

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 27, 2009

SUBJECT: CHANGE OF ZONE NO. 7032, AND TENTATIVE TRACT MAP NO. 32026 – (Mitigated Negative Declaration) – Applicant: Lakeside Estates, LLC – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Morrell Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** The Change of Zone proposes to change the project site’s current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule “A” subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement in perpetuity.– Schedule: A – APN(s): 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39748**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

put

REVIEWED BY EXECUTIVE OFFICE

DATE *6/4/09*

Tina Grande
Departmental Concurrence

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: Change of Zone No. 7032, Tentative Tract Map No. 32026

Page 2 of 2

APPROVAL of **CHANGE OF ZONE NO. 7032**, from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5) pending final adoption by the Board of Supervisors and;

APPROVAL of **TENTATIVE TRACT MAP NO. 32026**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 5.10: CHANGE OF ZONE NO. 7032 / TENTATIVE TRACT MAP NO. 32026 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lakeside Estates, LLC – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Morrell Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – APN(s): 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004. (Continued from 11/5/08 and 12/3/08). (Legislative)

II. PROJECT DESCRIPTION

The change of zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 square feet minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement in perpetuity.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Jeff Childers, at 951-955-3626 or e-mail jchilder@rctlma.org.

The following spoke in favor of the subject proposal:

Erik Lunde, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39748**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7032**, from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5) and;

APPROVAL of **TENTATIVE TRACT MAP NO. 32026**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 2/4/09
AGENDA ITEM NO. 5.10 PAGE 2

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 3, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 3.3: CHANGE OF ZONE NO. 7032 / TENTATIVE TRACT MAP NO. 32026 –**
Intent to Adopt a Mitigated Negative Declaration – Applicant: Lakeside Estates, LLC – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Morrell Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) –(Continued from 11/5/08). (Legislative)
- II. PROJECT DESCRIPTION**
The change of zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 square feet minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement in perpetuity – APN(s): 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.
- III. MEETING SUMMARY**
The following subject proposal did not require a presentation:
Project Planner, Jeff Childers, at 951-955-3626 or e-mail jchilder@rctlma.org.
- No one spoke in favor, neutral or in opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject matter to 2/4/09.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.10
Area Plan: Elsinore
Zoning Area: South Elsinore
Supervisorial District: First
Project Planner: Jeffery Childers
Planning Commission: February 4, 2009
Continued From: December 3, 2008

CHANGE OF ZONE NO. 7032
TENTATIVE TRACT MAP NO. 32026
EA No.: 39748
Applicant: Lakeside Estates, LLC
Engineer/Rep.: K & A Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT - ADDENDUM

February 4, 2009 Planning Commission

During the Planning Commission Hearing on February 4, 2009, Commissioner Roth requested the following changes/correction be made to the Staff Report, and this Staff Report reflects those corrections:

- 1) Modifications to the GIS exhibits, Exhibit 6, showing the proper location of the boundary between MDR and VLDR. The revised Exhibit 6 is attached.
- 2) Modification to Finding 2 and 3. Those changes are included herein.
- 3) Remove the requirement of the approval the General Plan Amendment in 60. Planning. 25. The revised condition is attached

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7032 proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 32026 proposes a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

The project site is located southerly of Grand Avenue and easterly of Morrell Drive within the Lakeland Village/Wildomar Redevelopment Project Sub-Area in the Elsinore Area Plan.

BACKGROUND:

As of the writing of this staff report, the applicant has modified the project design to reflect the concerns of the Commission, Staff, and the community that were raised at the previous public hearing. Since there is no longer a proposal to amend the General Plan, the project has been designed to fit into the existing community and in an attempt to comply with the density requirements of the existing General Plan Land Uses. The Planning Department has reviewed the most recent Tentative Map proposal along with the enclosed retaining wall exhibit. The project site has been designed to provide for the densities as required per the General Plan Land Use designations. Modifications to the lots have been proposed to increase the pad size and provide for more usable space on lots that include large slope areas.

FURTHER PLANNING CONSIDERATION:

December 3, 2008

The proposed project was continued to the February 4, 2009 planning commission.

FURTHER PLANNING CONSIDERATION:

November 5, 2008

The proposed project was continued to the December 3, 2008 planning commission.

FURTHER PLANNING CONSIDERATION:

June 25, 2008

The proposed project was continued Off Calendar from the June 25, 2008 Planning Commission hearing to allow the applicant time to withdraw the General Plan Amendment, redesign the subdivision to meet the density requirements of the existing General Plan Land Use Designations, and to allow staff time for review of the project.

FURTHER PLANNING CONSIDERATION:

May 28, 2008

The proposed project was continued from the May 28, 2008 Planning Commission hearing to allow Planning staff to make findings for denial of the project. In the course of the hearing and the previous investigation into the validity of a Technical General Plan Amendment, no information was discovered to support the amendment based on a mapping error. Staff has concluded that there was no mapping error.

FURTHER PLANNING CONSIDERATION:

April 30, 2008

The proposed project was continued from the April 30, 2008 Planning Commission Hearing to allow Planning staff to locate the Planning Commission recommended Elsinore Area Plan Land Use Map. According to the Elsinore Area Plan Land Use Map dated January 8, 2003, the Planning Commission recommended to the Board of Supervisors that the entire project site as shown on the attached map be designated Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum); however, the Board of Supervisors ultimately designated the project site as Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum), and Rural: Rural Mountainous (R:RM) (10 acre minimum) (see attached exhibits).

The Technical General Plan Amendment proposed to correct the mapping error that took place during the adoption of the 2003 General Plan as the delineation line between the Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) was drawn inaccurately (see "Issues of Potential Concern" below for Technical GPA justification).

Furthermore, during the April 30, 2008 Planning Commission public hearing, the project was amended to include the following:

1. Community Trail

At the request of the Planning Commission, the project has been conditioned to provide for a complete trail connection within the project site as well as to Grand Avenue. The project has been condition to construct a ten foot (10') wide community trail along Lots 150, 148, 119 – 129, 131, 136 – 141, 151, and on the westerly side of Morrell Drive (within the street parkway) from Lot 151 to Grand Avenue; thus, addressing the second issue of concern presented at the April 30, 2008 Planning Commission public hearing. The following conditions of approval (COA) have

been updated to properly reflect the new trail locations: 50.PLANNING.9, 50.PLANNING.10, 60.PLANNING.2, and 90.PLANNING.16.

2. Oak Tree Mitigation

At the request of the Planning Commission, the project has been conditioned to provide for an oak tree mitigation ratio of 1:10 (for every oak tree that is removed a total of ten (10) oak trees shall be planted). Since the project proposes to remove the oak tree that is located within proposed Lot 144; the project has been conditioned to plant ten (10) 15-gallon oak trees within the project site. The following conditions of approval (COA) have been updated to properly reflect the new oak tree mitigation: 60.PLANNING.10 and 90.PLANNING.14.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6):
Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum), and Rural: Rural Mountainous (R:RM) (10 acre minimum)
2. Surrounding General Plan Land Use (Ex. #6):
Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 dwelling units per acre) to the north, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 floor area ratio) and Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the east, Rural: Rural Mountainous (R:RM) (10 acre minimum) and Open Space: Conservation Habitat (OS:CH) to the south, and Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the west
3. Existing Zoning (Ex. #3):
One-Family Dwellings (R-1)
4. Surrounding Zoning (Ex. #3):
One-Family Dwellings (R-1) to the north and Rural Residential (R-R) to the east, south, and west
5. Existing Land Use (Ex. #1):
Vacant Land
6. Surrounding Land Use (Ex. #1):
Residential to the north, east, and west and Vacant Land to the south
7. Project Data:
Total Acreage: 89.9 gross acres
Total Number of Lots: 141
Total Residential Lots: 130
Total Open Space Lots: 7 (31.88 net acres)

Other Lots: 4 (Reservoir Site, Water Pump Station Site, Debris Basin, and Water Quality Basin)

Proposed Min. Lot Sizes: 7,200 sq. ft. (net) within R-1 Zone and 10,000 sq. ft. (net) within R-1-10,000 Zone

Schedule: A

8. Environmental Concerns:

See attached Environmental Assessment No. 39748

RECOMMENDATIONS:

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39748**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7032**, from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5) and;

APPROVAL of **TENTATIVE TRACT MAP NO. 32026**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project conforms with the proposed Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and existing Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) land use designations, and with all elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, or with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

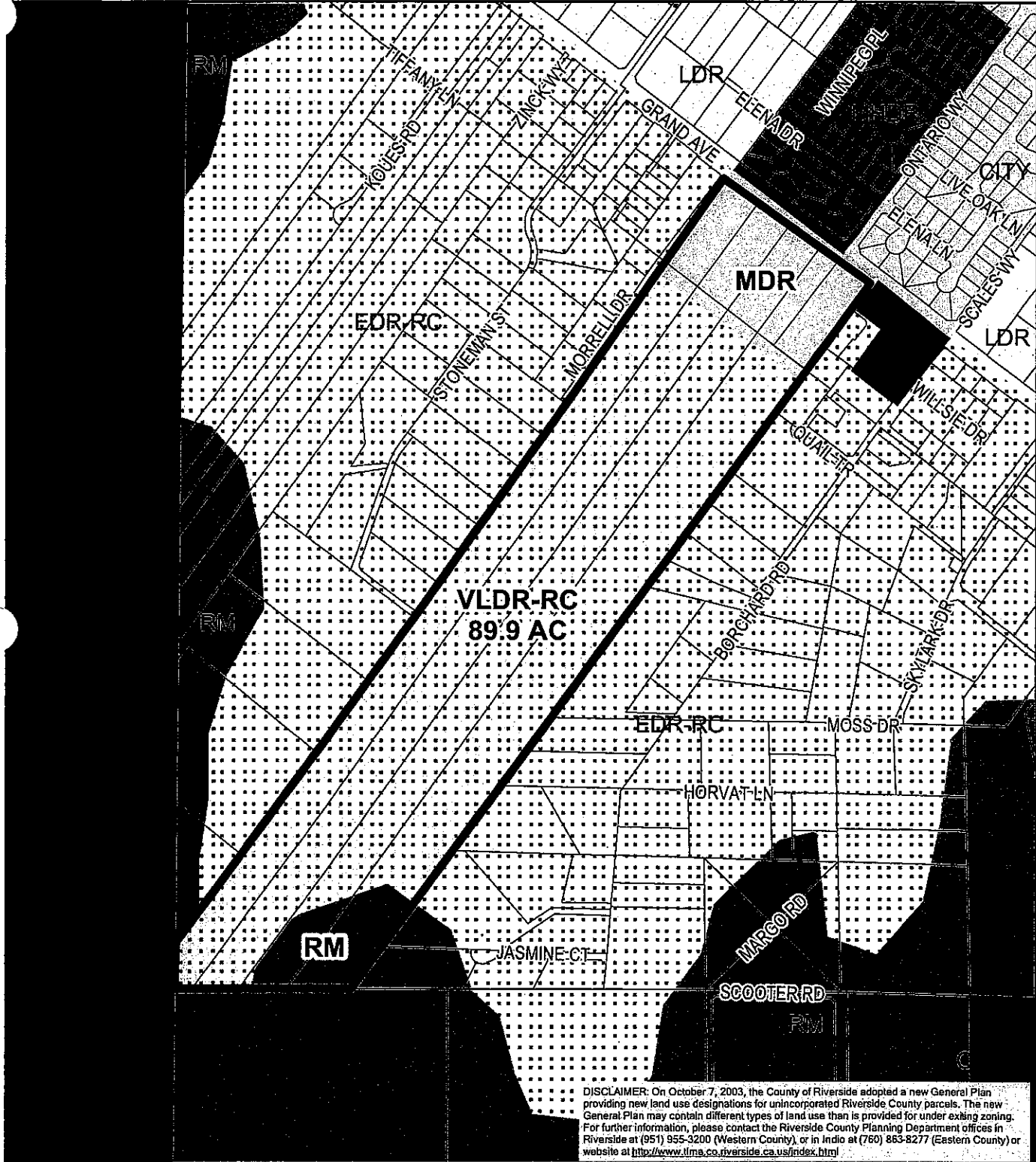
1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum), and Rural: Rural Mountainous (R:RM) (10 acre minimum) in the Elsinore Area Plan.
2. The proposed project is consistent with Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and existing Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) land use designations, and with all elements of the Riverside County General Plan
3. The proposed project, a Schedule “A” subdivision of 89.9 gross acres into 141 lots, is permitted in the proposed Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and existing Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) Land Use Designations.
4. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 dwelling units per acre) to the north, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 floor area ratio) and Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the east, Rural: Rural Mountainous (R:RM) (10 acre minimum) and Open Space: Conservation Habitat (OS:CH) to the south, and Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the west.
5. The subject site is currently zoned One-Family Dwellings (R-1).
6. The project proposes to change the project site’s current zoning classification from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5).
7. The proposed project, a Schedule “A” subdivision of 89.9 gross acres into 152 lots, is permitted in the proposed One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5) zones.
8. The project site is surrounded by properties which are zoned One-Family Dwellings (R-1) to the north and Rural Residential (R-R) to the east, south, and west.
9. Residential developments have been constructed and exist in the project vicinity.
10. Surrounding land uses include Residential to the north, east, and west and Vacant Land to the south.
11. The project site is located within the City of Lake Elsinore’s Sphere of Influence, which has received written notification of this project. The City of Lake Elsinore submitted comments on September 30, 2004 regarding the proposed project; the city’s comments have been addressed in Environmental Assessment No. 39748 Section 41 “Circulation”.

