCE — ELEVATION
3/4" = 1'-0"



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 NOTE: CONTRACTORS WITH THESE PLANS SHALL NOT COMMENCE WITH AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 The State Engineer's Office does not warrant the accuracy of the information provided herein and is not responsible for the accuracy of the information provided herein. It is the responsibility of the user to verify the accuracy of the information provided herein.

DATE	BY	DATE	BY	DATE	BY



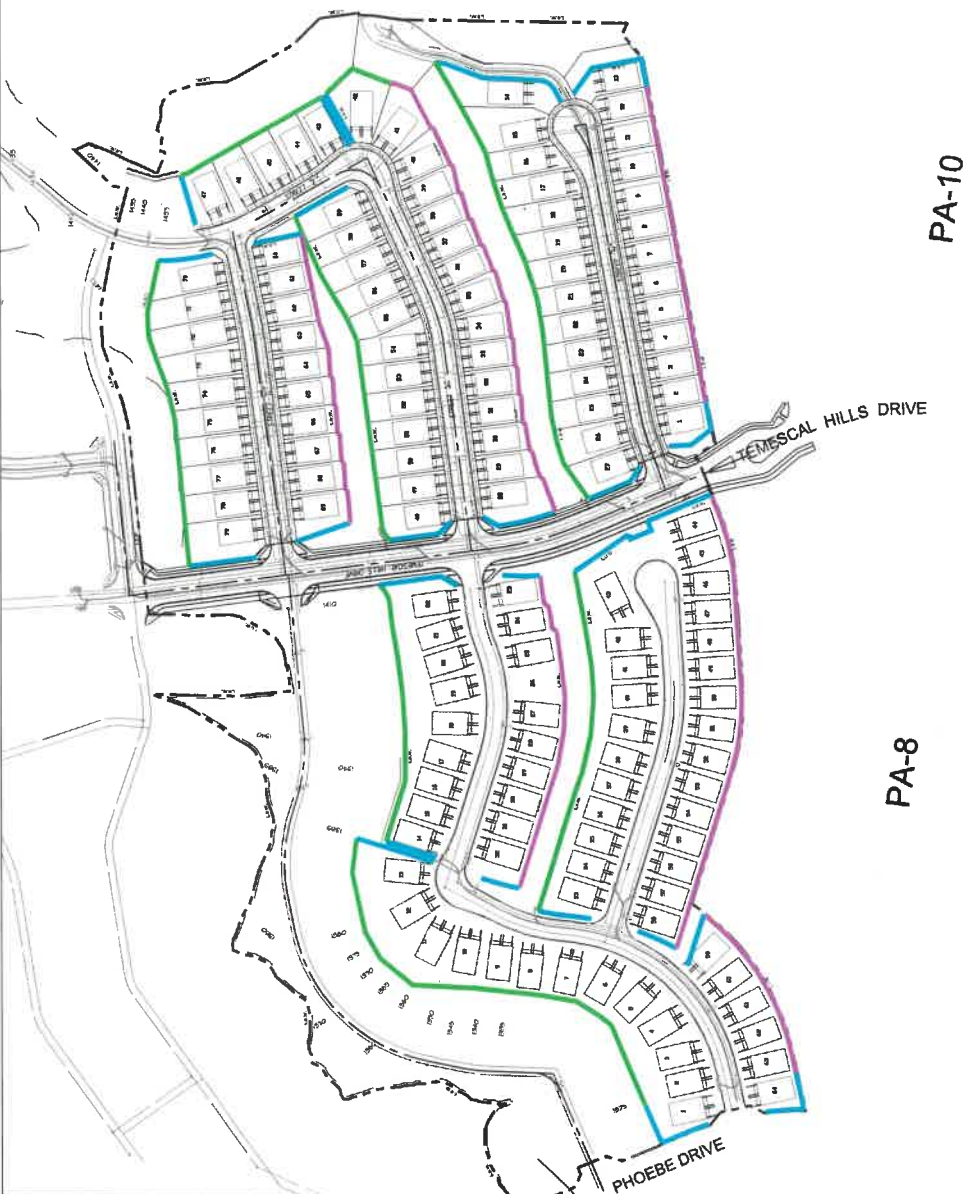
PREPARED BY:
 SWA GROUP
 570 OLIVE WARE STREET
 SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: 817.337.5471 FAX: 817.337.5471
 CERT. NO. 3286, EXP. 12/31/2019

JOB# FT05803
swa

TRACT NO. 37556	IP#	PP#	SHEET NO.
COUNTY OF RIVERSIDE			L2.02
TERMINAL PHASE 3A			FZ OF 18 SVTS
FENCE AND WALL DETAILS			
FOR: FORTWORTH REGIONAL, LLC	SCALE	FILE NO.	

PLAN CHECK OVERSIGHT ENGINEER	DATE SIGNED	ORD. 859 VERSION
PLAN CHECK OVERSIGHT LLA / O/D	REGISTRATION NUMBER	
DATE SIGNED	DATE SIGNED	TENTATIVE APP PP#

LEGEND		
SYMBOL	DESCRIPTION	DETAIL
[Blue Line]	6' THERM WALL	1 L2.02
[Purple Line]	6' TUBULAR STEEL FENCE	2 L2.02
[Green Line]	6' COMBINATION FENCE	3 L2.02
[Red Line]	6' MASONRY/GLASS WALL	4 L2.02



PA-7

PA-8

PA-10



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. APPROVAL BY THE TRANSPORTATION DEPARTMENT DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR A GRADING PERMIT HAS BEEN ISSUED.



PREPARED BY:
SWA GROUP
 570 GLENVIEW STREET
 FOLSOM, CA 95630
 PHONE 916.457.5477
 CERT. NO. 32865, EXP. 12/2019

swa

JOB# FT03803

IP# TRACT NO. J7256
 COUNTY OF RIVERSIDE
 TERRAZZO PHASE 3A
 LANDSCAPE PLANS
 PRELIMINARY FENCE DIAGRAM

FOR: ROBERTA TOROONA, LLC
 W.D. COUNTY FILE NO.

SHEET NO. **L2.01**
 18 OF 18 SHEETS





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

Juan C. Perez
Agency Director



08/11/20, 9:00 am

TTM37554

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37554. 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 (TTM37554) 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. 37554 proposes a Schedule 'A' map to subdivide the Project site into 7 Lots and 3 Lettered Lots. The numbered lots are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. As a part of this Map, it will include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The Project site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The Project site is comprised of approximately 110.4 acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. Specific Plan No. 327 A1 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Tract Map No. 37554 (TTM37554)
Tentative Map, dated August 1, 2019.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - 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. 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)

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)

E Health

E Health. 1 ECP COMMENT

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)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENT (cont.)

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 TVWD WATER & SEWER

TR37554 is proposing to receive potable water service from and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with TVWD as well as all other applicable agencies.

Fire

Fire. 1 Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 01/31/2018
BB ID: 606-383-243

Tract Map (TR) 37554 is a proposal for a Schedule "A" subdivision of 110.4-acres into seven (7) numbered lots and three (3) lettered lots for residential use in the Temescal Valley area. The lots as part of this map

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

will be further subdivided in the future into single family residential lots and non-residential lots (open space, conservation, roads, etc.). This map is an extension of Terramor, a development by Forestar Toscana Development Company.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

Onsite drainage facilities shown on the exhibit are 36-inches in diameter or less, and therefore, would not be maintained by the District. Consequently, the Transportation Department will have the responsibility to review the hydrologic and hydraulic calculations for these facilities. An encroachment permit shall be obtained for any work within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

General

General. 1 General - 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 Tentative Tract Map No. 37554 (TTM37554) 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 TTM37554, 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)

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 General - Hold Harmless (cont.)

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

Planning. 1 General - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 2 General - Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 3 General - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director'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. 4 General - Human Resources

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **General - Human Resources (cont.)**

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

Planning. 5 **General - No 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. 6 **General - Offsite Signs Ord No. 679.4**

No offsite subdivision signs advertising this land division 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. 7 **General - Review Fees**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 8 **General - 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 General - Unanticipated Resources (cont.)

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. 9 LCP Landscape Concept Plan required at project submittal

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

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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

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

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

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

Planning. 10 Planning - SP - AMENDMENT REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

Planning - SP - AMENDMENT REQUIRED (cont.)

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Planning. 11

Planning - SP - EA REQUIRED

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Planning. 12

Planning - SP - M/M PROGRAM (GENERAL)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Planning. 13

Planning - SP - NON-IMPLEMENTING MAPS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval. Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **Planning - SP - NON-IMPLEMENTING MAPS (cont.)**
 considered as NOT APPLICABLE."

Planning. 14 **Planning - SP - ADDENDUM EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application. This condition shall be considered MET if an ADDENDUM to the EIR has been prepared.

Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

Planning. 15 **Planning - SP - AIR QUALITY MITIGATION**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The following project-specific air quality mitigation measures shall be applied:

1. Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.
2. Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.
3. Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.
4. Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.
5. Perform regularly scheduled equipment maintenance to minimize equipment emissions.
6. A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.
7. Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

Planning - SP - AIR QUALITY MITIGATION (cont.)

8. Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.

9. Use energy-efficiency built-in appliances.

10. Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.

11. Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.

Planning. 16

Planning - SP - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 17

Planning - SP - ECS SYANGRO & EL SOBRANTE

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the land divider or successor-in-interest shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map.

The ECS shall include this statement: This land/property is located in close proximity to a regional solid waste disposal facility, called the El Sobrante Landfill, which is a 24-hour operation, and a biosolid composting facility, called Synagro."

Planning. 18

Planning - SP - ENTRY MONUMENTATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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Planning. 21 Planning - SP - QUIMBY FEES (cont.)

and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460."

This condition shall be considered NOT APPLICABLE if the implementing project is NOT a TENTATIVE MAP for residential subdivision.

Planning. 22 Planning - SP - SCHOOL MITIGATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Corona Norco Unified School District shall be mitigated in accordance with state law."

Planning. 23 Planning - SP - SUPPLEMENT TO EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

Planning. 24 Planning-SP - SKR FEE CONDITION

Prior to the approval of any implementing project within planing areas 1-22 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant 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 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 960 acres in accordance with the SPECIFIC PLAN. 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 he

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Planning

Planning. 24 **Planning-SP - SKR FEE CONDITION (cont.)**

appropriate fee set forth in that ordinance shall be required."

Planning. 25 **Planning-SP - SUBSEQUENT EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

Planning. 26 **Planning-SP - SYNAGRO AND EL SOBRANTE**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"All prospective buyers shall be notified of the proximity of the Synagro Biosolid Composting Facility and the El Sobrante Sanitary Landfill, a 24-hour operation, prior to any purchase. The notification shall come in the form of a vicinity map, showing the SPECIFIC PLAN site in relation to these facilities."

Planning-CUL

Planning-CUL. 1 **If Human Remains Found**

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 **PDA07014 accepted**

County Archaeological Report (PDA) No. 7014 submitted for this project (TTM37554, TTM37556) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for Phase III of the Terramor (Toscana) Project", dated December 19, 2018.

PDA07014 concludes: Phase III of the Terramor Project proposes to develop approximately 85 acres for residential development while preserving an additional approximately 335 acres within open space. The archaeological survey for Phase III did not identify any cultural resources. As stated previously, portions of the subject property have been impacted or otherwise disturbed by clearing and grading as part of the development of Phase II of the Terramor Project. The majority of this grading disturbance has been monitored by archaeologists and Native American representatives. Additionally, ground visibility was

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Planning-CUL

Planning-CUL. 2 PDA07014 accepted (cont.)

hindered along the tops of ridges and hillsides surrounding the already impacted areas. Therefore, whether or not cultural resources have ever existed within the APE is unclear and the current status of the property appears to have affected the potential to discover any. Further, the results from the records search and literature review indicate there remains a possibility that undiscovered resources could be encountered on the property. Given the prior disturbance within the APE that might mask archaeological deposits and the frequency of cultural resources surrounding the project APE, there is a potential that buried archaeological deposits are present within the project boundaries. Therefore, it is recommended that existing MMRP for the Terramor (Toscana) Project remain in effect, which would include the requirement for monitoring all earth disturbing activities during Phase III grading. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

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

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

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

Planning-GEO. 1 GEO02529 ACCEPTED

County Geologic Report GEO No. 2529, submitted for the project TR36825, was prepared by Advanced Geotechnical Solutions, Inc. The report is titled; "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016. In addition, the following documents have been submitted for the project:

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

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Planning-GEO

Planning-GEO. 1

GEO02529 ACCEPTED (cont.)

“Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California”. dated May 28, 2014.

“Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA”, dated November 8, 2013.

These documents are hereby incorporated into GEO02529.

GEO No. 2529 concluded:

1. Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
3. According to FEMA, the site is not within a FEMA identified flood hazard.
4. The subject site is not in a State liquefaction susceptibility zone.
5. Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 2529 recommended:

1. Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
2. The resulting undercuts should be replaced with engineered fill.
3. Removal bottoms should finally expose saturated alluvium, very old alluvial fan deposits and/or bedrock.
4. The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

This update to GEO No. 2529 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2529 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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Planning-GEO

Planning-GEO. 2 GEO190047 ACCEPTED (cont.)

Planning-GEO. 2 GEO190047 ACCEPTED

County Geologic Report GEO No. 190047, submitted for the projects TTM37554 & TTM37556, was prepared by Advanced Geotechnical Solutions, Inc. (AGS). The report is titled; "60-Scale Grading Plan Review, Terramor, Phase IIIA, Tentative Tracts 37554 and 37556, Temescal Valley Area, County of Riverside, California," dated December 12, 2018. In addition, AGS has submitted the following documents:

"Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO190047.

GEO No. 190047 concluded:

1. Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
3. According to FEMA, the site is not within a FEMA identified flood hazard.
4. The subject site is not in a State liquefaction susceptibility zone. Based on our review, the potential for liquefaction occurring at the site is considered "very low to remote", once the proposed remedial grading is complete.
5. All soils that may be subject to dynamic settlement will be removed during grading.
6. Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 190047 recommended:

1. Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
2. The resulting undercuts should be replaced with engineered fill.
3. Removal bottoms should finally expose competent old alluvial fan deposits and/or bedrock.
4. Deeper undercuts may be required if critically expansive clay gouge is associated with a fault trace.
5. The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

GEO No. 190047 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190047 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the

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Planning-GEO

Planning-GEO. 2 GEO190047 ACCEPTED (cont.)

County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western

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Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

Science Center in the City of Hemet.

8. 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.

Transportation

Transportation. 1 RCTD - GENERAL

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the private road easements.

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

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

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

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

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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

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

10. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all

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Transportation

Transportation. 1 RCTD - GENERAL (cont.)

intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.

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

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

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

14. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

15. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

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50. Prior To Map Recordation

E Health

050 - E Health. 1 Solid Waste Service Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 TVWD Water & Sewer Service Not Satisfied

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

Flood

050 - Flood. 1 DELINEATE WATERCOURSE(S) ON ECS Not Satisfied

The natural watercourse(s) shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating: "Natural watercourses must be kept free of all buildings and obstructions. Any fencing shall be corral style rail and post."

050 - Flood. 2 ENCROACHMENT PERMIT REQUIRED Not Satisfied

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

050 - Flood. 3 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. 4 SUBMIT ECS & FINAL MAP Not Satisfied

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

Planning

050 - Planning. 1 Planning - Map - ECS Note Mt Palomar Light Not Satisfied

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

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

050 - Planning. 2 Planning - Map - ECS Shall Be Prepared Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 2 Planning - Map - ECS Shall Be Prepared (cont.) Not Satisfied
the FINAL MAP.

050 - Planning. 3 Planning - Map - Fee Balance Not Satisfied

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

050 - Planning. 4 Planning - Map - Final Map Preparer Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Planning - Map - Quimby Fees Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement 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.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

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

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
3. A 24 foot wide access easement from Temescal Hill Drive through unnamed future street to Lot No. 6 and then to Open Space Lot No. 4 of this map shall be provided or as approved by the Director of Transportation.

Transportation

050 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. 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 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 EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied
use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 8 RCTD - COORDINATION WITH OTHERS Not Satisfied

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

- Coordinate with TTM37556, TR36825, and TR36826.

050 - Transportation. 9 RCTD - 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 bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 10 RCTD - OFF-SITE PRIVATE ACCESS Not Satisfied

Two paved access roads, with 24 feet, minimum, of AC pavement the landowner/developer shall provide a recorded primary and secondary reserved private off site access road easement through approved TR36826/TR36643 to a County maintained Temescal Canyon Road.

NOTES:

1. Said off site reserved private access road easement shall be the southerly extension of Temescal Hills Drive to Terramor Drive and southerly along Terramor Drive to a paved County maintained Temescal Canyon Road.

2. Said off site reserved private access road easement shall be the westerly extension of unnamed 24 foot secondary access easement to Phoebe Drive and the southerly extension of Phoebe Drive to Temescal Hills Drive and the westerly/southerly extension of Temescal Hills Drive to a paved County maintained Temescal Canyon Road.

The Project shall provide/acquire sufficient dedicated private road easement, 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 private access easement, the map will be returned for redesign.

050 - Transportation. 11 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

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

Temescal Hills Drive and Phoebe Drive along project boundaries are designated RESERVED PRIVATE COLLECTOR ROAD. These roads shall be improved with 6 inch concrete curb and gutter, 5 foot concrete sidewalk (one side) and 8 foot paseo on the other side within a 76 foot reserved

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied
private road easement in accordance with County Standard No. 103, Section "A". (44 feet/76 feet)
(Modified for construction of paseo on one side, and increased reserved private street easement width
from 74 feet to 76 feet.)

The easements shall provide the offer of dedication for public utility purposes along with the right of
ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk (on one side) shall be constructed within the 16 foot parkway.
2. An 8 foot decomposed granite paseo (on one side) shall be constructed within the 16 foot parkway.

050 - Transportation. 12 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for
annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit
and applicable fees.

050 - Transportation. 13 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be
designed to be placed underground on the Improvement Plans, according to Ordinance 460 for
subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines
below 34 kilovolts 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.

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

Plan: TTM37554

Parcel: 283240019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 IF WQMP IS REQUIRED (cont.) 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.