12. The project site is located within the Lakeland Village/Wildomar Redevelopment Project Sub-Area. The proposed project is not consistent with the objectives of the Lakeland Village/Wildomar Redevelopment Project Sub-Area.
13. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
14. Environmental Assessment No. 39748 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hydrology/Water Quality
 - e. Transportation/Traffic
 - f. Land Use

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. An airport influence area;
 - b. A MSHCP criteria area;
 - c. An agricultural preserve;
 - d. The Stephens Kangaroo Rat Fee Area; or,
 - e. A 100-year flood plain, an area drainage plan, or a dam inundation area.
2. The project site is located within:
 - a. A County fault zone;
 - b. An area subject to moderate liquefaction potential;
 - c. A High Fire Area;
 - d. The City of Lake Elsinore Sphere of Influence;
 - e. The Lakeland Village/Wildomar Redevelopment Project Sub-Area (the portion along Grand Avenue);
 - f. County Service Area No. 152A;
 - g. The boundaries of the Lake Elsinore Unified School District; and,
 - h. Zone B of Mt. Palomar Lighting Ordinance No. 655 (31.49 Miles).
3. The subject site is currently designated as Assessor's Parcel Numbers: 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.

Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29



Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Bros. Pg. 896 F5

04/21/09
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

T T MAP Tract #: TR32026

Parcel: 382-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 25

MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7032 has been approved and adopted by the Board of Supervisors and have been made effective.

Supervisor Buster
District 1
Date Drawn: 2/11/08

CZ07032 TR32026 GPA00829

VICINITY MAP

Planner: Bulmaro Canseco
Date: 4/02/08
Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6S/R4W
Section:



Assessors
Bk. Pg. 370-18 & 19
Thomas Bros. F
382-10
896 F5

Map data provided by the
Riverside County Planning Department
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02/11/08

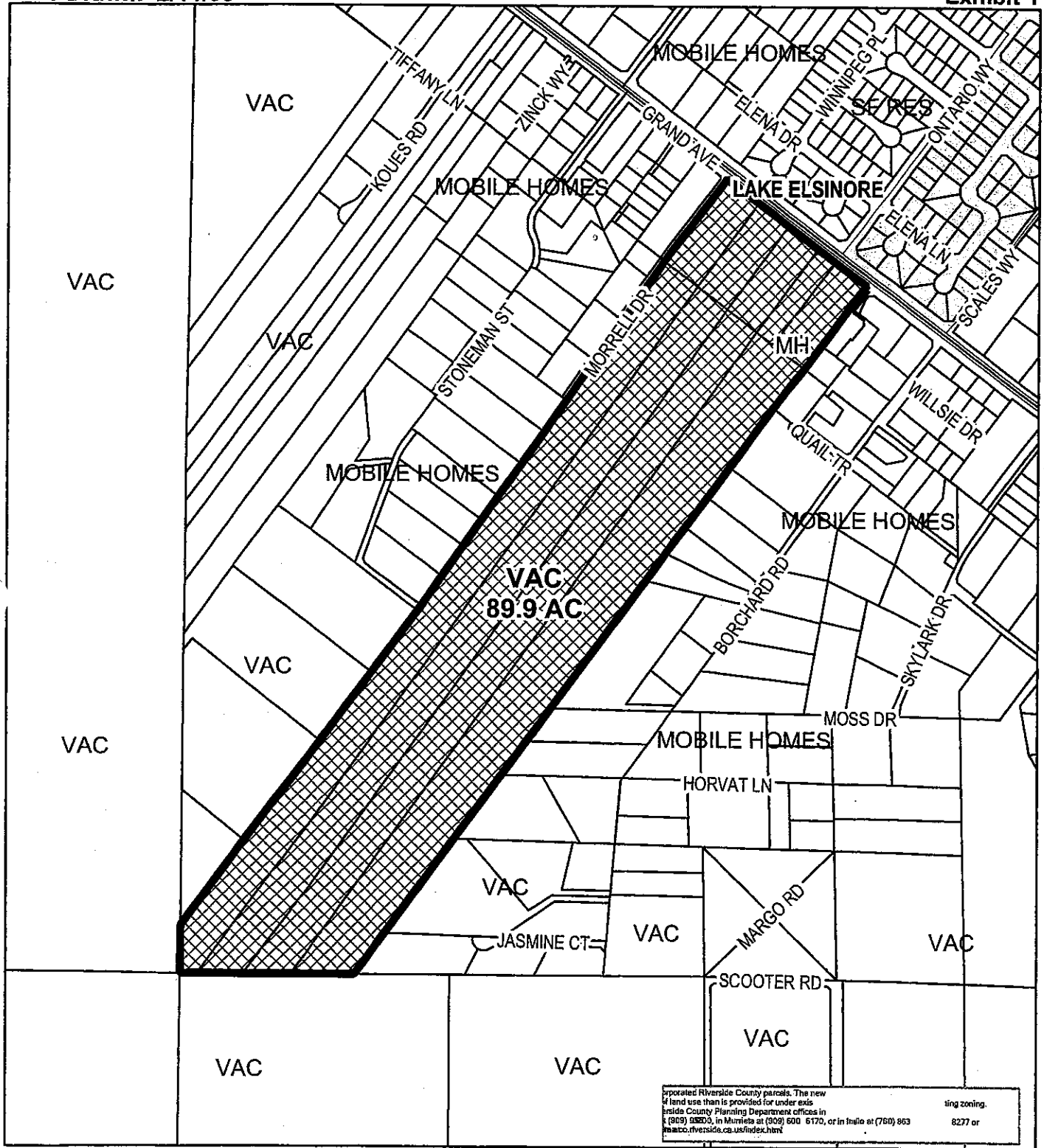
Supervisor Buster
District 1
Date Drawn: 2/11/08

CZ07032 TR32026 GPA00829 Planner: Bulmaro Canseco

Date: 4/02/08

Land Use

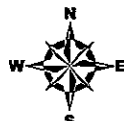
Exhibit 1



Prepared Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
& (951) 932-0, in Murietta at (951) 600 6170, or in Indio at (760) 863
riverside.ca.us/index.htm 8277 or

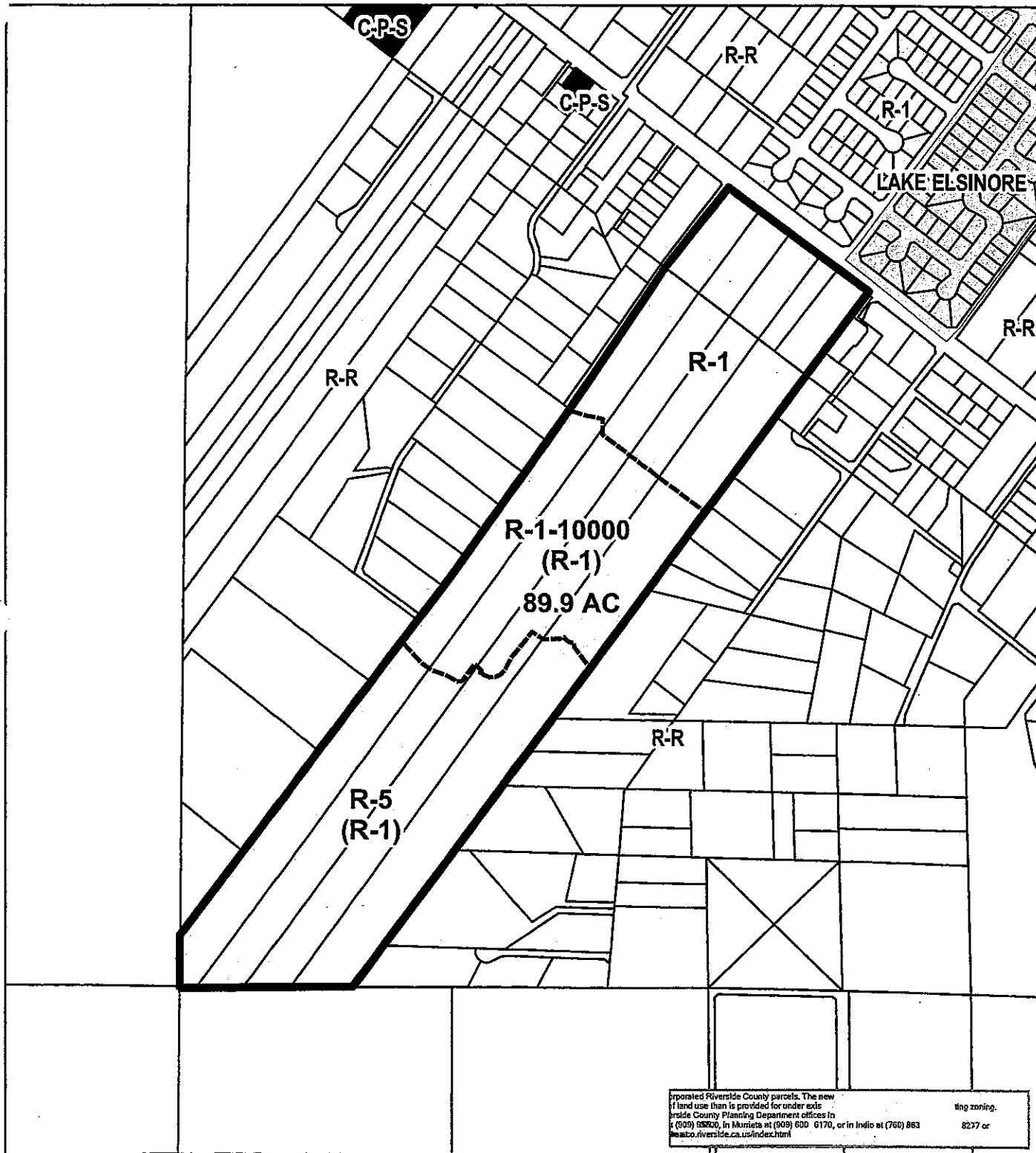
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29



Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Bros. Pg. 896 F5

PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29



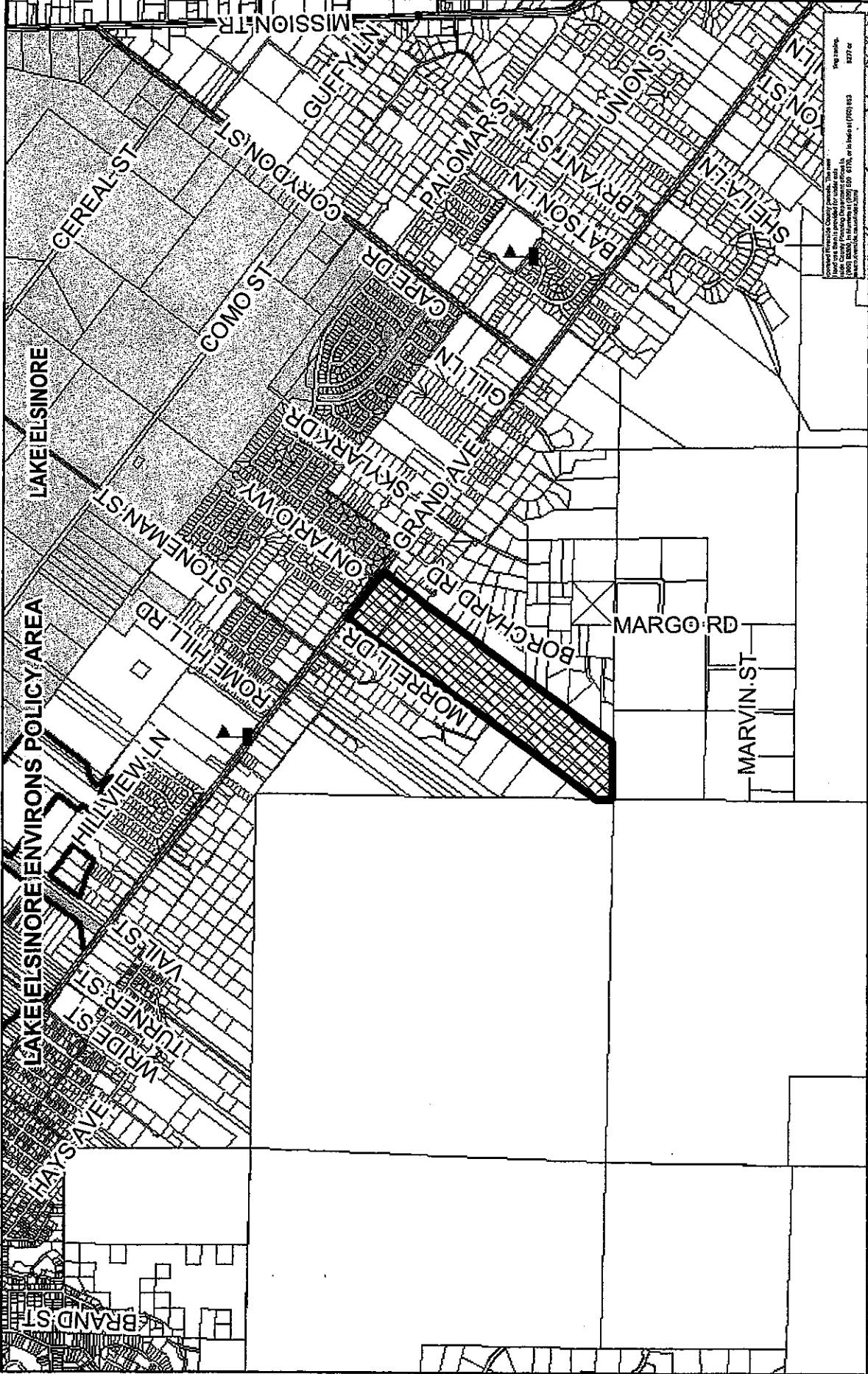
Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Bros. Pg. 896 F5
3,000

Supervisor: Juster
District 1

Date Drawn: 2/11/08

CZ07032 TR3_J26 GPA00829 POLICY AREAS

Planner: Bulmar, Inseco
Date: 4/02/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: South Elsinore
Area: T6SR4W
Township/Range: T6SR4W
Section: 29

Assessors: Thomas Bros. Pg. 896 F5
Blk. Pg. 382-10



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39748

Project Case Type (s) and Number(s): Change of Zone No. 7032 and Tentative Tract Map No. 32026

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1629

Contact Person: Bulmaro Canseco, Project Planner

Telephone Number: (951) 955-8632

Applicant's Name: Lakeside Estates, LLC

Applicant's Address: 240 Newport Center Drive, Suite 220, Newport Beach, CA 92660

Engineer's Name: K & A Engineering, Inc.

Engineer's Address: 357 N. Sheridan Street, Suite 117, Corona, CA 92880

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7032 proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 32026 proposes a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement in perpetuity.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 89.9 Gross Acres

Residential Acres: 36.3	Lots: 141	Units: 130	Projected No. of Residents: 388
Commercial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other – Open Space Acres: 31.9	Lots: 7		
Other – Facilities Acres: 21.7	Lots: 4		

D. Assessor's Parcel No(s): 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.

E. Street References: The project site is located southerly of Grand Avenue and easterly of Morrell Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 29, Township 6 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The majority of the project area consists of undeveloped land with native

vegetation. The northeastern end, adjacent to Grand Avenue, is comprised mainly of non-native grassland with patches of coastal sage scrub. The terrain becomes rugged toward the central and southwestern portions of the property, with steep hills, dense vegetation, and several rock outcroppings. The site abuts the Cleveland National Forest at its southern end. Lands adjacent to the northern half of the site are occupied by single-family homes; lands adjacent to the southern half of the site are mostly undeveloped. Elevations range from approximately 1,320 to 1,800 feet above mean sea level. Overall site drainage is to the north towards Lake Elsinore.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The sites existing General Plan Land Uses are Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum), and Rural: Rural Mountainous (R:RM) (10 acre minimum). The project, as designed, is consistent with the existing designations.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project 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 the proposed project; nonetheless, a 30.95-acre Open Space Lot will be preserved within a conservation easement in perpetuity to ensure that existing habitat is preserved. Furthermore, a ten foot (10') wide community trail is proposed along Grand Avenue and a second ten foot (10') wide trail is proposed within the project site, which will serve the future residents of the project. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is subject to fault and fire hazards as well as being subject to liquefaction potential. The proposed project is not located within any other special hazard zone (including dam inundation zone, flood zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project will provide for an additional 130 single-family dwellings. The proposed project meets all applicable Housing element policies.
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.

B. **General Plan Area Plan(s):** Elsinore Area Plan

C. **Foundation Component(s):** Community Development, Rural Community, and Rural

D. Land Use Designation(s): Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum), and Rural: Rural Mountainous (R:RM) (10 acre minimum).

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Mt. Palomar Nighttime Lighting Policy (31.49 miles) and Lakeland Village/Wildomar Redevelopment Project Sub-Area.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** N/A

2. **Foundation Component(s):** Community Development, Rural Community, Rural, and Open Space

3. **Land Use Designation(s):** Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 dwelling units per acre) to the north, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 floor area ratio) and Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the east, Rural: Rural Mountainous (R:RM) (10 acre minimum) and Open Space: Conservation Habitat (OS:CH) to the south, and Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the west.

4. **Overlay(s):** N/A

5. **Policy Area(s):** Mt. Palomar Nighttime Lighting Policy (31.49 miles) and Lakeland Village/Wildomar Redevelopment Project Sub-Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan:** N/A

2. **Specific Plan Planning Area, and Policies:** N/A

I. Existing Zoning: One-Family Dwellings (R-1)

J. Proposed Zoning, if any: One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5).

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1) to the north and Rural Residential (R-R) to the east, south, and west.

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"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

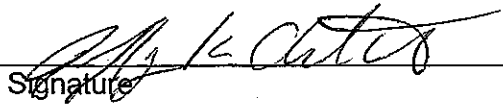
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED 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, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

10-9-08
Date

Jeffery Childers, Urban/Regional Planner IV
Printed Name

For Ron Goldman, Planning 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways" and the Elsinore Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

- a) The project site is not located within a scenic highway corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant, have been developed with residential developments, or are planned for residential developments.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public as these features are being protected within the proposed 30.95-acre Open Space Lot that will be preserved within a conservation easement in perpetuity. Additionally, the project, a residential development, will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County				

Ordinance No. 655?

Source: GIS and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located within the Special Lighting Area (Zone B) that surrounds the Mt. Palomar Observatory (31.49 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: On-site Inspection, Project Application Description, and Project Application Materials

Findings of Fact:

a) The introduction of 130 residential lots has the potential to create a new source of substantial light or glare, which could affect day or nighttime views in the area; nonetheless, with the incorporation of standard requirements per Ordinance No. 655, impacts to day or nighttime views will be reduced to a less than significant level.

b) The project as proposed will not expose residential properties to unacceptable light levels, as Ordinance No. 655 requires the project to hood and direct any new sources of light so as not to shine directly upon adjoining property or public rights-of-way.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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 type="checkbox"/>	<input checked="" 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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS, and Project Application Materials

Findings of Fact:

- a) Per the RCIP, part of the project site is designated as Farmland of Local Importance (farmland); however, it should be stated that in 2003, when the Riverside County General Plan was adopted the General Plan EIR determined the loss of Farmland of Local Importance. Therefore, the project's impact to convert farmland to non-agricultural uses is less than significant.
- b) No agricultural uses are being conducted at the project site, as well as within the immediate vicinity of the project site. The project site is not under a Williamson Act contract and is not zoned for agricultural uses.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use as the project site is zoned One-Family Dwellings (R-1) and the project site is not located within 300 feet of an agriculturally zoned property.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook (Urbemis 2002 for Windows 8.7.0) and Project Application Materials

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a Regional Air Quality Management Plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the land uses that were anticipated during the general plan process, and will not introduce significant pollution sources beyond those identified in the SCAG population estimates as the proposed residential dwelling units have been accounted for in SCAG's Regional Growth Management Plan. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading.

c) The project will not 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.

d) 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 Carbon Monoxide (CO) sources, toxic air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions.

- e) The project proposes residential land uses, which is considered a sensitive receptor; however, the project is not expected to generate substantial point source emissions.
- f) During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

BIOLOGICAL RESOURCES Would the project

6. 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?

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)?

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 Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, On-site Inspection, and EPD Review (PDB No. 4897: "Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP)" prepared by Helix Environmental Planning, Inc., dated December 17, 2007)

Findings of Fact:

- a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, the project site is not located within a MSHCP criteria area/cell. Helix Environmental Planning, Inc. prepared a Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) on December 17, 2007. The DBESP determined that the project is consistent with the MSHCP based on the following: the project site is not located within any specific conservation criteria cell and is not subject to the formal HANS process, the project is subject to the MSHCP fee of \$1,801 per dwelling unit, and that the proposed mitigation provides for restoration in an area of high conservation value (see section 'e' below). As such, the project does not conflict with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The project will not 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 as none of these species has any potential to occur on the project site or to occur off-site downstream of the project site as adjacent land uses consists of residential developments.
- c) The project will not 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 Game or U.S. Wildlife Service as none of these species has any potential to occur on the project site or to occur off-site downstream of the project site as adjacent land uses consists of residential developments. Furthermore, due to the site's location and the type of habitat observed on-site, the project does not conflict with the MSHCP planning goals.
- d) Due to the location of the project site, it does not have any current potential to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The California Department of Fish and Game (CDFG) jurisdictional areas total 0.55 acres, comprised of 0.37 acres of riparian woodland and 0.18 acres of streambeds. All of the CDFG jurisdictional areas are considered Riparian/Riverine resources under the MSHCP. Of the 0.37 acres of riparian woodland that exists within the project site, 0.14 acres would be affected and 0.10 acres of the 0.18 acres of streambed on-site will be impacted. The remaining 0.23 acres of riparian woodland and 0.07 acres of streambed would be avoided. Impacts to jurisdictional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitats will be mitigated through acquisition of credits from the Prado Basin Mitigation Program. The restoration will occur in the same year in which the credits are acquired. Additionally, a 30.95-acre Open Space Lot (Lot 135) will be preserved within a conservation easement in perpetuity (COA 60.EPD.2, 50.PLANNING.11, AND 60.PLANNING.14). Therefore, with the implementation of these mitigation measures impacts to riparian habitat or other sensitive natural habitat will be mitigated to a less than significant impact (COA 60.PLANNING.12).