Flood

060 - Flood. 1 ENCROACHMENT PERMIT REQUIRED Not Satisfied

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

Planning

060 - Planning. 1 Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 110.4 gross acres 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. 2 Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

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

060 - Planning. 3 Planning-MAP- GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

Planning-CUL

Plan: TTM37554

Parcel: 283240019

60. Prior To Grading Permit Issuance

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into 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.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all 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 address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

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

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Bio Monitor Report 2018-Nesting Bird Survey and Satisfied

Prior to grading permit being issued, shall submit a summary report of all mitigation and monitoring onsite for EPD review for 2018. This will include all grading that has already occurred in Phase 3. This documentation shall include but not limited to identifying all days and times the monitor was onsite and what work was accomplished on a daily basis, maps and photographs. Document will identify number and location of bird nests, how monitoring was conducted while grading was done near buffers, and dates the young fledged the nests.

Please contact Don Copeland with EPD if there are any questions. 951-955-6441

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

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
nesting bird survey shall be conducted.

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

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

060 - Planning-EPD. 3 0060-Planning-EPD-SP-30 DAY BURROWING OWL Not Satisfied

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE:

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

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

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT 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 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) (cont.) Not Satisfied
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 EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied
In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

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- One of 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.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

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70. Prior To Grading Final Inspection

Planning-CUL

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

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

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

Planning

080 - Planning. 1 Planning - Map - School Mitigation Not Satisfied

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

080 - Planning. 2 Planning - Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Planning-MAP - FEE BALANCE (cont.) Not Satisfied

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

Transportation

080 - Transportation. 1 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD - NO BUILDING PERMIT ISSUANCE Not Satisfied

The approval of this tentative map is for financial purposes only. Mass grading including for Streets and other utilities is permitted with this map, NO residential lots or grading for single family residential lots shall be permitted with this map.

NO building permit issuance is permitted with the approval of this tentative map.

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

Transportation

090 - Transportation. 1 RCTD - 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 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 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - 80% COMPLETION (cont.) Not Satisfied

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 shall be completed and accepted into the County maintained system.

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

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

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

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

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within Temescal Hills Drive and Phoebe Drive, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Hills Drive and Phoebe Drive (private Streets).

090 - Transportation. 3 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts 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).



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

Juan C. Perez
Agency Director



08/11/20, 9:02 am

TTM37556

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37556. 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 (TTM37556) 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. 37556 proposes a Schedule 'A' map to subdivide the Project site into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. Specific Plan No. 327 A1 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE MAP NO. 37556 Tentative Map, dated August 1, 2019.
Exhibit L and W - Conceptual Landscape and Wall and Fence Plan, dated January 16, 2020

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- 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

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - 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. 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)

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

Advisory Notification. 7 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 TTM37556 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TTM37556, 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.

E Health

E Health. 1 ECP COMMENTS

If 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 Gen - Custom

TR37554 is proposing to receive potable water service from and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with TVWD as well as all other applicable agencies.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers may be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

Flood

Flood. 1 Flood Haz. Report

Tract Map (TR) 37556 is a proposal for a Schedule "A" residential subdivision of a 31.64 -acre site into 143 residential lots with the minimum lot size of 0.1 acre in Temescal Valley area. The site is located in the Temescal Canyon area northeast of both Interstate 15 and Temescal Canyon Road in the hills and south of Spanish Hills Drive.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. This site receives runoff from a tributary offsite drainage area of approximately 90 acres from the hills to the east and north. This site is within previously approved Phase 3 of Specific Plan (SP) 327 Amendment No. 1 (Toscana/Terramor) Planning areas 12 and 13. The site shares the same project boundary with TR37554 processed previously, and adjacent to TR36825 (SP327 Phase 2).

TR37556 is located north and upstream of TR36825. TR36825 replaced the existing Terramor Drive with Temescal Hills Drive, Shadeland Drive and Highvale Drive. Drainage improvements are under construction in the streets and ready for TR37554 to connect and utilize. Onsite facilities for TR37554 are 36" in diameter or less, and will not be maintained by the District. Transportation reviewed the hydrology and hydraulic calculations for these facilities.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Prior to further subdivision occurring with TR37556, TR37554 will construct backbone infrastructures (roads, storm drains, sewer, water etc.) that will extend the drainage infrastructure from TR36825 to the north for TR37556. TR37554 will also provide large mass-graded residential lots that will be subdivided into residential lots pursuant TR37556. The final approval of any phase of development within TR37556 will require completion of the drainage improvement of TR37554 and TR36825 unless otherwise approved by the District. Each lot/phase within Tract 37554 shall be protected from 100-year storm runoff flooding as this development is processed.

District has reviewed the SP 327 Phase 3A hydrology report and Tract 37556 exhibit submitted on September 9, 2019. The hydrology study analyzed the pre and post developed conditions for 10- and 100-year flows.

To protect future individual lots in TR37556 from 100-year storm runoff, additional lateral storm drains, v-ditch and terrace drain are proposed for this development. An interim basin is proposed northwest of the site at the north end of Phoebe Drive to collect offsite flows from the northwest draining to the south via a flow conveyance system north of 24' EVA easement. This interim basin outlets to a HOA maintained Line B (TR36825) in Phoebe Drive. On the western portion of TR37556, another temporary debris basin built under TR36825 is removed and replaced with storm drains and catch basins in streets "B" and "R". The storm drains convey onsite flows from the west of Temecula Hills Drive to Line B via two proposed 3-ft wide V-ditches and street collection system in streets "B" and "R". The offsite runoffs from the east of the project site are collected and conveyed to an existing 36-in Temecula Hills Drive storm drain (TR37554) via proposed 3-ft wide V-ditches, 5-ft wide terrace drains and a storm drain inlet near Lot 42. The offsite runoff from the northeast of the site is collected by a temporary storm drain inlet at northeast corner of the project site near Lot 70, and the flow is conveyed to the existing 36-in storm drain (TR37554) through an existing storm drain in Street "G". The onsite runoffs from the east of Temecula Hills Drive are collected by proposed catch basins in Streets "G", "I" and "H" and conveyed to District maintained Temescal Hills Drive storm drain (TR 36825 Line A, Dwg 2-0484 Sht. 11) via Phase 3A storm drain line in Temescal Hill Drive. Please note this drainage improvement involves District facilities and an encroachment permit will be required for any performed work on District facilities and within District right-of-way.

All new construction should comply with all applicable ordinances. TR37556 needs to demonstrate that all the proposed drainage facilities will have the capacity to protect the project site from 100-year offsite runoff without overburdening the downstream drainage facilities or properties. Erosion protection should be taken in consideration. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions. Since the development of this property will increase downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts. Portion of this project drains to Spanish Hills community via Lines B and C. As stated in the Specific Plan 327 Amended No. 1 document, flow rates tributary to the Spanish Hills community shall be reduced by 50% in order to reduce the flood risk.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Planning

Planning. 1 15 PLANNING - Landscape Requirement

Landscape Requirement

The developer/ permit holder shall:

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

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

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

Planning. 2 LCP Landscape Concept Plan required at project submittal

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

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 LCP Landscape Concept Plan required at project submittal (cont.)

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

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

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

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

Planning. 3 Planning - General - Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 Planning - Map - Expiration Date

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

Planning. 5 Planning - Map - 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. 6 Planning - Ninety (90) Days to Protest

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **Planning - Ninety (90) Days to Protest (cont.)**

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. 7 **Planning - 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. 8 **Planning - SP - AMENDMENT REQUIRED**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Planning. 9 **Planning - SP - EA REQUIRED**

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

Planning - SP - AIR QUALITY MITIGATION (cont.)

6.A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.

7.Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.

8.Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.

9.Use energy-efficiency built-in appliances.

10.Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.

11.Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.

Planning. 13

Planning - SP - CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map) for all Planning Areas (PA) except PA 17, the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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, c) provide for ownership of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 Planning - SP - CC&R RES PRI COMMON AREA (cont.)

common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the 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 owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 14 Planning - SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or 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 applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

Planning - SP - CC&R RES PUB COMMON AREA (cont.)

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. 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 de annexed 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 this Declaration.

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 Planning - SP - DURATION OF SP VALIDITY (cont.)

Planning. 15 Planning - SP - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 16 Planning - SP - ECS SYANGRO & EL SOBRANTE

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the land divider or successor-in-interest shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map.

The ECS shall include this statement: This land/property is located in close proximity to a regional solid waste disposal facility, called the El Sobrante Landfill, which is a 24-hour operation, and a biosolid composting facility, called Synagro."

Planning. 17 Planning - SP - ENTRY MONUMENTATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit L.
2. The entry monument shall be in substantial conformance with each Planning Area Standards of the SPECIFIC PLAN, the Specific Plan Design Guidelines, and Figure III A-10 of the Specific Plan (Master Landscape Plan).

Planning. 18 Planning - SP - GATE ACCESS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **Planning - SP - GATE ACCESS (cont.)**

use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The primary entry gate at Temescal Hills Drive South shall be designed to be accessible to both residents and visitors. All other gates may have limited access for residents only. All gates shall have provisions for emergency vehicle access at all times."

Planning. 19 **Planning - SP - PA PROCEDURES**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 20 **Planning - SP - QUIMBY FEES**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the recordation of the FINAL MAP, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area 152B or similar entity such as a County Service Area/District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460."

This condition shall be considered NOT APPLICABLE if the implementing project is NOT a TENTATIVE MAP for residential subdivision.

Planning. 21 **Planning - SP - SCHOOL MITIGATION**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25

Planning-SP - SKR FEE CONDITION (cont.)

Prior to the approval of any implementing project within planing areas 1-22 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant 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 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 960 acres in accordance with the SPECIFIC PLAN. 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 he appropriate fee set forth in that ordinance shall be required."

Planning-CUL

Planning-CUL. 1

If Human Remains are Found

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190047 ACCEPTED

County Geologic Report GEO No. 190047, submitted for the projects TTM37554 & TTM37556, was prepared by Advanced Geotechnical Solutions, Inc. (AGS). The report is titled; "60-Scale Grading Plan Review, Terramor, Phase IIIA, Tentative Tracts 37554 and 37556, Temescal Valley Area, County of Riverside, California," dated December 12, 2018. In addition, AGS has submitted the following documents:

"Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO190047.

GEO No. 190047 concluded:

1. Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
3. According to FEMA, the site is not within a FEMA identified flood hazard.
4. The subject site is not in a State liquefaction susceptibility zone. Based on our review, the potential for liquefaction occurring at the site is considered "very low to remote", once the proposed remedial grading is complete.
5. All soils that may be subject to dynamic settlement will be removed during grading.
6. Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 190047 recommended:

1. Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
2. The resulting undercuts should be replaced with engineered fill.
3. Removal bottoms should finally expose competent old alluvial fan deposits and/or bedrock.
4. Deeper undercuts may be required if critically expansive clay gouge is associated with a fault trace.
5. The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

GEO No. 190047 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190047 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

PAELO ASSESSMENT

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643 & TR36593), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1, TR36643 and TR36593. A PRIMP shall not be required for site grading.

Transportation

Transportation. 1

RCTD - GENERAL

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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

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

10. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.

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

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

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

14. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

15. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Transportation. 2 TS/CONDITIONS

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

The General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

I-15 Northbound Ramps (NS) at:
Temescal Canyon Road (EW)

I-15 Southbound Ramps (NS) at:
Temescal Canyon Road (EW)

Temescal Canyon Road (NS) at:
Lawson Road (EW)

Temescal Canyon Road (NS) at:
Trilogy Parkway (EW)

Temescal Canyon Road (NS) at:
Glen Ivy Road (EW)

Campbell Ranch Road (NS) at:
Temescal Canyon Road (EW)

Temescal Canyon Road (NS) at:
Temescal Hills Drive North (EW)

Temescal Canyon Road (NS) at:
Terramor Drive (EW)

Campbell Ranch Road (NS) at:
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
Indian Truck Trail (EW)

Temescal Canyon Road (NS) at:
Indian Truck Trail (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

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

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

Transportation. 3 TS/FAIRSHARE

As identified in the Urban Crossroads October 30, 2018 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

- 4.994 percent toward a traffic signal at Temescal Canyon Road and Glen Ivy Road.
- 2.36 percent toward a second WB left turn lane at I-15 Southbound Ramps and Indian Truck Trail.

Or as approved by the Director of Transportation.

Waste Resources

Waste Resources. 1 Gen - Custom

- 1) 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, at 1.888.722.4234.
- 2) Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 Gen - Custom Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 Gen - Custom Not Satisfied

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

Fire

050 - Fire. 1 Prior to Recordation Not Satisfied

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

050 - Fire. 2 Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls or other acceptably mitigated fencing along common boundaries and between rear yards and open space. d) An owners' association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 3 Prior to Recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

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50. Prior To Map Recordation

Planning

050 - Planning. 3 Planning - Map - Fee Balance (cont.) Not Satisfied
TENTATIVE MAP are in a negative balance, so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 Planning - Map - Final Map Preparer Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Planning - Map - Quimby Fees Not Satisfied
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement 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.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied
The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Lot access shall be restricted on Temescal Hills Drive and Phoebe Drive so noted on the final map.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
4. A 24 foot access easement shall be provided to Open Space Lot No. 4 through Lot No. 6 or as approved by the Director of Transportation.

Transportation

050 - Transportation. 1 0050-Transportation-MAP – FINAL WQMP REQUIRED 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 www.rcflood.org/npdes

050 - Transportation. 2 0050-Transportation-MAP – WQMP ACCESS AND MAINT (S 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 - Transportation. 3 50 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 50 - 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.

050 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 5 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 RCTD - ANNEX SIGNAL MAINTENANCE (cont.) Not Satisfied
approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 10 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 11 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied
The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. 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 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 EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x17 inch hardcopies and one fully signed PDF copy on CD).

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. 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&Rs, and submitting water improvement plans.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD - COORDINATION WITH OTHERS Not Satisfied

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

- Coordinate with TTM37554, TR36825, and TR36826.

050 - Transportation. 13 RCTD - 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 bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 14 RCTD - OFF-SITE PRIVATE ACCESS Not Satisfied

Two paved access roads, with 24 feet, minimum, of AC pavement the landowner/developer shall provide a recorded primary and secondary reserved private off site access road easement through approved TR36826/TR36643 to a County maintained Temescal Canyon Road.

NOTES:

1. Said off site reserved private access road easement shall be the southerly extension of Temescal Hills Drive to Terramor Drive and southerly along Terramor Drive to a paved County maintained Temescal Canyon Road.
2. Said off site reserved private access road easement shall be the westerly extension of unnamed 24 foot secondary access easement to Phoebe Drive and the southerly extension of Phoebe Drive to Temescal Hills Drive and the westerly/southerly extension of Temescal Hills Drive to a paved County maintained Temescal Canyon Road.

The Project shall provide/acquire sufficient dedicated private road easement, 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 private access easement, the map will be returned for redesign.

050 - Transportation. 15 RCTD - PRIVATE ROAD IMPROVEMENTS Not Satisfied

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

Temescal Hills Drive and Phoebe Drive along project boundaries are designated RESERVED PRIVATE COLLECTOR ROAD. These roads shall be improved with 6 inch concrete curb and gutter, 5 foot concrete sidewalk (one side) and 8 foot paseo on the other side within a 76 foot reserved private road easement in accordance with County Standard No. 103, Section "A". (44 feet/76 feet) (Modified for construction of paseo on one side, and increased reserved private street easement width from 74 feet to 76 feet.)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 RCTD - PRIVATE ROAD IMPROVEMENTS (cont.) Not Satisfied

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk (on one side) shall be constructed within the 16 foot parkway.
2. An 8 foot decomposed granite paseo (on one side) shall be constructed within the 16 foot parkway.
3. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
4. Install an all way stop at the intersection of Temescal Hills Drive and Terramor Drive.

All other interior Streets are designated RESERVED PRIVATE ROAD and shall be improved with 36 foot full width AC pavement, 6 inch concrete curb and gutter, and 5 foot sidewalk within a 56 foot reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36 feet/56 feet).

The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTES:

1. A 5 foot concrete sidewalk shall be constructed adjacent to the property line within the 10 foot parkway.
2. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
3. All street grads shall be to the satisfaction of the plan check engineer.

050 - Transportation. 16 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 17 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17 RCTD - UTILITY COORDINATION (cont.) Not Satisfied

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

050 - Transportation. 18 TS/FAIRSHARE Not Satisfied

As identified in the Urban Crossroads October 30, 2018 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

4.994 percent toward a traffic signal at Temescal Canyon Road and Glen Ivy Road.

2.36 percent toward a second WB left turn lane at I-15 Southbound Ramps and Indian Truck Trail.

Or as approved by the Director of Transportation.

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.

Flood

060 - Flood. 1 Encroachment Permit Required Not Satisfied

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Encroachment Permit Required (cont.) Not Satisfied

Planning

060 - Planning. 1 Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 29 gross acres 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. 2 Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

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

060 - Planning. 3 Planning-MAP- GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into 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.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all 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 address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

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

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

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

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

060 - Planning-EPD. 2 0060-Planning-EPD-SP-30 DAY BURROWING OWL Not Satisfied

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as PRIORITY TO GRADING PERMIT ISSUANCE:

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-SP-30 DAY BURROWING OWL (cont.) Not Satisfied
Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED 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 www.rcflood.org/npdes

060 - Transportation. 2 RCTD - APPROVED MAINT 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 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, 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 EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 3 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

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

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70. Prior To Grading Final Inspection

Planning-CUL

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

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- One of 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.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner 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. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as

Plan: TTM37556

Parcel: 283240019

80. Prior To Building Permit Issuance

BS-Grade

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

- 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.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 500 gpm at 20 psi for 1/2 hour, for residential structures equipped with automatic sprinklers. Subsequent design changes may increase or decrease the required fire flow.

080 - Fire. 2 Prior to permit Not Satisfied

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Flood

Plan: TTM37556

Parcel: 283240019

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Encroachment Permit Not Satisfied

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

Planning

080 - Planning. 1 Planning - Climate Action Plan Not Satisfied

Prior to issuance of building permits, and 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 of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 2 Planning - Conform Final Site Plan Not Satisfied

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

080 - Planning. 3 Planning - Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 4 Planning - SCHOOL MITIGATION Not Satisfied

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with State Law."

080 - Planning. 5 Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

Plan: TTM37556

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

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

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

080 - Planning. 6 Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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

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

Colors/materials shall conform substantially to those shown on approved Specific Plan No. 327A1 Architectural and Design Guidelines.

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

Elevations and floor plans shall substantially conform to approved Specific Plan No. 327A1 Architectural Design Guidelines.

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Planning-MAP- ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

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.