- f) The Army Corps jurisdictional areas total 0.26 acres, comprised of 0.06 acres of wetlands and 0.20 acres of non-wetlands. Unnamed drainages periodically convey surface water but do not support wetland vegetation, this habitat type occurs on-site as two (2) small ephemeral drainages and a main intermittent drainage with widths ranging from one (1) to three (3) feet enter the site at the southwestern edge and flow in a northerly direction until exiting the property. Areas not exhibiting an OHWM were not mapped as jurisdictional. Jurisdictional drainages that occur on-site periodically convey water but are unvegetated. The functions and values associated with the unvegetated drainages on-site are limited to groundwater recharge, sediment transport, and minimal water quality benefits. Wildlife use of the drainages is limited because they lack vegetation. These areas are regulated by the Army Corps as non-wetland Waters of the U.S. and by the CDFG as streambeds and are considered Riparian/Riverine habitat by the MSHCP. Therefore, as noted above jurisdictional habitats will be mitigated through acquisition of credits from the Prado Basin Mitigation Program. Therefore, with the implementation of these mitigation measures impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) will be mitigated to a less than significant impact (COA 60.EPD.2 AND 60.PLANNING.13).
- g) Three (3) Coast Live Oaks are located within the project site out of which one (1) will be removed. The project is conditioned to record an environmental constraints sheet on the final map noting the location of the oak tress (COA 50.PLANNING.33) and to adhere to the County Oak Tree Preservation Guidelines, which note the mitigation required for the removal of oak trees. Therefore, for every oak tree removed a total of ten (10) 15-gallon oak trees shall be planted on site (COA 60.PLANNING.10 and 90.PLANNING.14). With the implementation of these mitigation measures, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Mitigation measures for biological resources shall be provided as noted above including the acquisition of credits from the Prado Basin Mitigation Program, placing Lot 146 within a conservation easement, obtaining CDFG and Army Corps permits, providing an environmental constraints sheet on the final map noting the location of the oak tress, and planting a total of ten (10) 15-gallon oak trees as mitigation for the oak tree that is to be removed (COA: 50.PLANNING.11, 50.PLANNING.33, 60.PLANNING.10, 60.PLANNING.12, 60.PLANNING.13, 60.PLANNING.14, 90.PLANNING.14, AND 60.EPD.2).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department (EPD) and the Planning Department.

CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials, and PDA No. 4134 ("A Cultural Resources Assessment of TT32026, a 89.9-acre parcel located southeast of the intersection of Grand Avenue and Morrell Drive, Lake Elsinore, Unincorporated Riverside County" prepared by John Minch & Associates, Inc., dated July 7, 2006)

Findings of Fact:

- a) A Cultural Resource Assessment was conducted for the project site, which is located southeast of the intersection of Grand Avenue and Morrell Drive, in southwestern Riverside County, California. The purpose of the Study was to identify all potentially significant cultural resources situated within the project area and to make a determination as to what extent existing cultural resources would be impacted by the implementation of the proposed project. The cultural resource assessment determined that the proposed project would not alter or destroy a historic site, as historic resources are not present on the project site.
- b) Project implementation will not impact historic resources as defined in California Code of Regulations, Section 15064.5 as historic resources are not present on the project site per the Cultural Resource Assessment prepared for the project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, and PDA No. 4134 ("A Cultural Resources Assessment of TT32026, a 89.9-acre parcel located southeast of the intersection of Grand Avenue and Morrell Drive, Lake Elsinore, Unincorporated Riverside County" prepared by John Minch & Associates, Inc., dated July 7, 2006)

Findings of Fact:

- a) A Cultural Resource Assessment was conducted for the project site, which is located southeast of the intersection of Grand Avenue and Morrell Drive, in southwestern Riverside County, California. The purpose of the Study was to identify all potentially significant cultural resources situated within the project area and to make a determination as to what extent existing cultural resources would be impacted by the implementation of the proposed project. The results of the archaeological records

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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search indicated that two (2) prehistoric archaeological sites (RIV-3883 and RIV-3884) have been mapped within the project boundaries. One of the sites, RIV-3883, could not be relocated as it is either obscured by heavy brush or has been destroyed; nonetheless, development is not proposed within the vicinity of this archaeological site. The second site, RIV-3884, has been so severely disrupted that it suffers from a total loss of integrity, development is proposed at this archaeological site. However, as noted above, the integrity of the site has been destroyed by disturbance and looting and according to the Cultural Resource Assessment prepared for the project, "it does not appear that any intact portion of RIV-3884 remains today"; therefore, impacts on this site are less than significant.

- b) To ensure that impacts on cultural resources or impacts of substantial adverse change in the significance of a archaeological resource as defined in California Code of Regulations, Section 15064.5 are less than significant the project has been conditioned accordingly. The mitigation measures include: If Human Remains Found, Inadvertent Archaeology Find, ECS Note Archaeological, Native American Monitoring, Cultural Resources Disposition Agreement, and Archaeologist Retained. The Native American monitors shall be from the Pechanga Tribe as noted on the conditions of approval.
- c) Standard project Conditions of Approval and compliance with state law insure the project will not significantly disturb any human remains, including those interred outside of formal cemeteries. No CEQA mitigation is required for the site.
- d) No religious or sacred uses are known to occur at the project site; therefore, no restriction of religious or sacred activities can result from project implementation.

Mitigation: A professional archaeologist monitor shall be present during any brush clearing, grubbing, or earthmoving activities that may take place in conjunction with the project. The archaeological monitor should have the authority to temporarily halt or redirect the earthwork in the vicinity of the finds until their importance can be ascertained. (COA: 10.PLANNING.16, 10.PLANNING.17, 50.PLANNING.15, 60.PLANNING.21, 60.PLANNING.22, AND 60.PLANNING.23).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Planning Department.

9. Paleontological Resources

- a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" and "Preliminary Paleontological Survey for Tentative Tract 32026" prepared by John Minch, dated June 2006

Findings of Fact:

- a) A Preliminary Paleontological Survey was performed to determine if the present development plan for the site would have any significant adverse impacts on the paleontological resources of the area. The survey determined that recent alluvium has no potential for the discovery of significant fossils, because it is too young geologically to contain fossils; additionally, the older quaternary alluvium and older terrace deposits are considered to have a low to moderate potential for the discovery of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant soils. Nonetheless, to ensure that Paleontological Resources are mitigated to a level less than significant, the project has been conditioned to retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts.

Mitigation: The project proponent shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts (COA: 60.PLANNING.24).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Planning Department.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) 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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS, and GEO No. 1466

Findings of Fact:

County Geologic Report (GEO) No. 1466, submitted for this project (TR32026), was prepared by Albus-Keefe & Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract 32026 (Lakeside Estates Project), Lake Elsinore Area, County of Riverside, California" dated February, 17, 2006.

In addition, Albus-Keefe prepared "Response to the County of Riverside, Transportation and Land Management Agency, Building & Safety Department, DRT Correction Letter dated May 31, 2005 and the Department of Building & Safety, Fault Hazard Report Review Letter dated May 13, 2005 (County Geologic Report No. 1464), Tentative Tract No. 32024, County of Riverside, California. This document is herein incorporated as a part of GEO No. 1466.

GEO No. 1466 concluded:

1. The site lies within a County Fault Zone. Trenching revealed no evidence of active faulting within the site. Therefore, the risk of ground rupture affecting the proposed development is considered low.

GEO No. 1466 recommended:

1. The seismic design parameters included in the report should be incorporated in the structural designs developed for the site. All structures should be designed to meet current International Building Code provisions for moderate to severe seismically induced groundshaking. Mitigation of possible seismically induced settlement can be adequately addressed by properly designed foundations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Furthermore:

- a) As noted above, the site lies within a County Fault Zone; however, trenching revealed no evidence of active faulting within the site. Therefore, the risk to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death is considered low.
- b) As noted above, the project site is not 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. Nonetheless, the project site is located within a region of generally high seismicity; therefore, based upon the site's geological conditions, the proposed project is required to be constructed in accordance with the provisions of the International Building Code in order to prevent potential impacts due to the rupture of a known fault.

Mitigation: The proposed project shall be designed to meet the International Building Code standards in order to prevent potential impacts due to the ground shaking from a known fault as well as to meet all GEO No. 1466 recommendations (COA: 10.PLANNING.15, 10.BSGRADE.2, AND 60.BSGRADE.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

11. Liquefaction Potential Zone

- a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GEO No. 1466

Findings of Fact:

- a) According to the Riverside County General Plan, the project site is located in an area that has a moderate susceptibility to liquefaction. However, County Geologic Report (GEO) No. 1466 concluded that the upper 33 feet of the site is comprised of non-liquefiable soils. Although there is a liquefiable zone below this depth, surface manifestation of liquefaction phenomenon is considered unlikely. Seismically induced settlement is considered to be relatively small and the site is unlikely to undergo significant lateral spreading. Therefore, the project site is considered not to be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk), Uniform Building Code, and GEO No. 1466

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) Reference Item No. 10 - Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones.

According to RCIP, the proposed project is located within the Elsinore Area Plan. A fault runs north-south along Grand Avenue. There is a potential for the proposed project to be subject to relatively strong ground motions over the life of the project. Therefore, the proposed project shall be designed to meet the International Building Code standards for this seismic hazard zone to ensure that the proposed project will not result in significant impacts due to seismic ground shaking. Implementation of the above measure will mitigate the potential for ground shaking impacts to a less than significant level.

Mitigation: The proposed project shall be designed to meet the International Building Code standards in order to prevent potential impacts due to the ground shaking from a known fault (COA: 10.PLANNING.15, 10.BSGRADE.2, AND 60.BSGRADE.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

13. 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," and GEO No. 1466

Findings of Fact:

- a) The project site has no potential for landslides or soil instability due to the sedimentary bedrock underlying the project site at shallow depths. The project site exhibits a gentle slope towards Grand Avenue with mountainous terrain at the southern portion of the site; however, development is only proposed on the northern portion of the site allowing large setbacks from the mountainous terrain.

Implementation of the proposed project has no potential to expose the proposed residential development to any landslide, mudslide, or rockfall hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP and GEO No. 1466

Findings of Fact:

- e) Reference Item No. 10 - Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones and Item No. 11 - Liquefaction Potential Zone

Per RCIP, the project site is not located within an area of potential ground subsidence. However, compliance with the California Building Code construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, and RCIP

Findings of Fact:

- a) The proposed project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Change topography or ground surface relief features?

- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- 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"/>
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Source: RCIP, Ordinance No. 457, Project Application Materials, and GEO No. 1466

Findings of Fact:

GEO No. 1466 concluded:

3. Proposed 2:1 and 1.5:1 horizontal : vertical (H:V) cut slopes in the granitic bedrock and fanglomerate are considered to be grossly stable. 1.5:1 (H:V) cut slopes in the fanglomerate are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expected to be surficially unstable. Analysis of 2:1 (H:V) cut slopes descending into the proposed debris basin show them to be stable under rapid drawdown conditions.

GEO No. 1466 recommended:

2. Potential surficial instability of 1.5:1 (H:V) cut slopes in the fanglomerate deposits will require construction of geo-grid reinforced stabilization fills.
3. Slope backdrains are required in all fill key excavations and stabilization fill slopes.

Furthermore:

- a) The proposed project will change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level.
- b) As noted above, the project proposes slopes greater than 2:1; as recommended by GEO No. 1466, all cut slopes in the fanglomerate deposits will require construction of geo-grid reinforced stabilization fills and slope backdrains are required in all fill key excavations and stabilization fill slopes. Furthermore, the project proposes slopes greater than 10' in total height; as such, all slopes over three (3) feet in vertical height are required to be landscaped to mitigate erosion. Therefore, with the incorporation of these mitigation measures, impacts on slopes will be less than significant.
- c) The proposed project will be utilizing a sewer system, which is to be installed per the specifications and requirements of the Department of Environmental Health and the Elsinore Valley Municipal Water District. A 0.16-acre Sewer Pump Station Site has been provided to ensure that the project is provided with the necessary facilities to sewer all proposed lots.

Mitigation: All cut slopes in the fanglomerate deposits will require construction of geo-grid reinforced stabilization fills and slope backdrains are required in all fill key excavations and stabilization fill slopes (COA: 10.PLANNING.15, 10.BSGRADE.2, AND 60.BSGRADE.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Staff Review, and Application Materials

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. With the submittal of a grading plan, Water Quality Management Plan (WQMP),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and incorporating the following mitigation measures, potential impacts to soil will be reduced to a level that is less than significant. Furthermore, no import or export of soils will be required, as the project will balance.

- b) None of the soil types found on the project site could be considered expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), and thereby create substantial risks to life or property. The measures identified above are expected to mitigate potential impacts to a level of insignificance.

Mitigation: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a WQMP to eliminate significant erosion hazards (COA: 10.BSGRADE.3, 60.BSGRADE.3, 60.BSGRADE.12, AND 60.FLOODRI.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Flood Control District.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Building and Safety: Grading and Riverside County Flood Control District

Findings of Fact:

- a) Two (2) small ephemeral drainages and a main intermittent drainage with widths ranging from one (1) to three (3) feet enter the site at the southwestern edge and flow in a northerly direction until exiting the property. Even though, the project proposes to fill in these two (2) drainages, impacts to Lake Elsinore are considered less than significant as all project flows will continue to be conveyed through a storm drain to the lake. As such, the project will not cause the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. County grading standards, best management practices, and the WQMP are required to control potentially significant erosion hazards.
- b) Mitigation measures identified under the Soils Section ensure that the potential for significant erosion will be mitigated on the project site.

Mitigation: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a WQMP to eliminate significant erosion hazards (COA: 10.BSGRADE.3, 60.BSGRADE.3, 60.BSGRADE.12, 10.FLOODRI.2, AND 60.FLOODRI.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Flood Control District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2, and Ord. 484

Findings of Fact:

a) The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Materials and RCIP

Findings of Fact:

a) The proposed project would not result in a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials or result in the release of hazardous materials into the environment as the proposed project is a residential development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed residential development poses a low-level risk of hazards similar to other surrounding residential development. In addition, construction activities would be subject to strict regulations related to the use or the potential for release of hazardous materials into the environment.

c) The proposed project would not impair implementation of, or physically interfere with, and adopted emergency response plan or emergency evacuation plan.

d) There would be no threat of hazardous emissions or hazardous materials and waste as a result of the development of the proposed project to existing adjacent residential uses and schools in the vicinity.

e) The proposed project is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. Implementation of the proposed project would not result in impacts related to the release of hazardous materials, or emissions nor would the project create a significant hazard to the public or environment. No impacts would occur and no mitigation measures would be required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) According to the RCIP, the project site is not located within an Airport-Influence Area. Because of the project site's location in relation to existing airports, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan.

b) The proposed project will not require review by the Airport Land Use Commission (ALUC).

c) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility" and GIS

Findings of Fact:

a) The southern portion of the project site is located within a fire hazard area; as such, the Fire Department has requested fuel modification setbacks, which have been incorporated into the project design to mitigate for any potential impacts. With the incorporation of these project design considerations, impacts to expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands are less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would 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 would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<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
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition and GIS

Findings of Fact:

- a) Two (2) small ephemeral drainages and a main intermittent drainage with widths ranging from one (1) to three (3) feet enter the site at the southwestern edge and flow in a northerly direction until exiting the property. The project proposes approximately 1,150 linear feet of off-site storm drain improvements from the northwest corner of the project site on Grand Avenue towards Stoneman Street along Grand Avenue. Flows will be ultimately discharged from a bubbler outlet pipe in Stoneman Avenue. Even though, the small ephemeral drainages will be impacted, the overall drainage flow of the site will not as all flows will be convey through storm drains to Lake Elsinore; therefore, the project will not alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site.

The proposed off-site improvements are all proposed within dedicated right-of-way which impacts have been adequately address and found not to be significant.

Furthermore, construction of the proposed storm facilities, which include a debris basin and a storm drain, will not only provide protection to the project but they will provide significant protection to the existing homes located between the project and Stoneman Avenue, which have historically been subject to damage from runoff and debris.

- b) To mitigate the site's impact on water quality, the layout of this development has been designed to convey the on-site runoff from the site's developed areas into several storm drains, which will convey these flows to a water quality basin located adjacent to Grand Avenue in the southeast corner of the site. Furthermore, the WQMP prepared for the proposed project will be implemented to ensure that both short- and long-term storm runoff discharges are not unacceptably degraded by sediment or other pollutants. Therefore, with the incorporation of these mitigation measures impacts on water quality will be mitigated to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) No potential exists to directly intercept the groundwater table from grading activities and no wells are proposed to be installed on the property. Water will be supplied by the Elsinore Valley Municipal Water District (EVMWD) that utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local ground water supplies does not occur. Based on the District's Urban Water Master Plan, no adverse impacts to groundwater resources are forecast to occur from implementing the proposed project.
- d) The layout of this development has been designed to convey the on-site runoff from the site's developed areas into several storm drains, which will convey these flows to a water quality basin located adjacent to Grand Avenue in the southeast corner of the site. The outlet pipe which carries the flows discharged from this water quality basin connect to an existing storm drain constructed by other downstream developments. This existing storm drain is operated and maintained by the City of Lake Elsinore. This storm drain was not designed for the additional runoff generated by this development. The City of Lake Elsinore, in a letter dated March 9, 2007, has given permission for this development to connect the outflow from the water quality basin to this existing storm drain. A study titled "Drainage Plan for Tentative Tract Map No. 32026" dated July 2005 received by the District August 1, 2005, showed that the downstream storm drain has capacity to accept the additional area. Based on that study, the District has found the proposed redirection of flows to be acceptable. Furthermore, no potential for significant impact from the increased runoff from the site is forecast to occur.
- e) The project site is not located within a 100-year flood hazard zone; therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No adverse impact is forecast to occur due to such flood hazards.
- f) The project site is not located within a 100-year flood hazard zone and does not have a potential for structures to impede or redirect flood flows.
- g) With implementation of the WQMP, the potential water quality impacts of the project can be reduced to a less than significant level. No other potential for degradation of water quality has been identified.
- h) The proposed project will not include new or retrofitted storm water Treatment Control Best Management Practices (BMPs), the operation of which could result in significant environmental effects.

Mitigation: The proposed project shall submit a copy of the proposed improvement plans, grading plans, final map, environmental constraints sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District. (COA: 10.FLOODRI.2, 10.FLOODRI.9, 10.FLOODRI.12, 10.FLOODRI.21, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.5, 60.FLOODRI.8, 80.FLOODRI.2, 80.FLOODRI.2, 80.FLOODRI.4, AND 90.FLOODRI.3).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, and GIS

Findings of Fact:

a) Two (2) small ephemeral drainages and a main intermittent drainage with widths ranging from one (1) to three (3) feet enter the site at the southwestern edge and flow in a northerly direction until exiting the property. The project proposes approximately 1,150 linear feet of off-site storm drain improvements from the northwest corner of the project site on Grand Avenue towards Stoneman Street along Grand Avenue. Flows will be ultimately discharged from a bubbler outlet pipe in Stoneman Avenue. Even though, the small ephemeral drainages will be impacted, the overall drainage flow of the site will not as all flows will be convey through storm drains to Lake Elsinore; therefore, the project will not alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

The proposed off-site improvements are all proposed within dedicated right-of-way which impacts have been adequately address and found not to be significant.

Furthermore, construction of the proposed storm facilities, which include a debris basin and a storm drain, will not only provide protection to the project but they will provide significant protection to the existing homes located between the project and Stoneman Avenue, which have historically been subject to damage from runoff and debris.

b) Reference Item No. 23 - Water Quality Impacts. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. With the introduction of concrete slabs and pavement, there will be a decrease in surface permeability by impermeable surfaces. As previously stated, design measures, as identified in the project WQMP, shall be incorporated on the site to ensure that the proposed project will not cause any substantial increase in downstream flows. No change in drainage patterns will occur, as the future surface runoff will flow to Lake Elsinore.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required. According to the County's flood hazards map in the General Plan, the project site is not located in a dam hazard zone.
- d) The onsite management of surface runoff will control the volume of surface runoff from the site to that which already occurs. Thus, aside from detention onsite, no change in the amount of surface water in downstream channels will result from project implementation.

Mitigation: The proposed project shall submit a copy of the proposed improvement plans, grading plans, final map, environmental constraints sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District. (COA: 10.FLOODRI.2, 10.FLOODRI.9, 10.FLOODRI.12, 10.FLOODRI.21, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.4, 60.FLOODRI.5, 60.FLOODRI.8, 80.FLOODRI.2, 80.FLOODRI.2, 80.FLOODRI.4, AND 90.FLOODRI.3).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

LAND USE/PLANNING	Would the project				
25. Land Use		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS, and Project Application Materials

Findings of Fact:

- a) Land uses in the vicinity of the project site consist of residential to the north, east, and west and vacant land to the south. The proposed project is a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement. Residential developments have been constructed and exist in the project vicinity; as such, the proposed use is consistent with the existing and proposed uses in the area. The project as proposed is compatible with the present and future logical development of the area.
- b) The project site is located within the City of Lake Elsinore's Sphere of Influence. The proposed land use will not create a significant impact on the City of Lake Elsinore.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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: Riverside County General Plan Land Use Element, Staff Review, GIS, and Project Application Materials

Findings of Fact:

- a) The project site is currently zoned One-Family Dwellings (R-1) and the proposed zoning classifications are One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5). The project as designed is consistent with the proposed zoning classifications.
- b) The proposed project is compatible with the existing surrounding zoning classifications as adjacent parcels are zoned One-Family Dwellings (R-1) to the north and Rural Residential (R-R) to the east, south, and west.
- c) The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent parcels have been developed with residential projects.
- d) The project site is currently designated by the Riverside County General Plan as Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum), and Rural: Rural Mountainous (R:RM) (10 acre minimum). The proposed project has been designed to be consistent with the land use designations and policies of the Comprehensive General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are either vacant or have been developed with residential projects.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MINERAL RESOURCES Would the project				
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes.
- b) Development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site as mineral resources were not identified within the project site.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine; therefore, no impacts on State classified or designated areas or existing surface mines will occur.
- d) The project does not propose and is not located within existing or abandoned quarries or mines; therefore, it will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

- a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?

NA A B C D

- b) For a project within the vicinity of a private airstrip,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations"

Findings of Fact:

- a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels.
- b) The project site is not located within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

29. Railroad Noise

NA A B C D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, and Site Visit

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

30. Highway Noise

NA A B C D

Source: On-site Inspection and Project Application Materials

Findings of Fact: The proposed project is not within close proximity to a highway or interstate. Due to the distance from Interstate 15, the proposed subdivision will not be impacted by highway noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Other Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials and GIS

Findings of Fact: The proposed project will be affected by noise created by Grand Avenue, which is a major arterial. However, through project design a six (6') foot high decorative noise attenuation barrier (wall) will be constructed along Grand Avenue to ensure that any impacts on the project are reduced to a level of less than significant. No mitigation is required, as this issue has been addressed through project design.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will create an unavoidable incremental increase in noise levels in the project vicinity above levels existing without the project; however, the incremental increase in noise is considered less than significant, as the proposed project is a residential development similar to those constructed in the project vicinity.
- b) During construction of the project, there is a potential for a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; therefore, grading and construction shall be restricted to daylight hours in order to reduce noise impacts in the evening. During project construction, the project will comply with Ordinance No. 457, Section 1G, which places time restrictions on construction activities involving heavy equipment in order to protect the public from construction noise impacts. Therefore, the project's temporary noise impacts from construction are considered less than significant through compliance with Ordinance No. 457.
- c) Implementing the proposed development will generate noise during construction and following occupancy of the site. Nonetheless, compliance with standard Conditions of Approval including

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 457 and the General Plan will ensure that the proposed project does not expose persons to or generate noise levels in excess of standards established in the General Plan or noise ordinance, or any other applicable standards by the County of Riverside.

- d) No activities that would generate significant levels of ground-borne vibration or ground-borne noise are associated with the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

POPULATION AND HOUSING Would the project

33. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing 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) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS, and Riverside County General Plan Housing Element

Findings of Fact:

- a) Implementation of the project will not displace a substantial number of existing housing, as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing, as the project is a residential development.
- c) No persons live on the project site; therefore, no displacement of people can result from project implementation.
- d) The project site is located within the Lakeland Village/Wildomar Redevelopment Project Sub-Area. The proposed project is consistent with the objectives of the Lakeland Village/Wildomar Redevelopment Project Sub-Area; therefore, the project will not negatively impact a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Based on the size of the project, it is not forecast to cumulatively exceed official regional or local population projections.
- f) The project will not cause substantial population growth in an area either or indirectly as properties to the north, east, and west have been developed with residential uses. The proposed infrastructure facilities, which includes a 1.74-acre Reservoir Site, a 0.16-acre Water Pump Station Site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and storm drain facilities on and off-site will only serve the proposed project. Adjacent properties will benefit from these facilities; however, the benefit will be on improved water and sewer services and flooding protection as oppose to growth creation. Therefore, no significant population or housing impacts are forecast to occur from project implementation. No mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 public services:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.7.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

35. Sheriff Services

Source: RCIP Safety Element, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Lake Elsinore Unified School District Correspondence and RCIP

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project will provide for the construction of a ten foot (10') wide community trail along Grand Avenue and a second ten foot (10') wide trail within the project site, which will serve the future residents of the development. Furthermore, recreational facilities exist in the project vicinity that could be used by the future residents of the project area; nevertheless, the use of these facilities will not be substantial that would require the construction or expansion of these facilities, thus creating an adverse physical effect on the environment.
- b) The project does include the use of existing neighborhood or regional parks or other recreational facilities; however, the use of these facilities will not be substantial that will cause substantial physical deterioration of the facility or that the facility's deterioration would be accelerated.
- c) The proposed development is located within the Sphere of Influence of County Service Area No. 152A, which is responsible for the collection of Quimby fees. The proposed project is subject to the fees; as such, it has been conditioned for the payment of the fees, which are standard County requirements.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP and Elsinore Area Plan Figure 8 "Trails and Bikeway System", and Parks & Open Space Department Review

Findings of Fact: The proposed project will provide for the construction of a ten foot (10') wide community trail along Grand Avenue and a second ten foot (10') wide trail within the project site, which will serve the future residents of the project. The trail requirements were addressed through project design; as such, they are not considered CEQA mitigation.