Transportation

080 - Transportation. 1 0080-Transportation-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. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re 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. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

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

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

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 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

Plan: TTM37556

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
- 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" 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 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

Waste Resources

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

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

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80. Prior To Building Permit Issuance

Waste Resources

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

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.

Planning

090 - Planning. 1 Map - Entry Monumentation Plot Plan Compliance Not Satisfied

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

090 - Planning. 2 Map - Quimby Fees Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

090 - Planning. 3 Planning - Map - Concrete Driveways Not Satisfied

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

090 - Planning. 4 Planning - Map - Mitigation Monitoring Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Impact Report No. 439. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5 Planning - Map - Renewable Energy R2-CE1 Installed 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. 6 Planning - Map - Roll-Up Garage Doors Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Planning - Map - Roll-Up Garage Doors (cont.) Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 7 Planning - Map - Wall/Fencing Compliance Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-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. 2 90 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. 3 90 - TRANSPORTATION - Landscape Signage Required on I 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. 4 RCTD - 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:

Plan: TTM37556

Parcel: 283240019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - 80% COMPLETION (cont.) Not Satisfied

a. Primary and 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 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 shall be completed and accepted into the County maintained system.

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

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

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

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

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 5 RCTD - FEE PAYMENT 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)

090 - Transportation. 6 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within Temescal Hills Drive and Phoebe Drive, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Temescal Hills Drive and Phoebe Drive (private Streets).

090 - Transportation. 7 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation

Plan: TTM37556

Parcel: 283240019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD - UTILITY INSTALL (cont.) Not Satisfied

Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

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

Waste Resources

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: October 3, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Temescal Valley Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: 1st District
Southern California Gas Co.

Planning Commissioner: 1st District
Corona Sphere of Influence
Corona-Norco Unified School District
Western Municipal Water District (WMWD)

TENTATIVE TRACT MAP NO. 37554 - CEQ180089 – Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: Adkan Engineers, Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 110.4 Acres - Zoning: Specific Plan - **Tentative Tract Map No. 37554** proposes a Schedule ‘A’ map to subdivide the Project site into 7 Lots and 3 Lettered Lots. The numbered lots are proposed to be further subdivided into single family residential lots and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. As a part of this Map, it will include mass grading, the extensions of Terramor Drive and Phoebe Drive, and installation of storm drainage facilities. APNs: 283-240-019 – 020, 290-930-015, and 290-940-014 – Concurrent Cases: SP327A1. **BBID: 606-383-243**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on October 18, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: February 6, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Southern California Edison Co. (SCE)

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Southern California Gas Co.

Temescal Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District, Jeffries
Planning Commissioner: Carl Bruce Shaffer
Western Municipal Water District (WMWD)

TENTATIVE TRACT MAP NO. 37556 - CEQ190005 – Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: Adkan Engineers, Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 25.7 Gross Acres - Zoning: Specific Plan - **Tentative Tract Map No. 37556** proposes a Schedule ‘A’ map to subdivide the Project site into 143 residential lots. Minimum lot width will be fifty (50’) feet and a minimum lot depth of ninety (90’) feet for a minimum lot size of 4,500 square feet. The proposed developable lots are Phase 3A of the Terramor Specific Plan No327A1. APNs: 283-240-019 and 290-940-014 – Concurrent Cases: SP327A1 and TTM No. 37554 – **BBID: 615-214-658**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on February 21, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

- MINOR CHANGE Original Case No. _____
- REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Forestar Toscana, LLC

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd Suite 600
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714x208 Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Hermano Ranch LLC

Contact Person: Won S. Yoo E-Mail: won.yoo@ranpac.net

Mailing Address: 27431 Enterprise Circle West #201

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Temecula, CA 92590 Street 92590
CA
City State ZIP

Daytime Phone No: (:951) 676-7000 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Hermano Ranch, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Won S. Yoo, Managing Member

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-240-019, 290-⁹³⁰300-015, 290-940-014, 283-240-020

Approximate Gross Acreage: 110.4 ac

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Tract 36825, Tract 36826, South of Vacant Land, East of Spanish Hills, West of Vacant Land.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: N/A Financial Map
Number of existing lots: 2 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 3 Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). SPA327A1
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EIR 439 EIR No. (if applicable): EIR 439

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): See SP327A1

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to **Section 65962.5** of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Andy Petitjean

Address: 4590 Mac Arthur Blvd Suite 600, Newport Beach, CA, 92660

Phone number: 949-748-6714

Address of site (street name and number if available, and ZIP Code): 24950 Temescal Canyon Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-240-019, 290-⁹³⁰~~300~~-015, 290-940-014, ²⁸³~~290~~-240-020

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Forestar Toscana, LLC hereafter "Applicant" and Hermano Ranch, LLC "Property Owner".

Description of application/permit use:

To subdivide a piece of property for mapping purposes.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 283-240-019, 290-300-015, 290-940-014, 290-240-020

Property Location or Address:

Temescal Canyon Road (SP327) Temescal Valley, CA 92883

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Hermano Ranch, LLC Phone No.: 951-676-7000

Firm Name: Hermano Ranch, LLC Email: won.yoo@ranpac.net

Address: 27431 Enterprise Circle West #201
Temecula, CA 92590

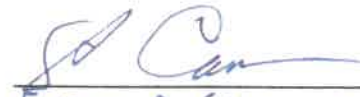
3. APPLICANT INFORMATION:


Applicant Name: Andy Petitjean Phone No.: 949-748-6714 ext. 208

Firm Name: Forestar Toscana, LLC Email: andyp@foremostcompanies.com

Address (if different from property owner)
4590 MacArthur Blvd Suite 600
Newport Beach, CA 92660

4. SIGNATURES:

Signature of Applicant:  Date: 9-18-18
Print Name and Title: STEPHEN C. GOMEZ, PRESIDENT

Signature of Property Owner:  Date: 9-14-18
Print Name and Title: Won S. Yoo, Manager of Hermano Ranch LLC

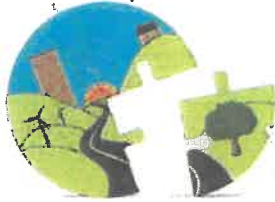
Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

TTM 37556



Steve Weiss, AICP
Planning Director

Related to TTM 37534

RIVERSIDE COUNTY
PLANNING DEPARTMENT

TTM37534
CEA190005

CC007916

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

- MINOR CHANGE Original Case No. _____
- REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Forestar Toscana, LLC

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd Suite 600

<u>Newport Beach</u>	<u>CA</u>	<u>92660</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949) 748-6714x208 Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive

<u>Riverside</u>	<u>CA</u>	<u>92504</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Hermano Ranch LLC

Contact Person: Won S. Yoo E-Mail: won.yoo@ranpac.net

Mailing Address: 27431 Enterprise Circle West #201

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Temecula, CA 92590

Street
CA
State

92590

City

ZIP

Daytime Phone No: (951) 676-7000

Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Hermano Ranch, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

By: Won S. Yoo, Managing Member

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-240-019, 290-300-015, 290-940-014, 290-240-020

Approximate Gross Acreage: 25.7 A.C.

parcels were found that match in map only
No parcels were found that match

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Tract 36825, Tract 36826, South of Vacant Land, East of Spanish Hills, West of Vacant Land.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 4,500 SF
Number of existing lots: 2 Number of proposed developable lots: 143
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 2 Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). SPA327A1
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EIR 439 EIR No. (if applicable): EIR 439

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): See SP327A1

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Andy Petitjean

Address: 4590 Mac Arthur Blvd Suite 600, Newport Beach, CA, 92660

Phone number: 949-748-6714

Address of site (street name and number if available, and ZIP Code): 24950 Temescal Canyon Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-240-019, 290-300-015, 290-940-014, 290-240-020

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant: *RD Brown* Date *01/16/2019*
RICHARD REAVES c/o FORESTAR TOSCANA LLC

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Forestar Toscana Development Company, a Delaware Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 290-070-045, 290-070-046, 283-240-009, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-010, 290-070-024 and 290-070-026 ("PROPERTY"); and,

WHEREAS, on October 2, 2013, PROPERTY OWNER filed an application for Specific Plan No. 327 Amendment 1, on July 17, 2015, PROPERTY OWNER filed an Application for Tract No. 36825 and on May 18, 2016, PROPERTY OWNER filed an application for Tract No. 36826 ("PROJECT") and it is anticipated that PROPERTY OWNER will file future land use applications on THE PROPERTY which are also to be covered by this Agreement and are also considered to be part of the PROJECT; and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including future land use applications on THE PROPERTY as well as any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("***Indemnification Obligation.***")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY

OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Forestar Toscana, LLC
4590 MacArthur Blvd., Ste. 600
Newport Beach, CA 92660

With a copy to:
Alex Jacobs
1925 Century Park East, Ste. 1700
Los Angeles, CA 90067

Sunny Sage, LLC
Attn: Won Sang Yoo
27431 Enterprise Circle West #201
Temecula, CA 92590

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing,

construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

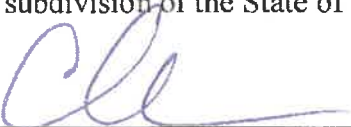
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California


By: 
Juan Perez *CHARISMA LEACH*

Asst. It. Riverside County TLMA Director/Interim Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  3/30/17
MELISSA R. CUSHMAN DATE

Dated: 4/4/17

PROPERTY OWNER:
Forestar Toscana Development Company, a Delaware Corporation

By: 
Stephen C. Cameron
President

Dated: March 28, 2017

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On March 28th, 2017 before me, Sakura Davenport, Notary Public
(insert name and title of the officer)

personally appeared Stephen C. Cameron,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sakura Davenport (Seal)



NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Satish Leon– Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554** proposes a Schedule "A" map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 19, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 09, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TTM37554 / TTM37556 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

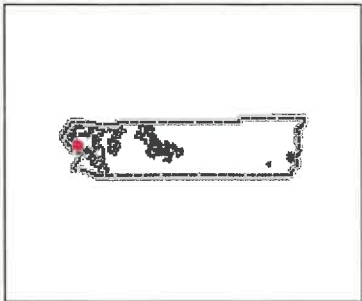
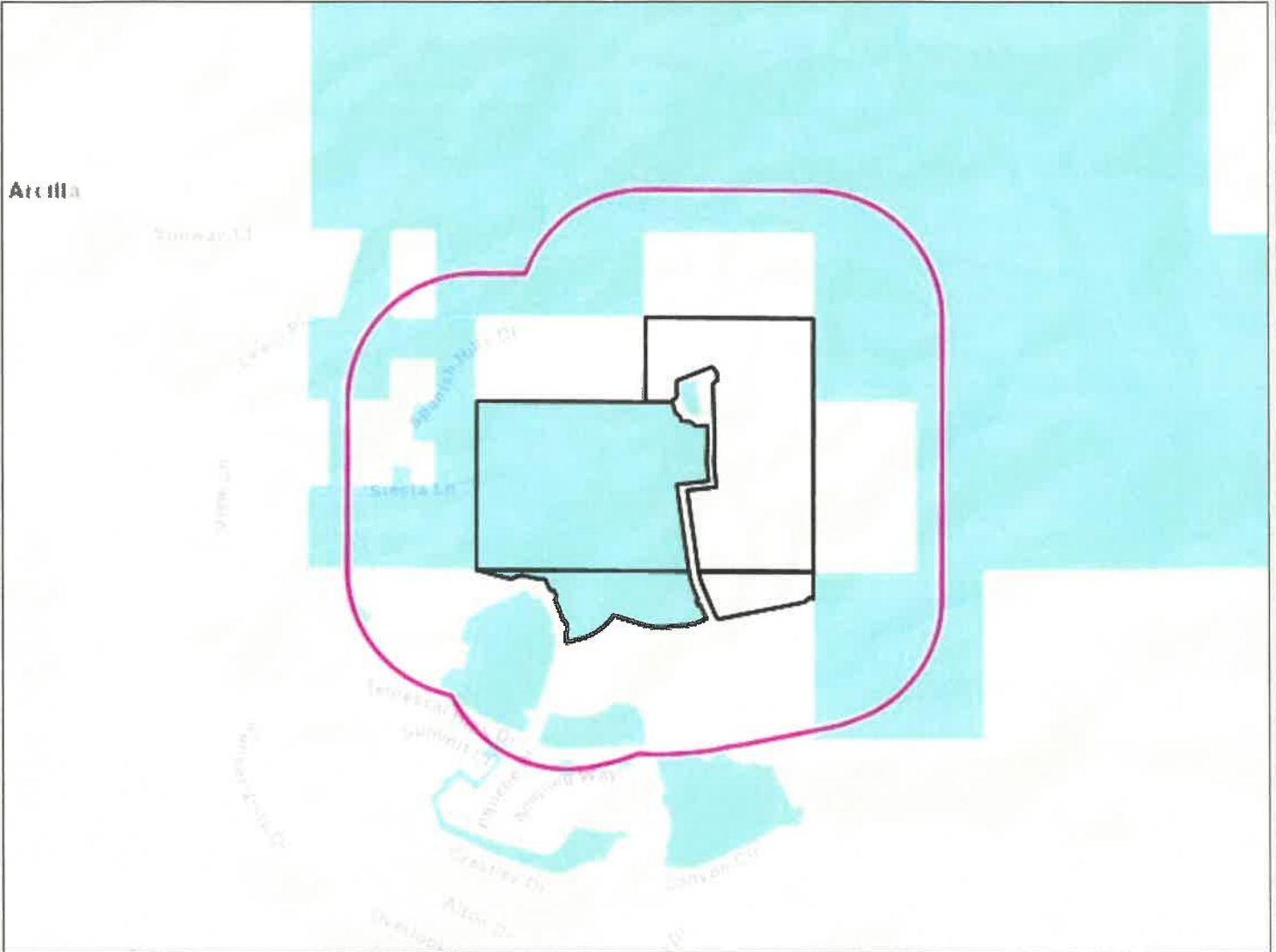
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TTM37554 / TTM37556

(1200 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



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.

283210002
WESTERN RIVERSIDE COUNTY REGIONAL CON
3403 10TH ST STE 320
RIVERSIDE CA 92501

283220006
QUOC KIM NGUYEN
1460 PASEO GRANDE
CORONA CA 92882

283220008
CHET ALLEN GROOMAN
29504 MADERA AVE
SHAFTER CA 93263

283220013
FRANK PED SOUTIPAN
702 MORSE DR
SANTA ANA CA 92703

283220014
DOROTHY PYLANT
11356 DIAMONDBACK RD
CORONA CA 92883

283220015
BETTY J. PFEIL
4731 LIBRA PL
YORBA LINDA CA 92886

283220016
ANNETTE K. JOHNSTON
165 DRY BRANCH WAY
NORTH AUGUSTA SC 29860

283220022
DENNIS YOUNGCHUL KIM
5262 LA CANADA BLV
LA CANADA CA 91011

283220024
MINGCHUAN CHEN
16033 WEDGE WORTH DR # 332
HACIENDA HEIGHTS CA 91745

283230013
PHILIP E. CHIPMAN
2612 WESTMINSTER PL
COSTA MESA CA 92627

283230015
CHARLES F. GARVIN
11351 SIESTA LN
CORONA CA 92883

283230016
JOHN MOODY
11353 SIESTA LN
CORONA CA 92883

283230017
JOSE GARCIA
182 W WINSTON RD
ANAHEIM CA 92805

283230021
TOM GEIDEMAN
3185 SONRISA DR
CORONA CA 92881

283230022
JOHN W. MOODY
21641 JORANDA
MISSION VIEJO CA 92692

283230023
TERESINA A. SALOMONE
15344 MANZANARES RD
LA MIRADA CA 90638

283230027
JAMES MICHAEL DEELEY
11480 SIESTA DR
CORONA CA 92883

283230028
MARK S. BOTHERAS
1621 DOLE ST # 503
HONOLULU HI 96822

283230032
ANTHONY S. WIMENTA
8353 COVER CREEK RD
RIVERSIDE CA 92508

283230034
GF SERVICES
1871 CALIFORNIA AVE
CORONA CA 92881

283240001
HERMANO RANCH
27431 ENTERPRISE CIR W
TEMECULA CA 92590

283240019
HERMANO RANCH
27431 ENTERPRISE CIR W # 201
TEMECULA CA 92590

283450001
FORESTAR TOSCANA DEV CO
4590 MACARTHUR BL STE 600
NEWPORT BEACH CA 92660

289080005
MARK A. SAYEGH
4165 ROBBY CIR
CORONA CA 92882

289080007
RIVERSIDE COUNTY HABITAT CONSERV
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

289080008
WESTERN RIVERSIDE COUNTY REGIONAL
P O BOX 1667
RIVERSIDE CA 92502

290070053
TERRAMOR COMMUNITY ASSN
24602 TERRAMOR DR
TEMESCAL VALLEY CA 92883

290070067
FORESTAR TOSCANA DEV CO
4590 MACARTHUR BLV NO 600
NEWPORT BEACH CA 92660

290770008
TERRAMOR 83
2900 ADAMS ST # C25
RIVERSIDE CA 92504

290770014
ANDREA E. BLANK
11724 AMBLING WAY
CORONA CA 92883

290770015
PATTI L. GIBSON
11712 AMBLING WAY
CORONA CA 92883

290780040
PULTE HOME CO
27401 LOS ALTOS STE 400
MISSION VIEJO CA 92691

290930015
JANICE M. MORGER
17745 LOMITA LN
YORBA LINDA CA 92886

290930055
PARDEE HOMES
1250 CORONA POINTE CT STE 600
CORONA CA 92879

290940020
RICHMOND AMERICAN HOMES OF MARYLAND
931 MAIN ST # 205
CORONA CA 92880

290960018
RICHMOND AMERICAN HOMES OF MARYLAND
391 N MAIN ST # 205
CORONA CA 92880

290960019
TERRAMOR COMMUNITY ASSN
24602 TERRAMOR DR
TEMECULA CA 92883

393010001
USA BLM
6221 BOX SPRINGS BL
RIVERSIDE CA 92507

Forestar Toscana Development Co.
Atten: Satish Lion
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

T & B Planning
Atten: Joel Morse
17542 East 17th Street, Suite 100
Tustin, CA 92780

Southern California Edison
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Corona-Norco Unified School District
2820 Clark Avenue
Norco, CA 92860

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92507

Adkan Engineers
Atten: Ruddy Argueta
6879 Airport Drive
Riverside, CA 92504

Forestar Toscana Development Co.
Atten: Satish Lion
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

Adkan Engineers
Atten: Mitch Adkison
6879 Airport Drive
Riverside, CA 92504

Southern California Edison
P.O Box 800
Rosemead, CA 91770

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Corona-Norco Unified School District
2820 Clark Avenue
Norco, CA 92860

Temescal Valley Municipal Advisory
Council
Atten: Eric Warner
P.O. Box 77850
Corona, CA 92282

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92507

Adkan Engineers
Atten: Richard Reaves
6879 Airport Drive
Riverside, CA 92504

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

T & B Planning
Atten: Joel Morse
17542 East 17th Street, Suite 100
Tustin, CA 92780

Adkan Engineers
Atten: Mitch Adkison
6879 Airport Drive
Riverside, CA 92504

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

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Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
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Temescal Valley Municipal Advisory
Council
Atten: Eric Warner
P.O. Box 77850
Corona, CA 92282

Adkan Engineers
Atten: Ruddy Argueta
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
Atten: Richard Reaves
6879 Airport Drive
Riverside, CA 92504

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: TTM37554 and TTM37556
Project Location: North of Temescal Hills Drive, South of Spanish Hills Drive, East of Mayhew Road, and West of Indian Truck Trail.