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP and project review "Transportation Department"

Findings of Fact:

- a) "The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines.

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.

Stoneman Street (NS) at: Grand Avenue (EW)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Morrell Drive (NS) at: Grand Avenue (EW)

Ontario Way (NS) at: Grand Avenue (EW)

Corydon Street (NS) at: Grand Avenue (EW)

As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.”

The City of Lake Elsinore’s traffic engineer submitted a comment letter dated September 30, 2004, in which he noted the city’s concern in regards to cumulative traffic impacts on city areas, especially Lake/I-15, Grand Avenue/Ortega Highway (HW-74), Railroad Canyon/I-15, and Bundy Canyon/I-15/Mission Trail. Furthermore, the city’s traffic engineer requested that the project be conditioned to pay its fair share cost of impacts to the city. As noted above, a traffic study has been prepared for the project and the study determined that it is possible to achieve adequate levels of service in the project vicinity and all intersections that could potentially be impacted by the proposed project. Therefore, impacts on city streets and intersections will be less than significant. Furthermore, the project has been conditioned to pay for its fair share of improvements as noted above including TUMF (90.TRANS.2); therefore, the project as proposed will not have significant impacts on the City of Lake Elsinore roads and intersections. No further mitigation is needed other than the mitigation measures noted above and listed under the mitigation measures section below.

- b) The proposed project will not result in an inadequate parking capacity, as each proposed lot will provide for parking facilities that meet the County’s parking requirements.
- c) Please refer to the discussion under section A above.
- d) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The proposed project will not alter any waterborne, rail or air traffic as no such traffic occurs in the project area.
- f) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because no such features or incompatible uses will be cause by project implementation.
- g) The proposed project has been conditioned to provide the improvements noted below, with the incorporation of these improvements any impacts on existing roads will be mitigated to less than significant.

“Prior to the final building inspection of the first dwelling unit:

The intersection of Ontario Way (NS) at Grand Avenue (EW) shall be improved to provide the following ultimate geometrics:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Northbound: One shared left-turn/through/right-turn lane

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One left turn lane, one through lane, and one shared through/right turn lane

Westbound: One left turn lane, one through lane, and one shared through/right turn lane

The intersection of Morrell Drive (NS) at Grand Avenue (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One right turn lane (left turn prohibited by means of raised median)

Southbound: N/A

Eastbound: One through lane and one shared through/right-turn lane

Westbound: Two through lanes or as approved by the Transportation Department

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

Interior streets are designated as a local road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A five-foot (5') sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

"C" Street (Entry) is designated as a local entry road and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified)

NOTE: A five-foot (5') sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway. A 6' landscaped entry media shall be constructed at the centerline of the street.

Grand Avenue along the project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb-and-gutter, located 43 feet from centerline, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 69' foot half-width dedicated right-of-way in accordance with County Standard No. 92 and Standard No. 405. (43'/64')

NOTE: A five-foot (5') meandering sidewalk and trail shall be constructed within the 26' parkway per Standard 404 and Standard No. 405 as approved by the Director of Transportation. Extend landscaped raised median at least 60' south of the southerly tract boundary in order to restrict the left turn movement in and out of Doolittle Court located along the southerly tract boundary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Morrell Drive along project boundary (between Lot 9 and Lot 45) is designated as a local road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side), 6" concrete curb and gutter and 5' sidewalk (on the project side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: A five-foot (5') sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Morrell Drive (Entry) is designated as a local entry road and shall be improved with 38' part-width AC pavement, (20' on the project side, 6' landscaped entry median at the centerline, and 12' AC pavement on the opposite side), 6" concrete curb and gutter, and 5' sidewalk within the 68' part-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified)

NOTE: A five-foot (5') sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway. A 6' landscaped entry media shall be constructed at the centerline of the street. Extend landscaped raised median on Grand Avenue northerly to 30' north of the centerline of Morrell Drive in order to restrict the left turn movement in and out of Morrell Drive.

Lot access shall be restricted on Grand Avenue and so noted on the final map.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Morrell Drive beginning Lot 45 westerly to "E" Street (cul-de-sac). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

If the existing right-of-way along Morrell Drive exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange."

- h) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction.
- i) Refer to item (h) above regarding access during construction. The proposed roadway improvements associated with the project will enhance emergency access in the project area.
- j) The project's implementation will not conflict with adopted policies supporting alternative transportation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The proposed project shall provide the following improvements: a) all road as identified by the Transportation Department shall be completed and paved to finish grade, b) storm drains and flood control facilities shall be completed, c) water systems including fire hydrants shall be installed and operational, d) sewer system shall be installed and operational, and e) landscaping and irrigation shall be installed and operational. All the facilities improvements noted shall be completed and operational upon completion of 80 percent of the project. All fees and dedications shall be pay to the appropriate agencies prior to building final inspection (COA: 10.TRANS.1, 10.TRANS.4, 50.TRANS.1, 50.TRANS.2, 50.TRANS.3, 50.TRANS.4, 50.TRANS.5, 50.TRANS.10, 50.TRANS.13, 50.TRANS.23, 50.TRANS.25, 90.TRANS.1, 90.TRANS.2, 90.TRANS.4, AND 90.TRANS.5).

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review and Elsinore Valley Municipal Water District Service Commitment Letter

Findings of Fact:

a) The Elsinore Valley Municipal Water District (EVMWD) will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The project proposes a 1.74-acre Reservoir Site and 0.16-acre Water Pump Station Site that will be maintained by the Elsinore Valley Municipal Water District. The proposed reservoir and water pump station will further enhance water service for the project. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

- b) There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

44. Sewer

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

- 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"/>
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Source: Department of Environmental Health Review and Elsinore Valley Municipal Water District Service Commitment Letter

Findings of Fact:

- a) The Elsinore Valley Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require and will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.
- b) The Elsinore Valley Municipal Water District has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Solid Waste

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- b) Comply with federal, state, and local statutes and

<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
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regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP and Riverside County Waste Management District Correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan. No objections or concerns were raised by Riverside County Waste Management Department.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

a. Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Elsinore Valley Municipal Water District, Wastewater Master Plan, 2002) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project 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, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff Review and Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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, reduce the number or restrict the range of a rare or endangered plant or animal, eliminate important examples of the major periods of California history or prehistory because all of these concerns were addressed through project design.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff Review and Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All environmental concerns have been address through the Environmental Assessment prepared for the proposed project.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review and 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: The project does not have impacts which are individually limited, but cumulatively considerable. The project involves the construction of residential uses, which will result in an increase in traffic and a need for additional services. However, all project impacts have been mitigated through project design and conditions of approval.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review and project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Potential direct or indirect impacts to the public's health, safety, and general welfare in regards to biological resources, cultural resources, geology/soils, hydrology/water quality, and transportation/traffic, were addressed through project design. The project's conditions of approval are set up to mitigate project impacts at all stages of the construction process and the eventual impacts during the project's operation.

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:

- RCIP: Riverside County Integrated Project.
- PDB No. 4897: "Determination of Biologically Equivalent or Superior Preservation Analysis (DBES)" prepared by Helix Environmental Planning, Inc., dated December 17, 2007.
- PDA No. 4134: "A Cultural Resources Assessment of TT32026, a 89.9-acre parcel located southeast of the intersection of Grand Avenue and Morrell Drive, Lake Elsinore, Unincorporated Riverside County" prepared by John Minch & Associates, Inc., dated July 7, 2006.
- "Preliminary Paleontological Survey for Tentative Tract 32026" prepared by John Minch, dated June 2006.
- County Geologic Report (GEO) No. 1466: "Preliminary Geotechnical Investigation, Tentative Tract 32026 (Lakeside Estates Project), Lake Elsinore Area, County of Riverside, California" prepared by Albus-Keefe & Associates, Inc., dated February, 17, 2006.
 - In addition, Albus-Keefe & Associates, Inc. prepared:
 - "Response to the County of Riverside, Transportation and Land Management Agency, Building & Safety Department, DRT Correction Letter," dated May 31, 2005.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- "Department of Building & Safety, Fault Hazard Report Review Letter," dated May 13, 2005.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

TENTATIVE MAP Tract #: TR32026

Parcel: 382-100-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32026 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32026, Amended No. 3, dated 9/14/06.

APPROVED EXHIBIT L-1 = Preliminary Landscape Plan for Tentative Tract Map No. 32026, Exhibit L-1, dated 8/15/07.

APPROVED EXHIBIT L-2 = Landscape Construction Phasing Plan for Tentative Tract Map No. 32026, Exhibit L-2, dated 8/15/07.

APPROVED EXHIBIT L-3 = Maintenance Plan for Tentative Tract Map No. 32026, Exhibit L-3, Amended No. 3, dated 9/14/06.

APPROVED EXHIBIT W = Wall and Fencing Plan for Tentative Tract Map No. 32026, Exhibit W, dated 8/15/07.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

T MAP Tract #: TR32026

Parcel: 382-100-004

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the Uniform 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

T MAP Tract #: TR32026

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10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 6 MAP-G2.8 MINIMUM DRAINAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 7 MAP-G2.9 DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - GENERAL COMMENTS RECOMMND

All lots under Tract Map#32026 are proposing Elsinore Valley Municipal Water District (EVMWD) water and sewer service.

T MAP Tract #: TR32026

Parcel: 382-100-004

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

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 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT RECOMMND

Tract 32026 is a proposal to divide an approximately 90-acre site into single-family residential lots, a debris basin, a water quality basin along with several open space and landscape lots. The site is an elongated property in the Elsinore area with a small frontage on the south side of Grand Avenue and extends southerly into the hills between Morrell Drive and Borchard Road.

A basin to capture the debris originating from the steep fire-prone hills is proposed approximately midway along the southerly boundary of the site. It is the District's intent to maintain this debris basin and it shall be built to District standards. Once the sediment is deposited in the basin, flows will leave the basin through an outlet into a storm drain and travel northerly toward Grand Avenue. The storm drain will be extended northerly along Grand Avenue. Flows will be ultimately discharged from a bubbler outlet pipe in Stoneman Avenue. Flows from this watershed currently reach Stoneman Avenue at this same location, however, the construction of the debris basin and storm drain, besides offering protection to this development, will provide significant protection to the existing homes located between this development and Stoneman Avenue which have historically been subject to

T T MAP Tract #: TR32026

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

damage from runoff and debris.

To mitigate the site's impact on water quality, the layout of this development has been designed to convey the onsite runoff from the site's developed areas into several storm drains which will convey these flows to a water quality basin located adjacent to Grand Avenue in the southeast corner of the site. The outlet pipe which carries the flows discharged from this water quality basin connect to an existing storm drain constructed by other downstream developments. This existing storm drain is operated and maintained by the City of Lake Elsinore. This storm drain was not designed for the additional runoff generated by this development. The City of Lake Elsinore, in a letter dated March 9, 2007, have given permission for this development to connect the outflow from the water quality basin to this existing storm drain. A study titled "Drainage Plan for Tentative Tract Map No. 32026" dated July 2005 received by the District August 1, 2005, showed that the downstream storm drain has capacity to accept the additional area. Based on that study, the District has found the proposed redirection of flows to be acceptable.