Project Description: Tentative Tract Map No. 37554 proposes a Schedule 'A' map to subdivide the Project site into 7 Lots and 3 Lettered Lots. The numbered lots are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. As a part of this Map, it will include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The Project site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The Project site is comprised of approximately 110.4 acres. Tentative Tract Map No. 37556 proposes a Schedule 'A' map to subdivide the Project site into 143 residential lots. Minimum lot width will be fifty (50') feet and a minimum lot depth of ninety (90') feet for a minimum lot size of 4,500 square feet. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres

Name of Public Agency Approving Project: Riverside County Planning Department
Project Applicant & Address: Forestar Toscana Development Co., c/o Satish Lion, 4590 MacArthur Blvd., Suite 600, Newport Beach CA. 92660

Exempt Status: (Check one)
 Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15182)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan). Section 15182 states that an EIR or negative declaration does not need to be prepared if the proposed project is a residential project and is conformance with the approved Specific Plan. In addition the following requirements must be met: the EIR for the Specific Plan must have been prepared after January 1, 1980. (EIR No. 439 was adopted on December 18, 2006); and, if a Supplemental or Subsequent EIR is being prepared for the Specific Plan the Notice of Determination shall be filed before an exemption can be applied, fees may be requested to defray cost of the preparation of the initial Specific Plan and EIR, and if a court action has been filed regarding not preparing a supplemental EIR the exemption can commence within 30 days after the decision to approve the project in accordance with the Specific Plan. The proposed Project meets these requirements.

Deborah Bradford _____ (951) 955-6646 _____
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a thin black border, occupying the upper portion of the page. It is intended for use by the county clerk.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission: **August 19, 2020**

PROPOSED PROJECT

Case Number(s):	CUP190022	Applicant(s):	Carl R Wood
Environmental:	Exempt, Section 15061 & 15303		
Area Plan:	Elsinore	Representative(s):	
Zoning Area/District:	Lakeland Village District		
Supervisory District:	First District		
Project Planner:	Brett Dawson		
Project APN(s):	381-344-023		



 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 190022 – A conditional Use Permit for the construction of a 9,100 square foot stand-alone retail store that will include the sale of beer and wine for off site consumption (subject to a type 20 license), with associated parking and detention basin.

The proposed project site is located at the southwest corner of Grand Avenue and Blanche Avenue.

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 15303 (Small Facilities) and 15061 (b)(3) (Common Sense) based on the findings and conclusions in the staff report; and,

APPROVE PUBLIC CONVENIENCE AND NECESSITY FINDINGS as stated in the staff report; AND

APPROVE CONDITIONAL USE PERMIT NO 190022, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Mixed Use Area and Medium Density Residential
South:	Mixed Use Area and Medium Density Residential
West:	Mixed Use Area and Medium Density Residential
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Residential (R-3)
East:	General Residential (R-3) and General Commercial (C-1/C-P)
South:	One Family Dwellings (R-1)
West:	General Commercial (C-1/C-P) and One Family Dwellings (R-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Residential
South:	Single Family Residential and Vacant
East:	Single Family Residential and Vacant
West:	Single Family Residential and Commercial

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.27	N/A
Building Height (FT):	24'	35'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience Market	9,100	1/200 sq. ft. gross floor area.	45	46
TOTAL:				

Located Within:

City's Sphere of Influence:	No / Yes – Location
Community Service Area ("CSA"):	No / Yes – Location
Special Flood Hazard Zone:	No / Yes – Location
Agricultural Preserve:	No / Yes – Location
Liquefaction Area:	No / Yes – Location
Subsidence Area:	No / Yes – Location
Fault Zone:	No / Yes – Location
Fire Zone:	No / Yes – Location
Mount Palomar Observatory Lighting Zone:	No / Yes – Location
WRCMSHCP Criteria Cell:	No / Yes – Location
CVMSHCP Conservation Boundary:	No / Yes – Location
Stephens Kangaroo Rat ("SKR") Fee Area:	No / Yes – Location
Airport Influence Area ("AIA"):	No / Yes – Location

PROJECT LOCATION MAP

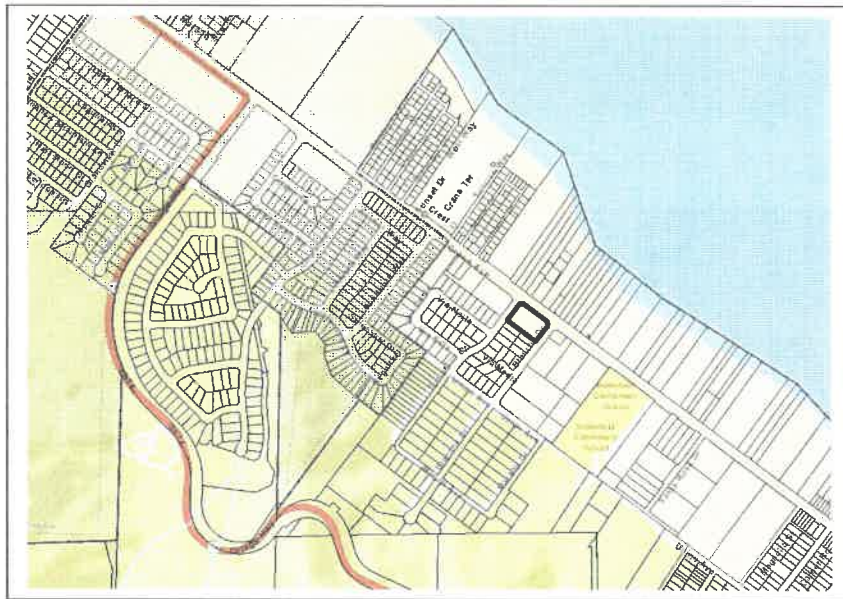


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Presently the site is vacant consisting of exposed soil and localized trees, shrubs and weed growth. The site is relatively flat with no major changes in grade. Access to the site would be provided by driveways

along Sangston Drive and Blanche Drive. The project is for a general retail store with the concurrent sale of beer and wine for off site consumption (subject to a type 20 license) with associated parking and a detention basin. The project will obtain access from Blanche and Sangston Drive. No access will be provided from Grand Avenue.

The project is consistent with the General Plan Community Development Mixed Use Area and the Lakeland Village Policy Area. The applicants have made a public presentation to the Lakeland Village Community Advisory Committee meeting on November 20, 2019. No opposition or comments from the City of Lake Elsinore have been received at this time.

Alcohol Sales and Public Convenience and Necessity:

Currently there are two (2) alcohol beverage control licenses permitted in Census Tract 464.01 and three (3) are being used. Approval of this Conditional Use Permit would increase the number of licenses to four (4). In order to exceed the number of allowed licenses for a census tract, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of “Determination of Public Convenience and Necessity” in the recommendations and as detailed in the findings.

The project was submitted to the County on September 13, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301 and 15061 (b)(3) of the State CEQA Guidelines.

Section 15303, construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to: c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 25,000 square feet in floor area. In urbanized areas the exemption also applies to up to four buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts hazardous substances where all necessary public services and facilities are available and surrounding area is not environmentally sensitive. The proposal will approve a 9,100 square foot stand alone retail store. The total 9,100 square feet remains under the 10,000 square foot limit and qualifies for a categorical exemption.

Section 15061 Common Sense Exemption – It has been determined with certainty, based on the Project’s limited scope (no construction proposed and utilization of existing buildings, parking, etc.) and restricted lifespan that the Project would not result in a significant effect on the environment.

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. The project site has a General Plan Land Use Designation of Community Development Mixed Use.

2. The project site is located within the General Commercial (C-1/C-P) zone. Convenience stores, not including the sale of motor vehicle fuel are permitted within this zone with the approval of a plot plan. The sale of alcoholic beverages for off-premises consumption shall be allowed in the C-1/C-P zone provided a Conditional Use Permit has been approved. Since the applicant is proposing the off-premises consumption which triggers the CUP, the project will be evaluated under the CUP, and no Plot Plan application would be required.
3. The project site is located within the Lakeland Village Policy Area. The Project proposed here is in conjunction with the Lakeland Village Policy Area for commercial development. It provides desired growth and maturity for a unique community while also establishing a community design for development in the future. The Project has been designed to be consistent with the approved guidelines and features of the Lakeland Village Design Guidelines.

ELAP 6.6 The height, bulk and placement of buildings in the gateway areas of the Lakeland Village Policy Area should be visually compatible with the surrounding uses.

ELAP 6.8 Projects for development along Grand Avenue should encourage walkability, bicycle use, and traffic calming measures where safety permits.

The overall design of the project is visually compatible with the surrounding uses. The design of the location of the building helps encourage walkability through pedestrian access route off Grand, and the relative adjacency to the surrounding residential neighborhood, bicycle use through the implementation of bike racks, and access is provided off of Blanche and Sangston Drives instead of Grand Avenue.

4. The proposed use, a Convenience Store with the concurrent sale of beer and wine is consistent with Ordinance 348 (Land Use) and is allowed within the General Commercial (C-1/C-P) Zoning Classification, subject to a Conditional Use Permit approval.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit or Public Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

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. The project site has a General Plan Land Use Designation of Community Development Mixed Use. The Mixed Use Area Designation is for areas where residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses are planned. The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit. (p. LU-69). The proposed Dollar General is considered general retail commercial use which is supported by the Mixed Use Area.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the project has been designed to meet the guidelines set forth by the Lakeland Village Policy Area and the Lakeland Village & Wildomar Design Guidelines with ornamental, stylistic, and contemporary design features. These designs consist of acritical, lighting, fencing, and signage features and components to reflect the desired look for the Lakeland Village area. Landscaping, parking and infrastructure design also protect the health, safety and general welfare of the surrounding area.
3. The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Currently the Lakeland Village Policy Area is in the latter stages of approval by the County of Riverside Board of Supervisors and has included this proposal of a commercial parcel into its design. Other parcels along Grand Avenue will also be configured to represent either commercial or industrial developments as well as beyond that residential developments.
4. The 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 take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will not adversely affect traffic patterns that are already in place. No additional or special road right of way improvements then the normal needed for a commercial development are being imposed on the Project to accommodate existing conditions.
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. The proposal only consists of one building, whereby this finding does not apply.

Development Standards Findings:

The following standards of development are required in the C-1/C-P Zone:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
2. There are no yard requirements for buildings that exceed 35 feet in height except as required for specific plans. The building is proposed with a maximum height of 24 feet which is in compliance with the 35 foot maximum for the C1/CP zone.
3. No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The proposed building has a maximum height of 24 feet.
4. Automobile storage space shall be provided as required by Section 18.12 of this ordinance. The Ordinance requires 1 space per 200 square feet of gross floor area. The proposed building is 9,100 square feet. With a 9,100 square foot building, 45 spaces are required and 46 spaces have

been provided. Two spaces and a charging station are required for electric vehicle parking, and two spaces for persons with disabilities are required, whereby all four spaces have been provided.

5. All roof mounted equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The Project's plans detail that the roof mounted equipment is screened from all sides of the project site by design from ground view elevations.

Public Convenience and Necessity Findings:

Currently there are three (3) alcohol beverage control licenses in Census Tract 464.01. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction (County of Riverside) that the jurisdiction agrees with the increase beyond the limit for the census tract. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations and as detailed in the findings.

Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:

- a. The sale of alcohol at this convenience store will be a public convenience. The subject property proposes to sell beer and wine for off-premises consumption for the convenience of its patrons that shop at the convenience store or use the gas station. It is convenient for consumers to purchase beer and wine at the same time as shopping at the convenience store.
- b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a convenience store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.
- c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store with minimal area allocated to beer and wine sales. A public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.
- d. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project has been found to be exempt from CEQA whereby Assembly Bill 52 (AB 52) or Senate Bill 18 (SB 18) is not initiated.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

7. Fire protection and suppression services will be available for the subdivision through the Riverside County Fire Department.
8. The project site is located within a very high fire severity location. It also falls under the fire responsibility of LRA. The surrounding area is built out with commercial and residential structures. The high fire severity pertains to the mountains and brush to the south. There is a large divide of commercial and residential structures, roads etc. that being in a high fire severity location is not a concern.

Conclusion:

9. 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 1,000 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls who indicated support/opposition to the proposed project.

The applicant has met with the Lakeland Village Community Advisory Committee meeting for neighborhood outreach on November 20, 2019.

APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190022
VICINITY/POLICY AREAS

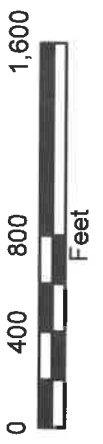
Supervisor: Jeffries
 District 1

Date Drawn: 07/27/2020
 Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the City of Elsinore adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 968-8277 (Riverside County) or Website <https://planning.riverside.ca.gov>

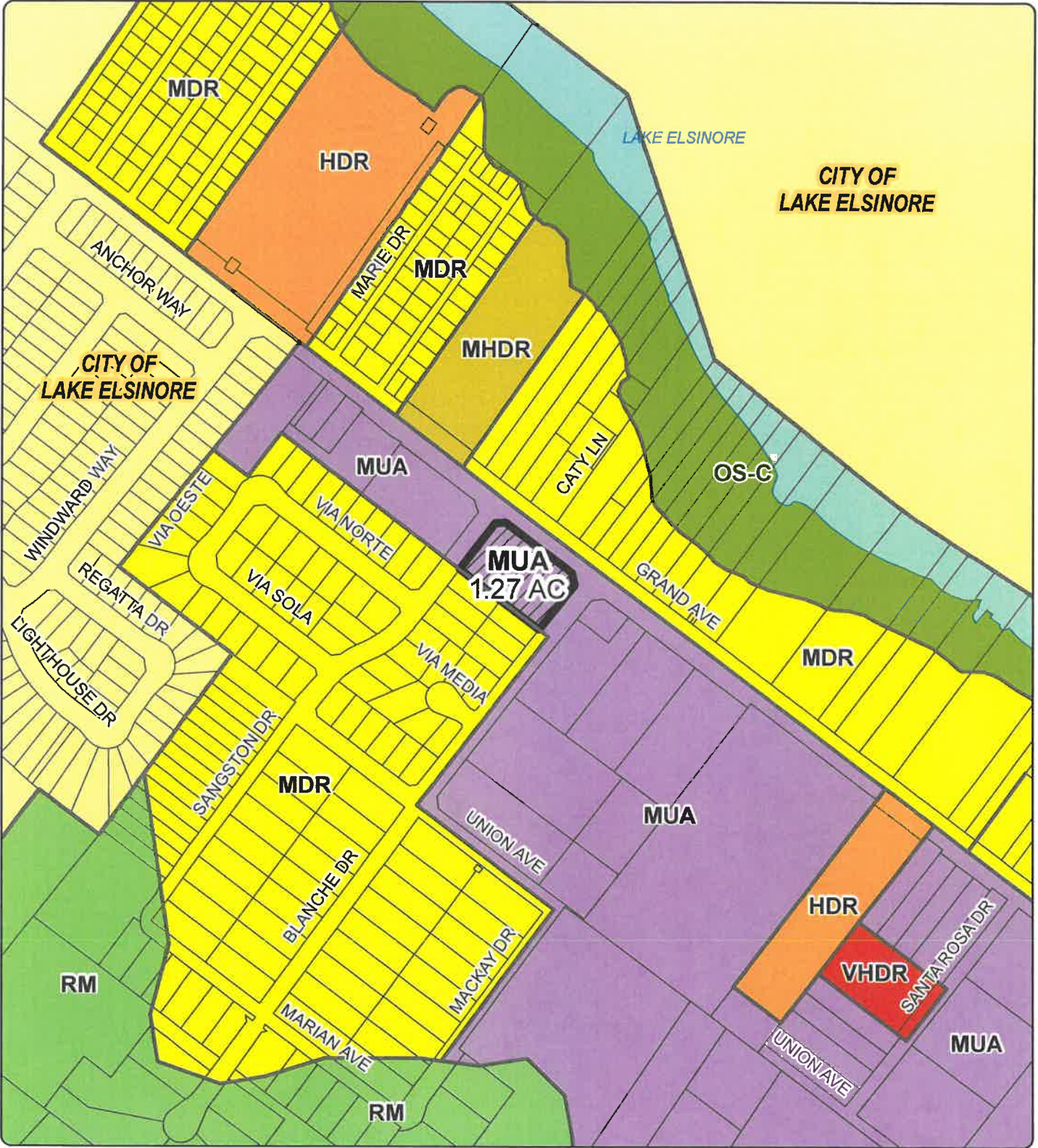
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190022

EXISTING GENERAL PLAN

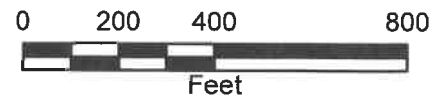
Supervisor: Jeffries
District 1

Date Drawn: 07/27/2020
Exhibit 5



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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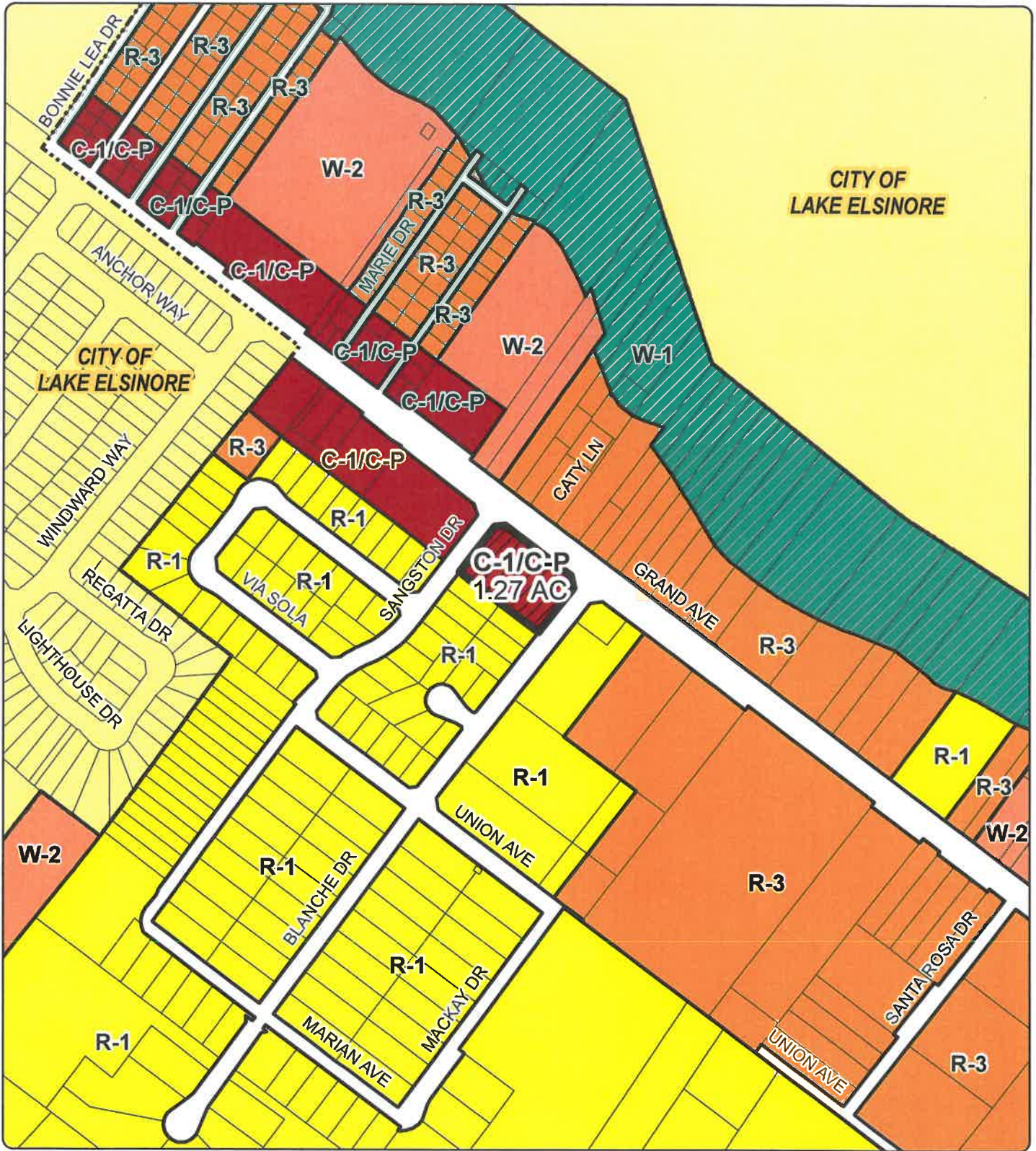
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190022

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 07/27/2020
Exhibit 2



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190022

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 07/27/2020

Exhibit 1



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen

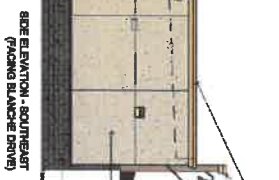
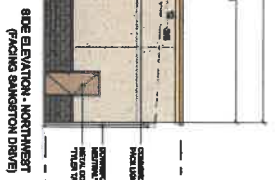
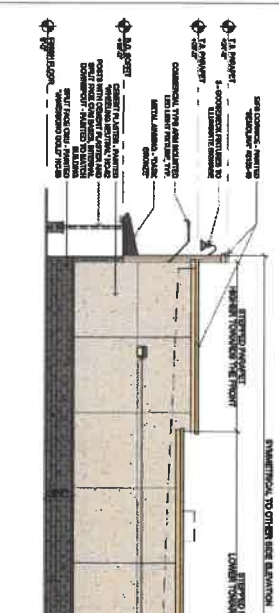
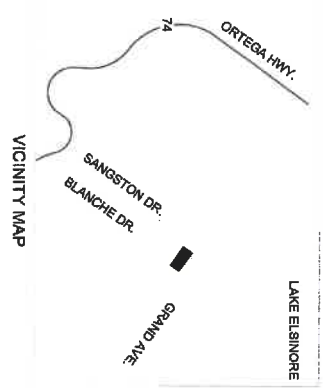


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CONDITIONAL USE PERMIT **SE CORNER GRAND AVE & SANGSTON**
DR. LAKE ELSINORE, CA 92530

PRODUCT: 9100 C **DEVELOPER:** DR. LAKE ELSINORE, CA 92530
BLDG/ASLS SR: N/107/240 CO.: NNN RETAIL DEVELOPMENT CO. **DESIGNER:** BOB BENDT
APN: 381-344-023 **DATE:** 04-17-2020

PROJECT: 171' X 400' **DATED:** 08/31/2007 **PROJECT NAME:** BOB BENDT
PROJ. PARTNS SPACES: 46 **PROJ. #:** 083-34-007 **PROJ. #:** 083-34-007
APN: 381-344-023 **EMAIL:** bob@bobendtdesign.com **BOB@BOBENDTDESIGN.COM**



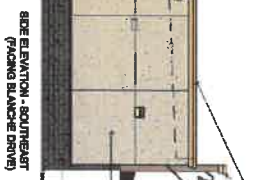
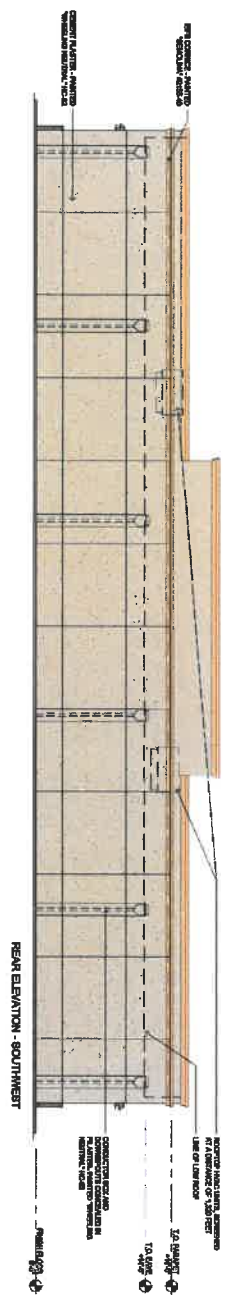
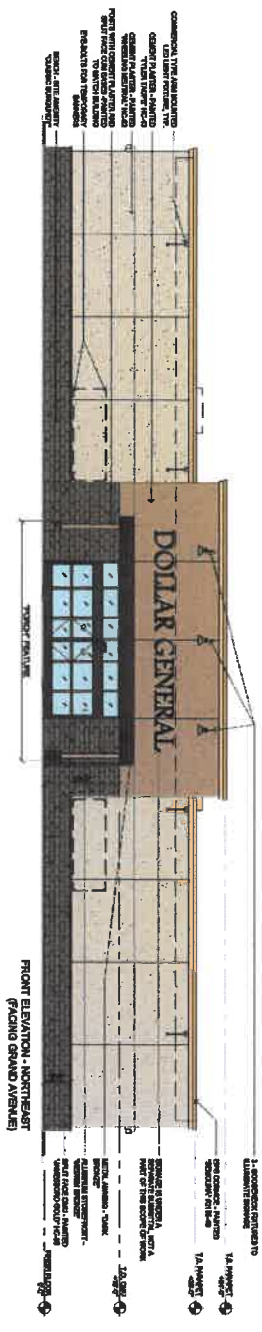
JURISDICTION: RIVERSIDE COUNTY, CA
BUILDING SETBACKS: FRONT: 0' *
REAR: 0' *
SIDE: 0' *
HEIGHT: 10' *
***BUILDING IN LESS THAN 35' IN HEIGHT**

BUILDING OCCUPANCY: M - MERCHANTILE
MINIMUM DIMENSIONS: DRIVE AISLE: 36' STD. STAISLS: 9' X 20'

REQUIRED PARKING: 5 SPACES PER 1,000 SQ FT
 9100 / 1000 X 5 = 46 SPACES
 46 SPACES PROVIDED

APN: 381-344-023

BUILDING CONSTRUCTION TYPE: TYPE II-B (SPRINKLED)



- NOTES & ISSUES:**
1. Site plan and floor plan data only. Lot lines and room dimensions need to be verified by AT/MACSM survey.
 2. Landscape, utility, drainage, and signage requirements have not been reviewed.
 3. Current zoning is: C-1 (General Commercial)
 4. Site is not in a floodplain or floodway.

EXHIBIT 'C'- EXTERIOR ELEVATIONS
 SCALE: 1/16"=1'-0"

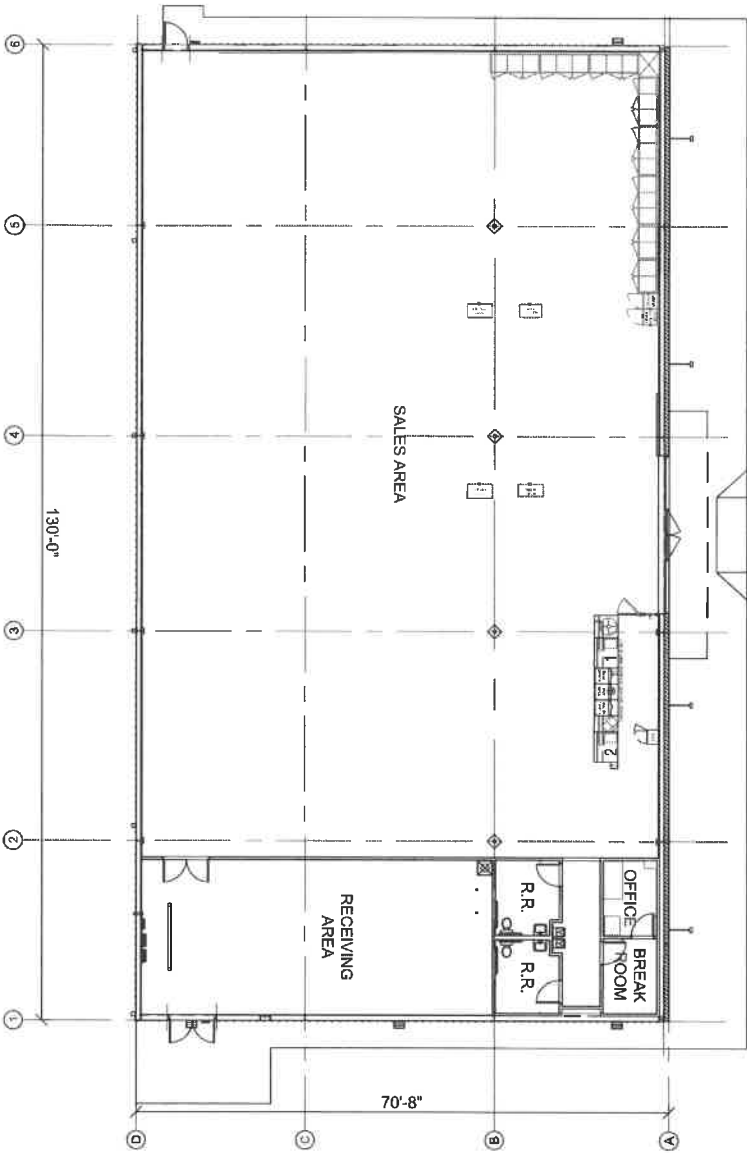
CONDITIONAL USE PERMIT		S/E CORNER OF GRAND AVE. & SANGSTON DR. LAKE ELIZABETH, CA 95530	
PROJECT: 9100 C	DEVELOPER	DESIGNER	DATE: 09-16-2019
BUDGET/SF: 9,100/242	CO.: NON-RETAIL DEVELOPMENT	CO.: HOUR GROUP	
ACREAGE: 1.37	NAME: DAVID CHURCH	NAME: ROB BENEDET	
REQ'D. PARKING SPACES: 46	PHONE #: 858-354-0097	PHONE #: 619-77-4400	

BUILDING SETBACKS:
 FRONT: 0' *
 SIDE: 0' *
 REAR: 0' *
 *BUILDING IS LESS THAN 35' IN HEIGHT

MINIMUM DIMENSIONS:
 DRIVE AISLE: 36'
 STD. STALLS: 9' X 20'

JURISDICTION:
 COUNTY OF RIVERSIDE, CA.
 APN: 381-374-023-8
 M - MERCANTILE

REQUIRED PARKING:
 5 SPACES PER 1,000 SQ. FT.
 9100 / 1000 X 4.5 = 46 SPACES
 46 SPACES PROVIDED



- NOTES & ISSUES:**
1. Site layout based on aerial data only. Lot lines and property dimensions need to be verified by ALTA/CASM survey.
 2. Landscape, utility, drainage, and signage requirements have not been reviewed.
 3. Current zoning is: C-1 General Commercial

EXHIBIT 'B'- FLOOR PLAN
 SCALE: 1/16" = 1'-0"



CONDITIONAL USE PERMIT		SE CORNER GRAND AVE. & SANGSTON DR. LAKE ELSINORE, CA 92530	
PROJECT: 9100 E	DEVELOPER	DESIGNER	DATE:
BIDG/ALTERS: 9100/732	CO.: NIN RETAIL DEVELOPMENT	CO.: NIN RETAIL DEVELOPMENT	06-17-2019
ACREAGE: 1.27	NAME: DAVID CHURCH	NAME: DAVID CHURCH	
REGD. DRAWING NO.: 46	PHONE N: 833-34-0807	PHONE N: 833-34-0807	
APN: 381-144-023	EMAIL: david@nuretaildevelopment.com	EMAIL: david@nuretaildevelopment.com	

LEGEND:	HEAVY DUTY PCC
	HEAVY DUTY AC
	LIGHT DUTY AC
	LANDSCAPE

JURISDICTION:
RIVERSIDE COUNTY, CA

BUILDING SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 0'+

*BUILDING IS LESS THAN 35' IN HEIGHT

BUILDING OCCUPANCY:
M-MERCANTILE

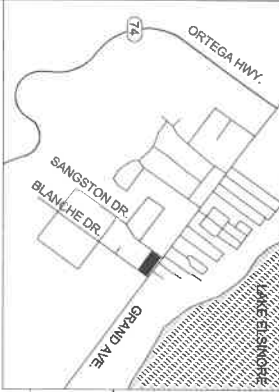
BUILDING TYPE:
CONSTRUCTION TYPE: TYPE I-B (NON-SPRINKLED)

EXISTING EASEMENT:
NONE ONSITE

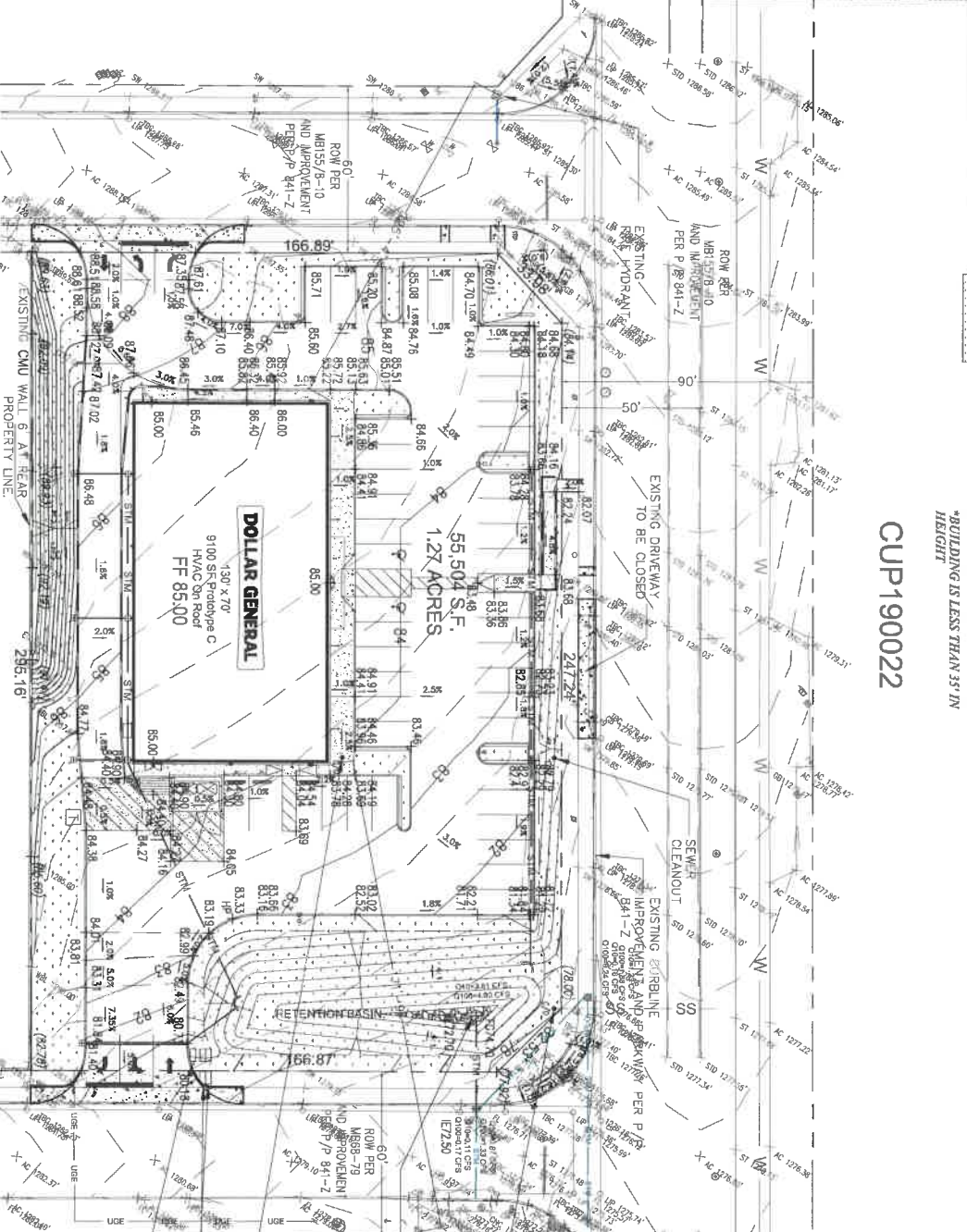
REQUIRED PARKING:
53 SPACES PER 1,000 SQ FT
9100 / 1000 X 3 = 46 SPACES
46 SPACES PROVIDED

MINIMUM DIMENSIONS
DRIVE AISLE: 36'
STD. STALLS: 9' X 20'

- NOTES & ISSUES:**
1. Site layout based on aerial data only. Lot lines and property addresses shown to be verified by ALTA/ACSM 46 SPACES PROVIDED
 2. Landscape, utility, drainage, and signage requirements have not been reviewed.
 3. Current zoning is: C-1 General Commercial



ACREAGE:
NET ACRES: 1.27 ACRES
GROSS ACRES: 1.27 ACRES



PRELIMINARY GRADING AND DRAINAGE
SCALE: 1"=40'



- SEWER CLEANOUT
- SEWER CLEANOUT
- WATER METERS (DOM. & IRR.)
- FIRE BACKFLOW
- EXISTING FIRE HYDRANT
- OUTLET RISER SIZED TO DETAIN INCREASE IN RUNOFF ~50 L/S 12" PVC @0.5% SLOPE

LANDSCAPE GENERAL NOTES

- CONSTRUCTION DOCUMENTS ARE PART OF THE CONTRACT DOCUMENTS. BY SUBMITTING A BID OR STARTING WORK, THE CONTRACTOR AGREES TO OBTAIN AND REVIEW ALL CONTRACT DOCUMENTS AND ANY ADDENDUMS, SPECIFICATIONS, AND SCHEDULES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND BECOME FAMILIAR WITH ALL REGULATIONS AND ORDINANCES WHICH APPLY TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND BECOME FAMILIAR WITH ALL REGULATIONS AND ORDINANCES WHICH APPLY TO THE PROJECT.
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CERTIFICATE OF COMPLETION

The undersigned hereby certifies that the work shown on the attached drawings and specifications has been completed in accordance with the terms and conditions of the contract documents and that the work is ready for final inspection and acceptance by the owner. This certificate is valid only if it is signed by the contractor and the owner.