A small amount of offsite runoff is tributary along the southerly property line in the vicinity of Lots 83 through 97 and Lots 100 through 102 and along the northerly property line in the vicinity of Lots 115, 116, 117 and 120. The flows tributary along these property lines shall be collected and conveyed to an adequate outlet. The drainage facilities where these flows are collected shall be located in drainage easements which will be maintained by the Home Owners Association (HOA). Additionally, a small watercourse skirts on and off the property in the vicinity of Lots 110 through Lots 114. No grading or alteration to this watercourse is proposed. A drainage and landscaping easement is proposed along the northerly property line of these lots and no grading, obstructions or construction will be allowed. No fencing shall be permitted which will block or alter this natural watercourse. If during the final design of this development it is determined that grading may encroach into this watercourse which will alter the natural drainage pattern, then a facility will be required which will collect and convey these flows to an adequate outlet.

The proposed drainage plan which collects and conveys

T MAP Tract #: TR32026

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

offsite flows through the site and utilizes the water quality basin to treat the onsite flows to the greatest extent possible is acceptable to the District.

10.FLOOD RI. 6 MAP 10 YR CURB - 100 YR ROW RECOMMND

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.

10.FLOOD RI. 7 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 9 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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.

10.FLOOD RI. 10 MAP OWNER MAINT NOTICE RECOMMND

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.

10.FLOOD RI. 12 MAP MAJOR FACILITIES RECOMMND

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

T MAP Tract #: TR32026

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10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP MAJOR FACILITIES (cont.) RECOMMND

District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 21 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 22 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

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.floodcontrol.co.riverside.ca.us 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

10/09/08
15:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

T MAP Tract #: TR32026

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10. GENERAL CONDITIONS

10.FLOOD RI. 22

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

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.

10.FLOOD RI. 23

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - MAP ACT COMPLIANCE

RECOMMND

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.

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10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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.

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

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.

10.PLANNING. 5 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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.

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1, R-1-10,000, and R-5 zones.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

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 65 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 and 10,000 square feet respectively.
- 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, there shall be no encroachment into the setback.

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

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.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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 that ordinance shall be required.

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS RECOMMND

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.

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10.PLANNING. 13 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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.

10.PLANNING. 14 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 15 MAP - GEO01466 RECOMMND

County Geologic Report (GEO) No. 1466, submitted for this project (TR 32026), was prepared by Albus-Keefe & Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract 32026 (Lakeside Estates Project), Lake Elsinore Area, County of Riverside, California" dated February, 17, 2006. In addition Albus-Keefe prepared "Response to the County of Riverside, Transportation and Land Management Agency, Building & Safety Department, DRT Correction Letter dated May 31, 2005 and the Department of Building & Safety, Fault Hazard Report Review Letter dated May 13, 2005 (County Geologic Report No. 1464), Tentative Tract No. 32024, County of Riverside, California. This document is herein incorporated as a part of GEO No. 1466.

GEO No. 1466 concluded:

1.The site lies within a County Fault Zone. Trenching revealed no evidence of active faulting within the site. Therefore the risk of ground rupture affecting the proposed development is considered low.

2.The upper 33 feet of the site are comprised of non-liquefiable soils. Although there is a liquefiable zone below this depth, surface manifestation of liquefaction phenomenon is considered unlikely. Seismically induced settlement is considered to be relatively small and the site is unlikely to undergo significant lateral spreading.

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10.PLANNING. 15

MAP - GEO01466 (cont.)

RECOMMND

3. Proposed 2:1 and 1.5:1 (H:V) cut slopes in the granitic bedrock and fanglomerate are considered to be grossly stable. 1.5:1 (H:V) cut slopes in the fanglomerate are expected to be surficially unstable. Analysis of 2:1 (H:V) cut slopes descending into the proposed debris basin show them to be stable under rapid drawdown conditions.

4. The relatively high permeability of the on-site fanglomerate soils precludes the future buildup of groundwater beneath the site.

GEO No. 1466 recommended:

1. The seismic design parameters included in the report should be incorporated in the structural designs developed for the site. All structures should be designed to meet current California Building Code provisions for moderate to severe seismically induced groundshaking.

Mitigation of possible seismically induced settlement can be adequately addressed by properly designed foundations.

2. Potential surficial instability of 1.5:1 (H:V) cut slopes in the fanglomerate deposits will require construction of geo-grid reinforced stabilization fills.

3. Slope backdrains are required in all fill key excavations and stabilization fill slopes.

4. Positive drainage should be provided around all new construction to direct run-off away from structures and prevent ponding against building walls or foundations.

GEO No. 1466 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1466 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10.PLANNING. 16

MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 17

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

been reached by all parties as to the appropriate mitigation.

10.PLANNING. 18 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any lot created by this subdivision. The landowners shall secure all lots created by this subdivision and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 19 MAP - SUBMIT BUILDING PLANS RECOMMND

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.

10.PLANNING. 20 MAP - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 21 MAP - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 25 MAP - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS RECOMMND

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.

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.)

RECOMMND

The Comprehensive 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.

Stoneman Street (NS) at:
Grand Avenue (EW)

Morrell Drive (NS) at:
Grand Avenue (EW)

Ontario Way (NS) at:
Grand Avenue (EW)

Corydon Street (NS) at:
Grand Avenue (EW)

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

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

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

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.

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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.

10.TRANS. 4 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Morrell Drive exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 8 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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.

10.TRANS. 9 MAP - OFF-SITE PHASE RECOMMND

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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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 notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2

MAP - MONEY

RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 5

MAP - HAZMAT PHASE II

NOTAPPLY

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-SRA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "State Responsibility Area" of Riverside County. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.3.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

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

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

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.

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

FUEL MODIFICATION ALSO AT THE MOST SOUTHERLY LOTS 121-119

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#46-WATER PLANS (cont.) RECOMMND

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.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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.

50.FIRE. 6 MAP-#47-SECONDARY ACCESS RECOMMND

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.

50.FIRE. 7 MAP- ECS SPECIAL RECOMMND

The following notes shall be placed on the ecs map:

*Access to resivoir shall be for EMWD and Fire Department

Flood Department shall maintain the debris basin and access shall be all weather surface adjacent to proposed homes.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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 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.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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 draw up an 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.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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 sq. ft. for all the lots proposed within the R-1 zone and 10,000 sq. ft. for all the lots proposed within the R-1-10,000 sq. ft. zone.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1, R-1-10,000, and R-5 zones, and with the Riverside County Integrated Project (RCIP).
- 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 40 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 829 and Change of Zone No. 7032 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 zones ultimately applied to the property.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152A.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 152A 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.

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a ten foot (10') wide community trail along Lots 150, 148, 119 - 129, 131, 136 - 141, 151, and on the westerly side of Morrell Drive (within the street parkway) from Lot 151 to Grand Avenue shall be noted on both the FINAL MAP and the Environmental Constraints Sheet (ECS).

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of the ten foot (10') wide community trail along Lots 150, 148, 119 - 129, 131, 136 - 141, 151, and on the westerly side of Morrell Drive (within the street parkway) from Lot 151 to Grand Avenue. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 11 MAP - OAK TREE ESMNT (1) RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - OAK TREE ESMNT (1) (cont.) RECOMMND

Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.14 has been complied with.

Lot 146 is to be preserved on a conservation easement in perpetuity.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 15 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4134 was prepared for this property on July 2006 by Robert S. White & Laura S. White and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 20 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraints 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."

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

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.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

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

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50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'L-2', 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

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50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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 Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 33 MAP - ECS NOTE OAK TREES RECOMMND

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

"Three (3) Coast Live Oaks are present on the project site. These trees shall not be removed without the approval of the Riverside County Planning Director. Any proposed removal of these trees shall be subject to the Riverside County Oak Tree Preservation Guidelines."

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/GEOMETRICS RECOMMND

Prior to the final building inspection of the first dwelling unit:

The intersection of Ontario Way (NS) at Grand Avenue (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left-turn lane, one through lane

Southbound: One left-turn lane, one through lane

Eastbound: One left turn lane, one through lane, and one shared through/right turn lane

Westbound: One left turn lane, two through lanes, one right turn lane

The intersection of Morrell Drive (NS) at Grand Avenue (EW) shall be improved to provide the following ultimate geometrics:

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50.TRANS. 1 MAP - TS/GEOMETRICS (cont.) RECOMMND

Northbound: One right turn lane (left turn prohibited by means of raised median)

Southbound: N/A

Eastbound: One through lane and one shared through/right-turn lane

Westbound: Two through lanes

or as approved by the Transportation Department.

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

50.TRANS. 2 MAP - DEDICATIONS RECOMMND

Interior streets are designated as a local road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

"C" Street (Entry) is designated as a local entry road and shall be improved with 46' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (46'/76') (Modified for improvements.)

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

A 6' landscaped entry media shall be constructed at the centerline of the street.

50.TRANS. 3 MAP - EXISTING MAINTAINED RECOMMND

Grand Avenue along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb-and-gutter, located 43 feet from centerline, 8" curbed edge of pavement landscaped

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50.TRANS. 3 MAP - EXISTING MAINTAINED (cont.) RECOMMND

median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 69' foot half-width dedicated right-of-way in accordance with County Standard No. 92 and Standard No. 405. (43'/69')

- NOTE: 1. A 5' meandering sidewalk and a trail shall be constructed within the 26' parkway per Standard 404 and Standard No. 405 as approved by the Director of Transportation.
2. Extend landscaped raised median at least 60' south of the southerly tract boundary in order to restrict the left turn movement in and out of Doolittle Court located along the southerly tract boundary.

50.TRANS. 4 MAP - IMP PLANS RECOMMND

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.

50.TRANS. 5 MAP - PART-WIDTH RECOMMND

Morrell Drive along project boundary (between Lot 9 and Lot 42) is designated as a local road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side), 6" concrete curb and gutter and 5' sidewalk (on the project side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Morrell Drive (Entry) is designated as a local entry road and shall be improved with 38' part-width AC pavement, (20' on the project side, 6' landscaped entry median at the centerline, and 12' AC pavement on the opposite side), 6" concrete curb and gutter, and 5' sidewalk within the 68' part-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for AC

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50.TRANS. 5 MAP - PART-WIDTH (cont.) RECOMMND

improvements.)

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

A 6' landscaped entry media shall be constructed at the centerline of the street.

Extend landscaped raised median on Grand Avenue northerly to 30' north of the centerline of Morrell Drive in order to restrict the left turn movement in and out of Morrell Drive.

50.TRANS. 6 MAP - OFF-SITE INFO RECOMMND

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.

50.TRANS. 9 MAP - EASEMENT RECOMMND

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.

50.TRANS. 10 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Grand Avenue with exception of access easement adjacent to the southeasterly tract boundary and so noted on the final map.

50.TRANS. 11 MAP - STRIPING PLAN RECOMMND

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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - STREET NAME SIGN (cont.) RECOMMND

Transportation Department.

50.TRANS. 13 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Morrell Drive beginning Lot 45 westerly to "E" Street (cul-de-sac). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 15 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Grand Avenue, Morrell Drive (entry), and "C" Street. 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 to be annexed to 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.

50.TRANS. 17 MAP - SOILS 2 RECOMMND

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

50.TRANS. 18 MAP - INTERSECTION/50' TANGENT RECOMMND

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.

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50.TRANS. 21 MAP - STREET SWEEPING RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 22 MAP - STREETLIGHT PLAN RECOMMND

A separate street light 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 23 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 25 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - LANDSCAPING APP. ANNEX (cont.) RECOMMND

Assessment District.

50.TRANS. 29 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 32 MAP- CORNER CUT-BACK I RECOMMND

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.

50.TRANS. 40 MAP- UTILITY PLAN RECOMMND

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.

50.TRANS. 41 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 42 MAP - TS/DESIGN RECOMMND

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

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50.TRANS. 42 MAP - TS/DESIGN (cont:) RECOMMND

Grand Avenue (NS) and Ontario (EW) (modification)

with no fee credit given for Traffic Signal Mitigation fees.

Installation of the signals shall be per 90.TRANS.8.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require 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.

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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.

60.BS GRADE. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP RECOMMND

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

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60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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 (916) 657-1146.

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.

60.BS GRADE. 13 MAP IMPORT/EXPORT

RECOMMND

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. 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 and the Environmental Programs 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 will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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.