PART 1 - PROJECT INFORMATION		ASSISTANT PROJECT MANAGER	
Project Name	Project Number	Name	Phone Number
Project Address	Project Location	Address	City
Client Name	Client Address	Client Name	Client Address
Contractor Name	Contractor Address	Contractor Name	Contractor Address
Contractor Phone	Contractor Email	Contractor Phone	Contractor Email
Contractor Fax	Contractor Website	Contractor Fax	Contractor Website
Contractor City	Contractor State	Contractor City	Contractor State
Contractor Zip	Contractor Country	Contractor Zip	Contractor Country

CERTIFICATE OF COMPLETION

The undersigned hereby certifies that the work shown on the attached drawings and specifications has been completed in accordance with the terms and conditions of the contract documents and that the work is ready for final inspection and acceptance by the owner. This certificate is valid only if it is signed by the contractor and the owner.

PART 2 - CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE		DATE	
Project Name	Project Number	Date	Date
Project Address	Project Location	Date	Date
Client Name	Client Address	Date	Date
Contractor Name	Contractor Address	Date	Date
Contractor Phone	Contractor Email	Date	Date
Contractor Fax	Contractor Website	Date	Date
Contractor City	Contractor State	Date	Date
Contractor Zip	Contractor Country	Date	Date

PART 2 - CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

This certifies that the work shown on the attached drawings and specifications has been completed in accordance with the terms and conditions of the contract documents and that the work is ready for final inspection and acceptance by the owner. This certificate is valid only if it is signed by the contractor and the owner.

PART 3 - SCHEDULE OF IRRIGATION SERVICES		DATE	
Project Name	Project Number	Date	Date
Project Address	Project Location	Date	Date
Client Name	Client Address	Date	Date
Contractor Name	Contractor Address	Date	Date
Contractor Phone	Contractor Email	Date	Date
Contractor Fax	Contractor Website	Date	Date
Contractor City	Contractor State	Date	Date
Contractor Zip	Contractor Country	Date	Date

PART 3 - SCHEDULE OF IRRIGATION SERVICES

This certifies that the work shown on the attached drawings and specifications has been completed in accordance with the terms and conditions of the contract documents and that the work is ready for final inspection and acceptance by the owner. This certificate is valid only if it is signed by the contractor and the owner.

PART 4 - SCHEDULE OF IRRIGATION SERVICES		DATE	
Project Name	Project Number	Date	Date
Project Address	Project Location	Date	Date
Client Name	Client Address	Date	Date
Contractor Name	Contractor Address	Date	Date
Contractor Phone	Contractor Email	Date	Date
Contractor Fax	Contractor Website	Date	Date
Contractor City	Contractor State	Date	Date
Contractor Zip	Contractor Country	Date	Date

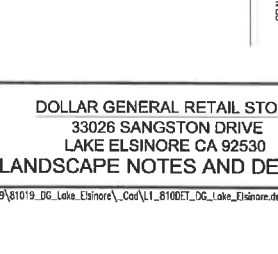
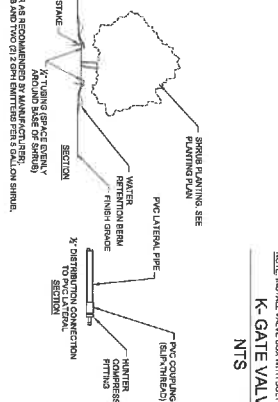
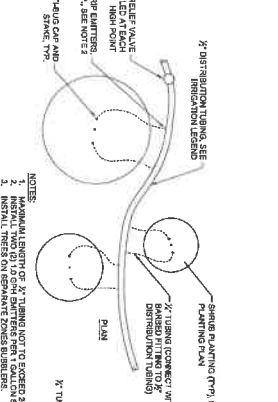
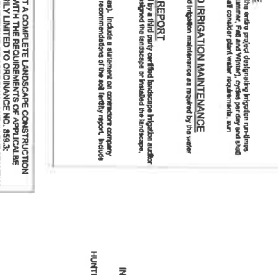
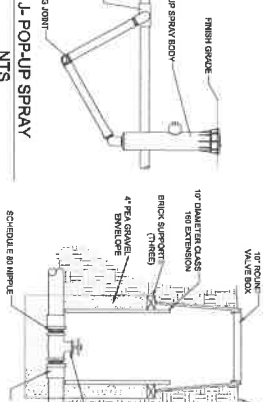
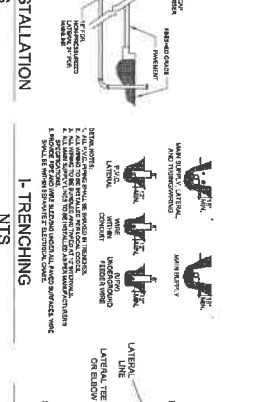
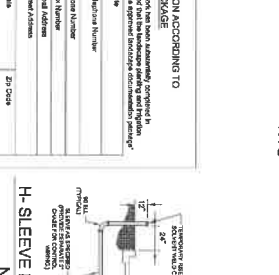
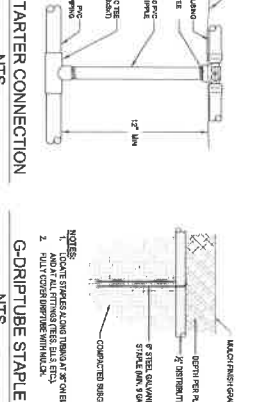
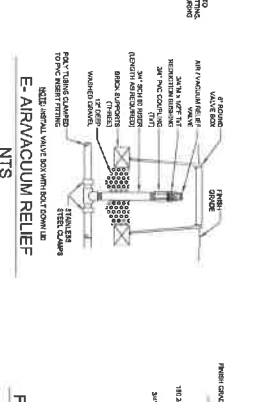
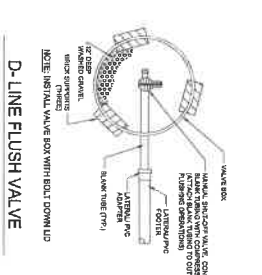
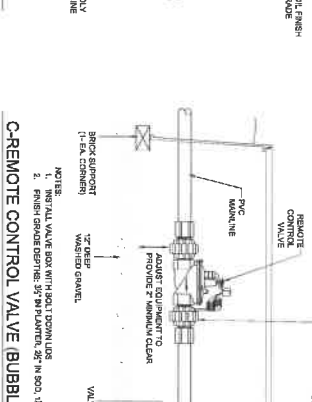
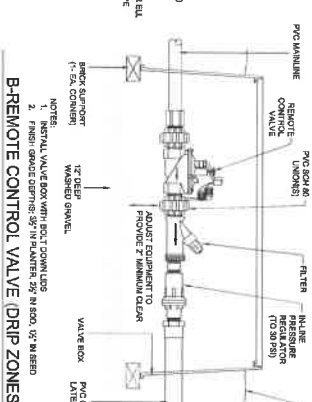
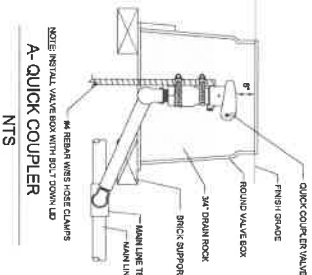
PART 4 - SCHEDULE OF IRRIGATION SERVICES

This certifies that the work shown on the attached drawings and specifications has been completed in accordance with the terms and conditions of the contract documents and that the work is ready for final inspection and acceptance by the owner. This certificate is valid only if it is signed by the contractor and the owner.

PART 5 - SCHEDULE OF IRRIGATION SERVICES		DATE	
Project Name	Project Number	Date	Date
Project Address	Project Location	Date	Date
Client Name	Client Address	Date	Date
Contractor Name	Contractor Address	Date	Date
Contractor Phone	Contractor Email	Date	Date
Contractor Fax	Contractor Website	Date	Date
Contractor City	Contractor State	Date	Date
Contractor Zip	Contractor Country	Date	Date

PART 5 - SCHEDULE OF IRRIGATION SERVICES

This certifies that the work shown on the attached drawings and specifications has been completed in accordance with the terms and conditions of the contract documents and that the work is ready for final inspection and acceptance by the owner. This certificate is valid only if it is signed by the contractor and the owner.



No.	Date	Description	By	Check

DATE: JUNE 26, 2020
 DRAWN BY: MS
 CHECKED BY: MS
 SCALE: AS NOTED
 PROJECT NUMBER: 41010.001
 DATE: 6/26/2020

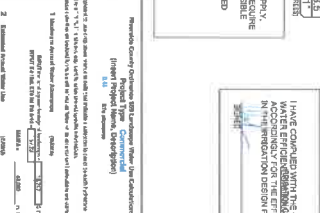
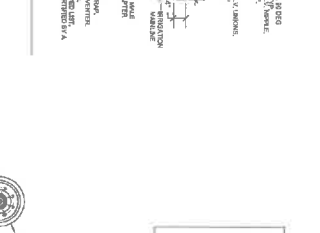
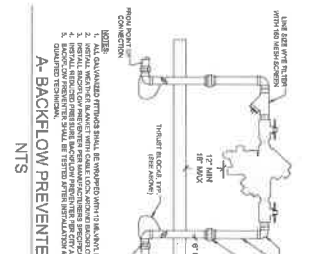
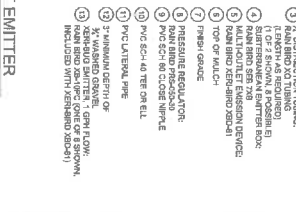
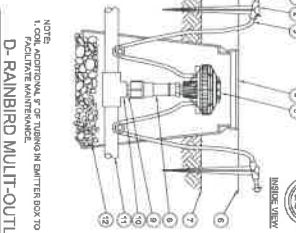
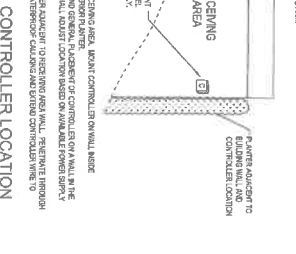
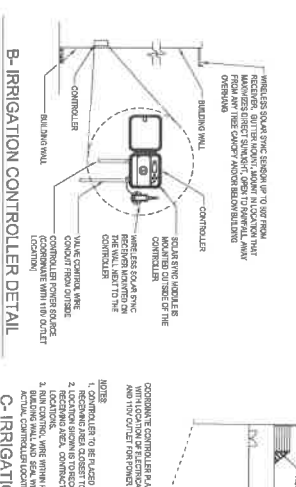
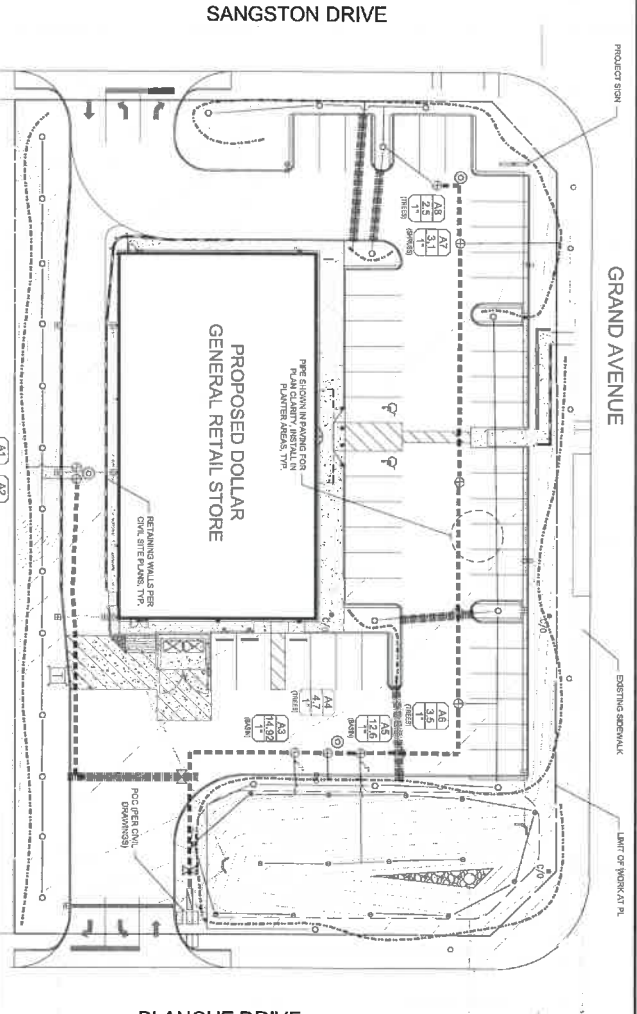
MSLA
 LANDSCAPE ARCHITECTURE
 306 Cayton Falls Dr., Folsom, CA 95630
 PH: 916.569.3372 www.mslandesign.com

INN RETAIL DEVELOPMENT
 15882 WAKEFIELD LANE
 SAN DIEGO, CA 92127
 (354) 854-0007

SYMBOL	DESCRIPTION	REMARKS
①	1" WATER MAIN, SCHEDULE 40, PRESSURE RATED 200 PSI	INSTALL PER LOCAL CODES
②	ADJUSTABLE PRESSURE CONTROL VALVE, MODEL: 100-300-410	INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
③	1/2" BACKFLOW PREVENTER	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
④	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
⑤	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
⑥	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
⑦	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
⑧	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
⑨	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.
⑩	HYDRA-LOGIC AUTOMATIC FLUSH VALVE, MODEL: 100-300-410	INSTALL PER LOCAL CODES. PROVIDE 10' MIN. CLEARANCE FROM BUILDING WALLS.

IRRIGATION NOTES

1. THESE PLANS ARE SUBMITTALS. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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14. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
15. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



REQUIRED CONDUIT SIZES AND CONDITIONS

Item	Material	Size	Depth	Notes
1	1" Schedule 40	1"	18"	Water Main
2	1/2" Schedule 40	1/2"	18"	Backflow Preventer
3	1/2" Schedule 40	1/2"	18"	Pressure Control Valve
4	1/2" Schedule 40	1/2"	18"	Hydra-Logic Valve
5	1/2" Schedule 40	1/2"	18"	Backflow Preventer
6	1/2" Schedule 40	1/2"	18"	Hydra-Logic Valve
7	1/2" Schedule 40	1/2"	18"	Backflow Preventer
8	1/2" Schedule 40	1/2"	18"	Hydra-Logic Valve
9	1/2" Schedule 40	1/2"	18"	Backflow Preventer
10	1/2" Schedule 40	1/2"	18"	Hydra-Logic Valve
11	1/2" Schedule 40	1/2"	18"	Backflow Preventer
12	1/2" Schedule 40	1/2"	18"	Hydra-Logic Valve
13	1/2" Schedule 40	1/2"	18"	Backflow Preventer
14	1/2" Schedule 40	1/2"	18"	Hydra-Logic Valve
15	1/2" Schedule 40	1/2"	18"	Backflow Preventer

DOLLAR GENERAL RETAIL STORE
 33026 SANGSTON DRIVE
 LAKE ELSINORE CA 92530
 IRRIGATION PLAN

MSLA LANDSCAPE ARCHITECTURE
 306 Canyon Falls Dr., Folsom, CA 95630
 phone 916.509.3372 www.msladesign.com

DATE: 6/28/2020

DATE: JUNE 26, 2020

Drawn By: MS Checked By: MS
 AS NOTED
 Project Number: 61019.001

Scale: 1/8" = 1'-0"

DATE: 6/28/2020

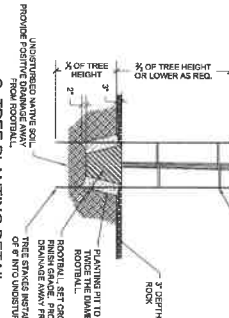
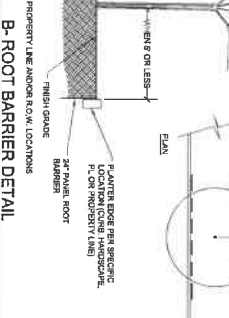
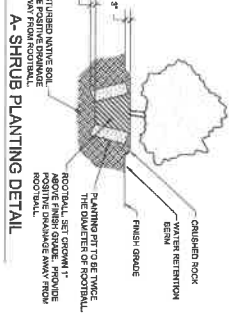
Sheet 2 of 3

PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. THE PLANTING SHALL BE PLANTED AT THE PROPOSED SPACING AND PLANTING AREAS.
3. THE PLANTING SHALL BE PLANTED AT THE PROPOSED SPACING AND PLANTING AREAS.
4. ALL TREES SHALL BE PLANTED WITHIN ONE (1) HOUR OF DELIVERY.
5. PLANTING SHALL BE PLANTED AT THE PROPOSED SPACING AND PLANTING AREAS.
6. PLANTING SHALL BE PLANTED AT THE PROPOSED SPACING AND PLANTING AREAS.
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18. PLANTING SHALL BE PLANTED AT THE PROPOSED SPACING AND PLANTING AREAS.

PLANT LEGEND

SYM	BOTANICAL COMMON NAME	SIZE	QTY	WATER USE CODE
•	LAUREL WOODS SHAWTOXIA BANYANOIDES LAMBERT	24" BOX	13	LOW
•	LAGERSTRÖMIA INDICA THUNBERGII (LAVENDER)	24" BOX	4	LOW
•	PASTORIA CARRISROSTRIS BRITTON	24" BOX	8	LOW
•	SPARGANGLERIA ANGUSTIFOLIA (SAGE)	6" GAL	60	LOW
•	DIANTHYMUS COMMENSALIS (DIAN)	6" GAL	21	LOW
•	ORIGANUM ONNITICUM (ORIGAN)	6" GAL	24	LOW
•	MONARDELLA MOENCHII (MONARD)	6" GAL	51	LOW
•	HYSSOPUS OFFICINALIS (HYSSOP)	6" GAL	15	LOW

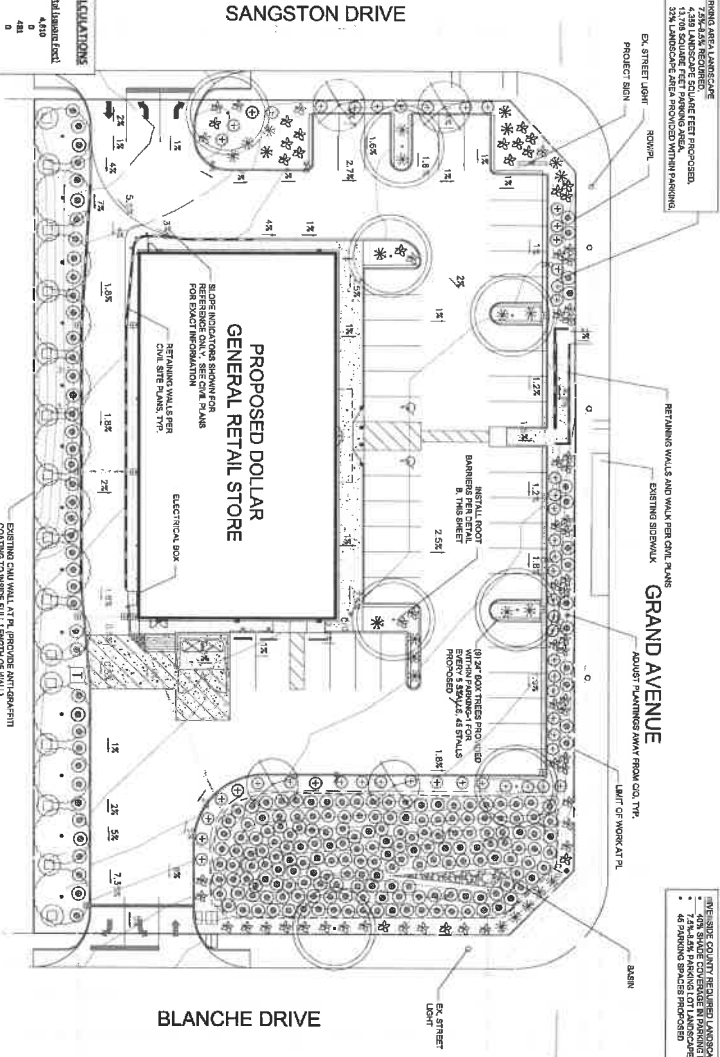


PARKING LOT SHADE CALCULATIONS

Tree Species	Canopy Area (sq ft)	Shade Factor	Total Shade (sq ft)
Laurel Woods	100	0.8	80
Lagerstromia	200	0.7	140
Pastoria	300	0.6	180
Spargangleria	400	0.5	200
Dianthus	500	0.4	200
Origanum	600	0.3	180
Monardella	700	0.2	140
Hyssopus	800	0.1	80
Total Shade Provided			1,200
Required Shade			1,200
Remaining Shade			0

PLANTING DESIGN NOTES:

- THE EXISTING SITE IS SURROUNDED BY LANDSCAPE THAT DOES NOT CREATE A SPECIFIC DESIGN THEME OR HOLD VISUAL INTEREST.
- THE PROPOSED LANDSCAPE APPROACH WILL BE TO CREATE A CONTINUOUS PLANTING THEME AROUND THE THREE VISIBLE SIDES OF THE SITE WHILE PROVIDING A BUFFER BETWEEN THE PROPOSED SITE AND ADJACENT AREAS.
- THE PROJECT IS NOT LOCATED WITHIN AN ADJACENT OR PROPOSED COMMUNITY DESIGN GUIDELINE AREA OR DESIGN DISTRICT.
- THE SITE IS NOT WITHIN AN ADJACENT OR PROPOSED DESIGN DISTRICT.
- THE SITE IS NOT WITHIN AN ADJACENT OR PROPOSED DESIGN DISTRICT.
- THE SITE DOES NOT CONTAIN LANDSCAPE THAT DENIES A THRESHOLD AESTHETIC, THEREFORE THIS SITE WILL ESTABLISH A THEME FOR THE AREA.



PLANTING AREA LANDSCAPE

- 25% K&S REQUIRED
- 10% K&S REQUIRED
- 10% K&S REQUIRED
- 25% LANDSCAPE AREA PROVIDED WITHIN PARKING

MIN. SITE COUNTY REQUIRED LANDSCAPE

- 4% K&S COVERED BY PARKING LOT
- 4% K&S COVERED BY PARKING LOT
- 4% K&S COVERED BY PARKING LOT

DOLLAR GENERAL RETAIL STORE
 33026 SANGSTON DRIVE
 LAKE ELSINORE CA 92530
PLANTING PLAN

No.	Date	Description	Approval

NNN RETAIL DEVELOPMENT
 15882 WAKEFIELD LANE
 SAN DIEGO, CA 92127
 (858) 354-0007

Date: JUNE 26, 2020
 Drawn By: MS
 Checked By: MS
 Scale: AS NOTED
 Project Number: 81019.001
 Date: 6/28/2020

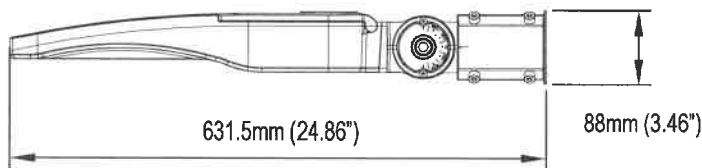
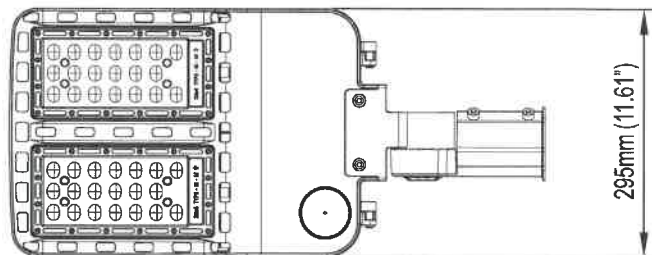
MSLA
 LANDSCAPE ARCHITECTURE
 300 Camino del Rio South, Suite 200
 San Diego, CA 92108
 P: 619.594.2372 F: 619.594.2373
 www.mslandesign.com



Front View



Back View



Structure Features

- Shell materials: Aluminum & PC.
- Finish: Dark Bronze/White
- Net Weight: 2.9Kg (6.4 lbs)
- Product Size: 631.5mm *295mm*88mm
- Carton Size: 390mm*267mm*185mm

Area Light Series (Parking Lot)

Order Code	Part Number	Watts	Lumens	CCT	Input	Voltage
AL1110	AL-15050-MV	150	18000	5000	>80	120-277
AL1112	AL-24050-MV	240	28000	5000	>80	120-277

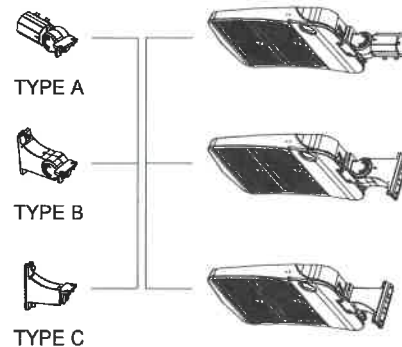
150W MOUNTING BRACKETS:

Mount Type	Order Code	Part #
Slip Fitter (A)	AL5550	AL-SF-001
Square Pole Mount (B)	AL5551	AL-SP-001
Round Pole Mount (C)	AL5552	AL-RP-001

240W MOUNTING BRACKETS:

Mount Type	Order Code	Part #
Slip Fitter (A)	AL6660	AL-SF-240
Square Pole Mount (B)	AL6661	AL-SP-240
Round Pole Mount (C)	AL6662	AL-RP-240

There are 5 optional brackets for this fixture. The following is shoebox fixtures with different brackets.



Area Light Series:

The LEDS Area Lights are perfect for new construction, retrofit and lighting upgrade solutions. High output and top of the line specifications. Available in multiple wattage and lumen output configurations to meet any lighting application. Type 4 & 5 available.

Features:

- Lumileds LEDs: High efficacy, long life
- High efficiency driver: 120V - 277V
- Die-cast aluminum construction for superior thermal management.
- Premium optics for even light distribution, Utilization and control.
- 5-Year warranty





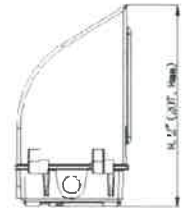
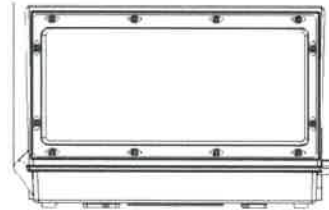
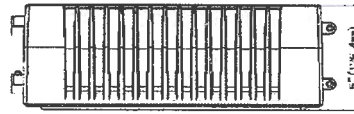
Front View

45W LED Full Cut-off

Dimension
16 x 11 x 9



Back View



Structure Features

- Shell materials: Aluminum & Glass
- Finish: Dark Bronze/White
- Net Weight: 2.9Kg (6.4 lbs)
- Product Size: 354.8mm *207.8mm*126.4mm
- Carton Size: 390mm*267mm*185mm

Full Cut-off Series

Order Code	Part Number	Watts	Lumens	CCT	Input	Voltage
WP1113	WP-FC-4550-MV	45	4800	5000	>80	120-277
WP1114	WP-FC-7050-MV	70	7200	5000	>80	120-277

Back View



70W LED Full Cut-off

Structure Features

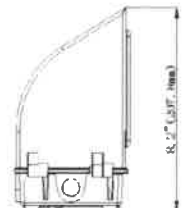
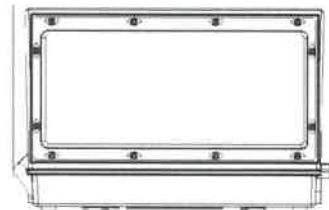
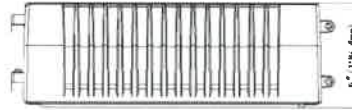
- Shell materials: Aluminum & PC.
- Finish: Dark Bronze/White
- Net weight: 3.0Kg (6.61 lbs)
- Product Size: 354.8mm *207.8mm*126.4mm
- Carton Size: 390mm*267mm*185mm

Front View



Dimension
16 x 11 x 9

Front View



Wall Pack Light Series:

The LEDS Wall Packs are perfect for new construction, retrofit and lighting upgrade solutions. High output and top of the line specifications. Available in multiple wattage and lumen output configurations to meet any lighting application.

Features:

- Lumileds LEDs: High efficacy, long life.
- High efficiency driver: 120V – 277V
- Diecast aluminum construction for superior thermal management.
- Premium optics for even light distribution, utilization and control.
- 5-Year warranty





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

Juan C. Perez
Agency Director



08/05/20, 3:16 pm

CUP190022

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190022. 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 - Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 2 AND - Exterior Noise Levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10 minute LEQ, between the hours of 10:00 p.m. to 7:00a.m., and 65 db(A), 10 minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor in interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847. The car wash and vacuum operations are not permitted to operate between the hours of 10:00 PM and 7:00 AM.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP190022) 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. 4 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 190022 – A conditional Use Permit for the construction of a 9,100 square foot stand-alone retail store that will include the sale of beer and wine for off site consumption (subject to a type 210 license), with associated parking and detention basin.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Beer and Wine (cont.)

Advisory Notification. 5 AND - Beer and Wine

The following Development standards shall apply:

- a. Only beer and wine may be sold.
- b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

Advisory Notification. 6 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Lakeland Village Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on EXHIBITS

Exhibit A (Site Plan), dated 4/17/20

Exhibit B (Elevations), dated 5/21/20

Exhibit C (Floor Plans), dated 9/16/19

Exhibit G (Conceptual Grading Plan), dated 6/17/19 (Stamped 3/31/20)

Exhibit L (Conceptual Landscaping and Irrigation Plans) dated 6/26/20

Other Exhibit(s) Lighting Plans, Wall Pack

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
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. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 9 AND - Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine or other alcoholic beverages shall be located

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Section 18.48 Standards (cont.)

within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 **Gen - Custom (cont.)**

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 **EVMWD WATER AND SEWER**

CUP190022 is proposing to receive potable water and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EVMWD as well as all other applicable agencies.

Fire

Fire. 1 **Fire - Advisory**

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

Planning

Planning. 1 **Gen - ADA Parking Spaces**

A minimum of 2 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT

A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

Gen - Hold Harmless (cont.)

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 the 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 the 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 the 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 Record 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. 8

Gen - 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 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. 9

Gen - Lighting Hooded/Directed

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights of way.

Lighting shall be implemented to ensure that no light will spread into the residential properties to the south.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **Gen - Loitering in Rear of Building (cont.)**

Planning. 10 **Gen - Loitering in Rear of Building**

The Management shall implement employee policies and signage to restrict access behind the building to avoid loitering and disruption to the neighbors.

Planning. 11 **Gen - Maintain Liscensing**

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirement pertaining to the use of the license. Should such licensing be denied, expire or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 12 **Gen - No Consumption**

There shall be no bar or lounge area upon the licensed premissis maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption. No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC 257 and ABC-253.

Planning. 13 **Gen - No Loitering**

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC 257 and ABC 253. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC 253.

Planning. 14 **Gen - No Open Bottles**

No open bottles of distilled spirits shall be stored on the premises for specific customers.

Planning. 15 **Gen - Outdoor Storage**

Outdoor storage and display area would be limited to a maximum of 200 square feet

Planning. 16 **Gen - Peace Officers**

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red to form ABC 257 dated, at any time the undersigned is exercising the privileges authorized by the license of such premises.

Planning. 17 **Gen - Perimeter Landscaping**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 **Gen - Perimeter Landscaping (cont.)**

Substantial and mature perimeter landscaping shall be installed on all three sides of this project abutting a public right of way.

Planning. 18 **Gen - Post Sign**

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES, VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 19 **Gen - Roof Mounted Equipment**

No roof mounted equipment will be visible from a minimum sight distance of 1,320 feet.

Planning-GEO

Planning-GEO. 1 **GEO200023 ACCEPTED**

County Geologic Report GEO No. 200023, submitted for the project CUP190022, was prepared by Krazan and Associates, Inc., and is titled; "Geotechnical Engineering Investigation, Proposed Dollar General Lake Elsinore, SEQ (sic) Grand Avenue & Sangston Drive, Lake Elsinore, California," Project No. 112-19084, dated September 16, 2019. In addition, Krazan has submitted the following document:

"Response to Comments Letter, Proposed Dollar General Lake Elsinore, SEQ Grand Avenue & Sangston Drive, Lake Elsinore, California", dated July 20, 2020.

GEO200023 concluded:

- 1. The area in consideration shows no mapped faults on-site according to maps prepared by the CGS and published by ICBO. No evidence of faulting was observed on the property during our reconnaissance.
- 2. Based on our liquefaction analysis, the subsurface soil conditions encountered at the subject site are not conducive to liquefaction induced settlement.
- 3. Based on our findings, it is our opinion that the potential for seismic-induced soil liquefaction within the project site is low; therefore, measures to mitigate liquefaction potential are not considered necessary.
- 4. Provided the site is prepared as recommended and that the foundations are designed and constructed in accordance with our recommendations, the static settlement due to foundation loads is not expected to exceed 1 inch. The differential settlement is anticipated to be less than ½ inch in 30 feet.
- 5. Seismic settlement due to seismic shaking is not expected to exceed 0.76 inch, with differential seismic settlement anticipated to be less than 0.50 inch over 100 feet.
- 6. The site soil are anticipated to be in the very low to low expansion category.

GEO200023 recommended:

- 1. To reduce post-construction soil movement and provide uniform support for the building, overexcavation and recompaction within the proposed building footprint area should be performed to a

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200023 ACCEPTED (cont.)

minimum depth of 5 feet below existing grade or 3 feet below foundation bearing grade, whichever is deeper.

2. The overexcavation and recompaction should also extend laterally 5 feet beyond the edges of the proposed footings.

3. Prior to fill placement, the upper 8 inches of subgrade soils should be scarified, moisture conditioned to slightly above optimum moisture content, and recompacted to a minimum of 95 percent of the maximum dry density.

4. All fill material should be compacted to a minimum of 95 percent of the maximum density.

GEO No. 200023 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200023 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite,

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. 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.

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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

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

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

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

7. The project shall comply with the most current ADA requirements. If the existing ADA Ramps do not meet the current ADA requirements, it shall be reconstructed at all "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

8. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Transportation. 2 Traffic Trip Generation

Based on the submitted trip generation analysis prepared by Urban Systems Associates dated on April 14, 2020 for the proposed Dollar General project (CUP190022) generates low peak trips and Transportation do not require further traffic impact analysis based on the traffic engineer analysis conclusion.

Waste Resources

Waste Resources. 1 Waste - General

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

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

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

For more information, please visit:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

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

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.

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

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

Plan: CUP190022

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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 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

According to the Phase I Environmental Site Assessment report, agricultural activity is associated with the property, therefore soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). The document can be found at the following link. <http://www.dtsc.ca.gov/Schools/upload/Ag-Guidance-Rev-3-August-7-2008-2.pdf>. For further information, please contact RCDEH-ECP at (951) 955-8980.

Planning

060 - Planning. 1 Gen - Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 2 Gen - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building

Plan: CUP190022

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Gen - Grading Plans (cont.) Not Satisfied

and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right of way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Transportation

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

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

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

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

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

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII 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. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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:

Plan: CUP190022

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80. Prior To Building Permit Issuance

BS-Grade

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the 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 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

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

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

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

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 2 Prior to permit Not Satisfied

Prior to Building Permit Issuance, a plan indicating the emergency vehicle path of travel as it circulates within the site, and an emergency striping/signing plan, will be required. (CFC 501.3)

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied
Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Planning

080 - Planning. 1 Gen - Construction Hour Restrictions Not Satisfied
Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

080 - Planning. 2 Gen - Lighting Plans Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 Gen - Roof Mounted Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 4 Gen - School Mitigation Not Satisfied
Impacts to the Corona Norco Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5 Use - Fee Balance Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT Not Satisfied
The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Grand Avenue, Sangston Drive, and Blanche Drive.
- (2) Graffiti abatement of walls and other permanent structure.
- (3) Street sweeping.

080 - Transportation. 2 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

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

Landscaping plans shall be designed within Grand Avenue, Sangston Drive, and Blanche Drive (project boundaries) and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 x 36 inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD - UTILITY PLAN Not Satisfied

Proposed electrical power, telephone, communication, and cable television lines within public right of way for this project site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes

080 - Transportation. 4 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. 5 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied

Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

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.

E Health

090 - E Health. 1 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Review (cont.) Not Satisfied
Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact (951)358-5055 for additional questions.

Planning

090 - Planning. 1 Gen - Driveway Design Not Satisfied

Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

090 - Planning. 2 Gen - Electric Vehicle Parking Not Satisfied

Per ordinance no. 348, the project shall designate 2 parking spaces for electric vehicle parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may serve more than one electrical vehicle parking space. All electrical vehicle parking spaces shall be shown on parking site plans.

090 - Planning. 3 Gen - Lighting Plan Comply Not Satisfied

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

090 - Planning. 4 Gen - Parking Not Satisfied

A minimum of 45 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 Gen - Roof Mounted Equipment Not Satisfied

Roof-mounted equipment shall be shielded from ground view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 6 Gen - Trash Enclosures Not Satisfied

A trash enclosure which is adequate to enclose a minimum of 1 bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER 'Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Not Satisfied

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

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

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

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

NOTE:

1. All driveways shall be reconstructed in accordance with County Standard No. 207A.
2. Close the existing driveway along Grand Avenue and construct a 6 foot concrete sidewalk to match up with the existing sidewalk as directed by the Director of Transportation.

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

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue, Sangston Drive, and Blanche Drive.

090 - Transportation. 4 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

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

090 - Transportation. 5 RCTD - UTILITY INSTALL Not Satisfied

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

090 - Transportation. 6 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-USE-WQ - WQMP COMPLETION (cont.) Not Satisfied
water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Not Satisfied
Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied
Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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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 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

According to the Phase I Environmental Site Assessment report, agricultural activity is associated with the property, therefore soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). The document can be found at the following link. <http://www.dtsc.ca.gov/Schools/upload/Ag-Guidance-Rev-3-August-7-2008-2.pdf>. For further information, please contact RCDEH-ECP at (951) 955-8980.

Planning

060 - Planning. 1 Gen - Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 2 Gen - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Gen - Grading Plans (cont.) Not Satisfied

and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right of way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Transportation

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

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

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

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

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

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII 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. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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:

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80. Prior To Building Permit Issuance

BS-Grade

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the 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 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

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

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

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

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 2 Prior to permit Not Satisfied

Prior to Building Permit Issuance, a plan indicating the emergency vehicle path of travel as it circulates within the site, and an emergency striping/signing plan, will be required. (CFC 501.3)

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit (cont.) Not Satisfied

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

Planning

080 - Planning. 1 Gen - Construction Hour Restrictions Not Satisfied

Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

080 - Planning. 2 Gen - Lighting Plans Not Satisfied

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

080 - Planning. 3 Gen - Roof Mounted Shielding Not Satisfied

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

080 - Planning. 4 Gen - School Mitigation Not Satisfied

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

080 - Planning. 5 Use - Fee Balance Not Satisfied

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

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT Not Satisfied

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

Transportation

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

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied
Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Grand Avenue, Sangston Drive, and Blanche Drive.
- (2) Graffiti abatement of walls and other permanent structure.
- (3) Street sweeping.

080 - Transportation. 2 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

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

Landscaping plans shall be designed within Grand Avenue, Sangston Drive, and Blanche Drive (project boundaries) and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 x 36 inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD - UTILITY PLAN Not Satisfied

Proposed electrical power, telephone, communication, and cable television lines within public right of way for this project site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes

080 - Transportation. 4 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. 5 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied

Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

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.

E Health

090 - E Health. 1 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials

Plan: CUP190022

Parcel: 381344023

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Review (cont.) Not Satisfied
Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact (951)358-5055 for additional questions.

Planning

090 - Planning. 1 Gen - Driveway Design Not Satisfied

Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

090 - Planning. 2 Gen - Electric Vehicle Parking Not Satisfied

Per ordinance no. 348, the project shall designate 2 parking spaces for electric vehicle parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may serve more than one electrical vehicle parking space. All electrical vehicle parking spaces shall be shown on parking site plans.

090 - Planning. 3 Gen - Lighting Plan Comply Not Satisfied

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

090 - Planning. 4 Gen - Parking Not Satisfied

A minimum of 45 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 Gen - Roof Mounted Equipment Not Satisfied

Roof-mounted equipment shall be shielded from ground view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 6 Gen - Trash Enclosures Not Satisfied

A trash enclosure which is adequate to enclose a minimum of 1 bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHEI Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape

Plan: CUP190022

Parcel: 381344023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER 'Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Not Satisfied

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

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

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

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

NOTE:

1. All driveways shall be reconstructed in accordance with County Standard No. 207A.
2. Close the existing driveway along Grand Avenue and construct a 6 foot concrete sidewalk to match up with the existing sidewalk as directed by the Director of Transportation.

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

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue, Sangston Drive, and Blanche Drive.

090 - Transportation. 4 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

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

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

090 - Transportation. 5 RCTD - UTILITY INSTALL Not Satisfied

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

090 - Transportation. 6 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding

Plan: CUP190022

Parcel: 381344023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-USE-WQ - WQMP COMPLETION (cont.) Not Satisfied
water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Not Satisfied
Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied
Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: September 24, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency

Riv. Co. Sheriff's Dept.
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer
City of Lake Elsinore Sphere of Influence
Alcohol Beverage Control

CONDITIONAL USE PERMIT NO. 190022 – Applicant: Carl R Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwest corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST:** A Conditional Use Permit for the construction of a 9,100 square foot stand-alone retail store that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), with associated parking and detention basin. - APN 381-344-023 – Related Cases: PAR 190024 – **BBID: 256-784-055**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on October 10, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: NNN Retail Development

Contact Person: CARL WOOD E-Mail: carl@NNNretaildevelopment.com

Mailing Address: PO Box 2071
SCOTTSDALE AZ 85252
City State ZIP

Daytime Phone No: (702) 759 2620 Fax No: () _____

Engineer/Representative Name: Mour Group

Contact Person: ROB Benedict E-Mail: rob@mourgroupp.com

Mailing Address: 6593 Riverdale St
San Diego CA 92120
City State ZIP

Daytime Phone No: (619) 727 4800 Fax No: () _____

Property Owner Name: Dolores Christian

Contact Person: D'ANN Morgan E-Mail: dann^Mmorgan@hotmail.com

Mailing Address: 73261 Lone Mountain Lane
Palm Desert CA 92260
City State ZIP

Daytime Phone No: (949) 413-6754 Fax No: () _____

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Palm Desert, California 92211
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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

DOLORIS J. CHRISTIAN
PRINTED NAME OF PROPERTY OWNER(S)

Doloris J. Christian
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 381-344-023

Approximate Gross Acreage: 1.27

General location (nearby or cross streets): North of _____, South of Grand, East of Sangston, West of Blanche.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Construct a new ground up 9,100 sqft Dollar General

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): C1

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	9,100	18	1	General Merchandise Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

N/A

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Holcom, Christine Date 8-21-19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Dolores J. Christian 8-21-19
Property Owner(s) Signature(s) and Date

DOLORES J. CHRISTIAN
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (Small Facilities) and 15061 (b)(3) (Common Sense) – Applicant: Carl R. Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwesterly corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST:** A Conditional Use Permit for the construction of a 9,100 sq. ft. stand-alone retail store with associated parking and detention basin, that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), and to approve the Public Convenience and Necessity Findings.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 19, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 28, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP190022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP190022 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 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... 7/28/2020 7:57:35 AM

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381341002
PHILBERT H. RIVERA
16064 VIA NORTE
LAKE ELSINORE CA 92530

381341003
JANINE ANDERSON
16060 VIA NORTE
LAKE ELSINORE CA 92530

381300014
DOMINGO ROMERO
16109 GRAND AVE
LAKE ELSINORE CA 92530

381341026
MARJORY H. VITALE
30724 BENTON RD STE C302-617
WINCHESTER CA 92596

381342004
JAMES H. HILL
16067 VIA NORTE
LAKE ELSINORE CA 92530

381342007
GREGORY LEINEN
16058 VIA SOLA
LAKE ELSINORE CA 92530

381344006
KATHLEEN M. MAROLD
32405 OAK KNOLL LN
LAKE ELSINORE CA 92530

381341025
JAIME MARTINEZ
16040 VIA NORTE
LAKE ELSINORE CA 92530

381344005
JACK TRINH
16090 UNION AVE
LAKE ELSINORE CA 92530

381344008
JAIME R. MACIAS
16091 VIA MEDIA
LAKE ELSINORE CA 92530

381344012
DENNIS JAY MERRITT
33096 SANGSTON DR
LAKE ELSINORE CA 92530

381344001
STEVEN PATRICK MUNOZ
16074 UNION AVE
LAKE ELSINORE CA 92530

381342006
VICTOR A. SOTO
33117 SANGSTON DR
LAKE ELSINORE CA 92530

381342010
MOURLYN HENDRIX
16025 VIA NORTE
LAKE ELSINORE CA 92530

381344004
JAMES D. STRALEY
16086 UNION AVE
LAKE ELSINORE CA 92530

381344007
MARVIN C. LANGOHR
4056 ALCORN ST
SAN DIEGO CA 92154

381344009
JAIME R. MACIAS
16087 VIA MEDIA
LAKE ELSINORE CA 92530

381080007
SAMUEL TAOUIL
9051 EVONVALE DR
CORONA CA 92883

381091008
MARK A. PIASCIK
16190 GRAND AVE
LAKE ELSINORE CA 92530

381091012
DIANA J. WOLTER
P O BOX 873
TEMECULA CA 92593

381071036
DANNY STEVENS
28601 N FRONTAGE RD
LAKE ELSINORE CA 92532

381080001
GAP LAND HOLDINGS
40101 AVENIDA LA CRESTA
MURRIETA CA 92562

381300009
TRAC PHAM
2859 S EUCLID AVE
ONTARIO CA 91762

381341001
CARLOS A. FRANCO
16068 VIA NORTE
LAKE ELSINORE CA 92530

381341004
SWH 2017 1 BORROWER
8665 E HARTFORD DR NO 200
SCOTTSDALE AZ 85255

381341007
AARAV INV
16005 GRAND AVE
LAKE ELSINORE CA 92530

381342002
RONALD L. DETAL
16057 VIA NORTE
LAKE ELSINORE CA 92530

381342003
CHRISTOPHER R. SANZARO
16063 VIA NORTE
LAKE ELSINORE CA 92530

381342005
ROCKNEY J. HUDSON
33101 SANGSTON DR
LAKE ELSINORE CA 92530

381342008
ROBERT SANFORD
16054 VIA SOLA
LAKE ELSINORE CA 92530

381342014
ENGBERSON PAUL B
16038 VIA SOLA
LAKE ELSINORE CA 92530

381080002
DEIDRE ANN CURTIS
16038 GRAND AVE
LAKE ELSINORE CA 92530

381080005
STEPHEN C. KILBURN
16056 GRAND AVE
LAKE ELSINORE CA 92530

381344013
SYBIL C. SULLIVAN
1676 RHODE ISLAND CIR
COSTA MESA CA 92626

381344014
ANTONIO SANCHEZ
16086 VIA MEDIA
LAKE ELSINORE CA 92530

381344015
MICHAEL J. ROBBINS
33172 BLANCHE DR
LAKE ELSINORE CA 92530

381341005
WILLIAM C. SAUTER
16052 VIA NORTE
LAKE ELSINORE CA 92530

381091005
LOREN ROJEK
16339 MT DANA CR
FOUNTAIN VALLEY CA 92708

381091006
WILLIAM W. AMANN
30544 AUDELO ST
LAKE ELSINORE CA 92530

381091009
VERLIE WELLES
P O BOX 873
TEMECULA CA 92593

381071037
MARTHA VALENCIA
15996 GRAND AVE
LAKE ELSINORE CA 92530

381091001
MELODY R. ANTHONY
16086 GRAND AVE
LAKE ELSINORE CA 92530

381071038
JOSE ANTONIO SERRANO MARTINEZ
16002 GRAND AVE
LAKE ELSINORE CA 92530

381091004
MOK KA & LING FAMILY TRUST DATED
1988 CERCO ALTA DR
MONTEREY PARK CA 91754

381091010
ELSINORE VALLEY MUNICIPAL WATER DIST
P O BOX 1180
RIVERSIDE CA 92502

381080003
PASCUAL A. MARTINEZ
25427 JUNO ST
SUN CITY CA 92586

381080008
WALTER A. DONAHUE
16084 GRAND AVE
LAKE ELSINORE CA 92530

381080013
RICHARD M. CATY
16072 GRAND AVE
LAKE ELSINORE CA 92530

381091007
RAYMOND J. BUHR
16170 GRAND AVE
LAKE ELSINORE CA 92530

381344011
TED H. MCKENNA
31281 CALLE DEL CAMPO
SAN JUAN CAPISTRANO CA 92675

381300017
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

381342001
SCOTT A. JUHNKE
16053 VIA NORTE
LAKE ELSINORE CA 92530

381342009
2018-4 IH BORROWER
1717 MAIN ST STE 2000
DALLAS TX 75201

381344022
MARTIN SALDANA
33050 SANGSTON DR
LAKE ELSINORE CA 92530

381300008
CHIA LING LIN
3065 DIBBLE CT
SANTA CLARA CA 95051

381300015
EVERLEAD EDUCATION INC CO INC
87 N RAYMOND AVE # 200
PASADENA CA 91103

381341023
SIMON VELAZQUEZ GARCIA
16026 VIA NORTE
LAKE ELSINORE CA 92530

381341024
CHARLES RAY DICKEY
16032 VIA NORTE
LAKE ELSINORE CA 92530

381344003
ROBERT ALAN CHISHOLM
2105 W MEADOWLARK DR
CHINO VALLEY AZ 86323

381344021
PETER W. HURLEY
430 CANAL ST
NEWPORT BEACH CA 92663

381344017
JESUS A. ALTAMIRANO
33075 BLANCHE DR
LAKE ELSINORE CA 92530

381344018
MICHAEL SANDLER
33063 BLANCHE DR
LAKE ELSINORE CA 92530

381344020
2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

381344002
CAROLYNNE J. SHOUSE
16078 UNION AVE
LAKE ELSINORE CA 92530

381344016
TRUDY A. PULIDO
16096 VIA MEDIA
LAKE ELSINORE CA 92530

381344019
ROBERT S. AVALOS
33051 BLANCHE DR
LAKE ELSINORE CA 92530

381344010
DON MARTIN
33122 SANGSTON DR
LAKE ELSINORE CA 92530

381344023
DAVID C. CHRISTIAN
73261 LONE MOUNTAIN LN
PALM DESERT CA 92260

381071035
PAMELA LEE COLEMAN
32970 ETHLENE DR
LAKE ELSINORE CA 92530

381080004
ROBERT THOMAS RAWLS
8806 SIERRA AVE
FONTANA CA 92335

381080009
PRO VALUE PROP INC
PO BOX 517
AGOURA HILLS CA 91376

381091002
CRAIG H. BLOOM
16088 GRAND AVE
LAKE ELSINORE CA 92530

381091003
DEAN S. ROSE
16096 GRAND AVE
LAKE ELSINORE CA 92530

NNN Retail Development
Carl Wood
PO Box 2017
Scottsdale AZ 85252

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

Mour Group
Rob Benedict
6593 Riverdale Street
San Diego CA 92120

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Robert Avalos
33051 Blanche Drive
Lake Elsinore CA 92530

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Dolores Christian
D'Ann Morgan
73261 Lone Mountain Land
Palm desert CA 92260



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044

FROM: Riverside County Planning Department

4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP190022

Project Location: Southwest corner of Grand Avenue and Blanche Drive

Project Description: **CONDITIONAL USE PERMIT NO. 190022** – Applicant: Carl R Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwest corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST:** A Conditional Use Permit for the construction of a 9,100 square foot stand-alone retail store that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), with associated parking and detention basin. - APN 381-344-023 – Related Cases: PAR 190024

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: NNN Retail Development Carl Woo0d PO Box 2071 Scottsdale AZ 85252

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15061(b)3)
- Statutory Exemption (15303)
- Other:

Reasons why project is exempt: Exempt per Sections 15303 and 15061 of the state CEQA guidelines. 15303 exempts the construction and location of new small facilities and structures and per 15061(b)3 it can be found with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No. - County Clerk Posting Fee \$50

FOR COUNTY CLERK'S USE ONLY

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