60.EPD. 2 OFFSITE MITIGATION DBESP RECOMMND

PROVIDE SATISFACTORY DOCUMENTATION TO THE ENVIRONMENTAL PROGRAMS DEPARTMENT THAT MITIGATION DESCRIBED IN THE LETTER FROM HELIX ENVIRONMENTAL PLANNING INC DATED APRIL 21, 2008, HAS BEEN COMPLIED WITH. THE LETTER IS AN ADDENDUM TO THE DBESP DATED JUNE 2007 AND REVISED IN JANUARY 2008, PREPARED BY HELIX ENVIRONMENTAL INC. MITIGATION FOR THE RIVERINE RIPARIAN IMPACTS CONSIST OF 0.7 ACRE OF RIPARIAN WOODLAND AND 0.2 ACRE OF UNVEGETATED STREAMBED, FOR COMBINED TOTAL OF 0.9 ACRE OF MITIGATION CREDIT WITH THE PRADO BASIN CREDITS.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

fuel modification to the most southerly lots 121-191

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - COMMUNITY TRAIL ESMNT

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to Lot Numbers 150, 148, 119 - 129, 131, 136 - 141, 151, and on the westerly side of Morrell Drive (within the street parkway) from Lot 151 to Grand Avenue, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10

MAP - OAK TREE PRESERVATION

RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

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60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

Three (3) Oak Trees are currently located on site, one (1) of the trees will be impacted by the proposed project. The Oak Tree located within Lot 144 as shown on the TENTATIVE MAP will be removed as part of the construction of the project. Mitigation for the loss of oak trees is at a 1:10 ratio, for every oak tree that is removed from the site a total of ten (10) oak trees shall be planted within the site. The replacement oaks shall be a minimum size of 15 gals. As such, a total of ten (10) 15-gallon Oak Trees

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

shall be planted on site as part of the proposed project (see COA 90.PLANNING.14).

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT RECOMMND

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 Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13 MAP - SECTION 404 PERMIT RECOMMND

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.

60.PLANNING. 14 MAP - OAK TREE EASMNT (2) RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP - OAK TREE EASMNT (2) (cont.) RECOMMND

satisfied if Condition No. 50.PLANNING.11 has been complied with.

Lot 135 is to be preserved on a conservation easment in perpetuity.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

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.

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

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.

60.PLANNING. 21 MAP- NATIVE AM. MONITORING RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including clearing, grubbing, grading, stockpiling of materials, engineered fill, rock crushing, utility trenching, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Tribe. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. 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.

60.PLANNING. 22 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's

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60.PLANNING. 22

MAP - ARCHAEOLOGIST RETAINED (cont.)'

RECOMMND

standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 23

MAP- CULTURAL RES. DISP. AG.

RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Pechanga Tribe for proper treatment and disposition.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. 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, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 829 and Change of Zone No. 7032 have been approved and adopted by the Board of Supervisors and have been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

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.

80.FIRE. 2 MAP- LOT "E" RECOMMND

Adjacent existing lot "e" street cul-de-sac is to be re-addressed to "e"/Change from Morrell.

80.FIRE. 4 MAP- SPECIAL RECOMMND

Access to resivoir shall be for EMWD and Fire Department access.

Flood is to maintain the debris basen and access shall be all weather surface adjacent to proposed homes.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - CONFORM FINAL SITE PLAN RECOMMND

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.

80.PLANNING. 10 MAP - ACOUSTICAL STUDY RECOMMND

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.

80.PLANNING. 12 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 13 MAP - SUBMIT BUILDING PLANS RECOMMND

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.

80.PLANNING. 14 MAP - FEE BALANCE RECOMMND

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.

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80.PLANNING. 17

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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 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.

80.PLANNING. 18

MAP - MODEL HOME COMPLEX

RECOMMND

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.

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80.PLANNING. 18 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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 permaantent 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.

80.PLANNING. 19 MAP - BUILDING SEPARATION 2 RECOMMND

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.

80.PLANNING. 20 MAP - FINAL SITE PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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.

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

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80.PLANNING. 20 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

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

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

80.PLANNING. 21 MAP - Walls/Fencing Plans RECOMMND

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.

THE WALLS / FENCING PLANS SHALL SUBSTANTIALLY CONFORM TO APPROVED EXHIBIT W.

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

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

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance,

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80.PLANNING. 21 MAP - Walls/Fencing Plans (cont.)

RECOMMND

and structural durability) and shall be a minimum of five feet in height.

D. 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).

E. 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.

F. 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,

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

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

I. 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.

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80.PLANNING. 22

MAP - LANDSCAPING SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 23

MAP - LNDSCEPE INSPECTION DEPOS

RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 32

MAP - FRONT YARD LANDSCAPING

RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

80.PLANNING. 34

MAP - LANDSCAPE PLOT PLAN

RECOMMND

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

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80.PLANNING. 34 MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. 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 which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

THE LANDSCAPE PLOT PLAN SHALL SUBSTANTIALLY CONFORM TO APPROVED EXHIBIT L-1.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

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.

80.PLANNING. 35 MAP - LOT 142 LS PLAN

RECOMMND

Prior to the issuance of the first building permit, a Landscape Plan for the landscaping on Lot 142 shall be review and approved by the Planning Department. The Landscape Plan shall substantially conform to APPROVED EXHIBIT L-1.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM.

*FUEL MODIFICATION
BLOCK WALL
STREET "E" CUL-DE-SAC

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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 NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 5 MAP FACILITY COMPLETION

RECOMMND

Unless otherwise approved by the District, the District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six foot (6) high decorative block wall along the rear of Lots 1-8. 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.

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

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 Develoment Agency (EDA) for CSA No. 152A.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - OAK TREE MITIGATION RECOMMND

Per COA 60.PLANNING.10, a total of ten (10) 15-gallon Oak Trees shall be planted on site as part of the proposed project.

90.PLANNING. 15 MAP - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be,

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90.PLANNING. 15 MAP - COMPLY W/ ACOUSTIC STUDY (cont.) RECOMMND

modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 16 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the building final inspection of the first building permit within the TENTATIVE MAP, the ten foot (10') wide community trail along Lots 150, 148, 119 - 129, 131, 136 - 141, 151, and on the westerly side of Morrell Drive (within the street parkway) from Lot 151 to Grand Avenue shall be constructed and be fully operable.

90.PLANNING. 19 MAP - LNDSKP/IRRIG INSTALL INS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSKPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

90.PLANNING. 20 MAP - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire

T MAP Tract #: TR32026

Parcel: 382-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - SPECIMEN TREES REQUIRED (cont.) RECOMMND
ties.

90.PLANNING. 21 MAP - COMPLY W/ LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 22 MAP - LOT 142 LS INSTALL RECOMMND

Prior to the building final inspection of the first building permit, the landscaping shown on APPROVED EXHIBIT L-1 for Lot 142 (Reservoir Site) shall be installed.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

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.
- c) Storm drains and flood control facilities shall be

T1 I MAP Tract #: TR32026

Parcel: 382-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

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. 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.

90.TRANS. 2 MAP - WRCOG TUMF RECOMMND

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.

90.TRANS. 3 MAP - STREET SWEEPING RECOMMND

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 4 MAP - STREET LIGHTS INSTALL RECOMMND

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 projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be

T. T MAP Tract #: TR32026

Parcel: 382-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

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).

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

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.

90.TRANS. 6 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 7 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

10/09/08
15:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 63

T MAP Tract #: TR32026

Parcel: 382-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

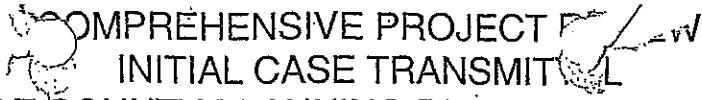
MAP - TS/INSTALLATION (cont.)

RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signals shall be installed and operational:

Grand Avenue (NS) and Ontario Way (EW) (modification)

or as approved by the Transportation Department.


COMPREHENSIVE PROJECT INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 11, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Commissioner Roth
Supervisor Buster
EDA – Redevelopment

City of Lake Elsinore
Elsinore Valley Municipal Water
Pechanga Band of Indians
Wildomar MAC
Wildomar Land Dev. Committee

GENERAL PLAN AMENDMENT NO. 829, CHANGE OF ZONE NO. 7032, AMENDED NO. 2, AND TENTATIVE TRACT MAP NO. 32026, AMENDED NO. 3 – EA39748 – Applicant: Lakeside Estates, LLC – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue and Easterly of Morrell Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST: The General Plan Amendment proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. The Change of Zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), One-Family Dwellings, 20,000 sq. ft. Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 141 single-family residential lots with a minimum lot size of 7,200 sq. ft., 10,000 sq. ft., and 20,000 sq. ft., a 1.74-acre Reservoir Site, a 0.16-acre Pump Station Site, a 6.44-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots, which total 31.88 acres. – Schedule: A – APN: 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, at (951) 955-8632 or email at bcanseco@RCTLMA.org / MAILSTOP# 1070.

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.

FILE COPY

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

DATE: August 30, 2004

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health
Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading

Riv. Co. Regional Park & Open Space
Dist.
Riv. Co. County Engineering Geologist
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Supervisor Buster
Commissioner Roth
Julie Greene - ERS

Western Municipal Water District
Southern California Edison
Southern California Gas Company
City of Lake Elsinore
EIC (Attachment "A")
Airport Land Use Commission
~~Perchange/Urban Tribe~~
Riverside Planning Central Files

CHANGE OF ZONE NO. 7032 & TENTATIVE TRACT MAP NO. 32026 EA No. 39748 – Applicant: Lakeside Estates LLC – Engineer/Rep: K&A Engineering, Inc– First Supervisorial District – Elsinore Area Plan – Located: Southerly of Grand Avenue, westerly of Corydon Road, and easterly of Morrell Drive– 89.9 Acres – R-1 Zone - **REQUEST:** Change of Zone No. 7032 proposed to change the existing R-1 zone to R-1-10000 and R-5 zoning, Tentative Tract Map No. 32026 proposed to subdivide 89.9 acres into 153 single family residential lots with 7,200 and 10,000 square foot minimums. In addition, the development is proposing 2 detention basin lots, 6 landscaping lots, and 1 open space lot. - Schedule "A" –APN: 370-180-022, 023, 024 and 382-100-002, 003, & 004 (Related Case(s): CFG 03223 (1ST Transmittal)

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **September 30, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other agencies please have comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the review date. Your comments/recommendations/conditions are requested so they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact **Chris Stamps**, Project Planner, (951) 600-6156, or e-mail at cstamps@rcplma.org **MAILSTOP #: 5158**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Service Commitment Letter # 1031

Elsinore Valley Municipal Water District

P.O. Box 3000 - 31315 Chaney St. - Lake Elsinore, CA 92530
(909) 674-3146 - FAX (909) 674-7554

Location:	Grand Avenue, Lake Elsinore, CA	# of Lots:	180
Zoning:	Residential	Acreage:	85.4
APN:	370-180-001, 022, 023, 024	Tract Map:	32026
Phone:	(909) 279-1800	Fax:	(909) 279-4380

Monte Vista Ranch, LLC	Will Serve Fees Paid:	_____
2751 W. Coast Hwy	Paid Date:	_____
Newport Beach, CA 92663	Check / Receipt #:	_____
Attn: Larry Stickney, K&A Eng ph: 279-1800		

Water Fees Effective Date 1/1/2004 to 12/31/2004

Project IS in the District and is eligible for service.

Fee Description	Unit	Qty	Per Unit	Total Amt
Water Connection Fees will be quoted after Plan Check	Domestic	180	\$0.00	\$0.00
		<i>Fees per Unit:</i>	\$0.00	<i>Total Water Fees</i>
				\$0.00

Sewer Fees Effective Date 1/1/2004 to 12/31/2004

Project IS in the District and is eligible for service.

Fee Description	Unit	Qty	Capacity Ratio	EDU	\$ Per EDU	Total Amt
Sewer Connection Fees will be quoted after Plan Check	Domestic	180	1	180	\$0.00	\$0.00
		<i>Fees per Unit:</i>	\$0.00	<i>Total Sewer Fees</i>		\$0.00
				<i>Total Water and Sewer Fees</i>		\$0.00

Water/Sewer Fee Payments

Paid Date: _____ Check #: _____ Receipt #: _____ Paid: _____

Additional Connection Fee Information

District Standards allow for a 30 day installation period upon payment for meter connection fees. Generally, meters are installed within 14-21 working days. The District requires seven days notification before intention to deliver payment in order to coordinate the most efficient placement and/or connection to facilities.

A water and/or sewer application must be completed with payment of fees. A \$10 service origination charge per new account will be billed on your first water/sewer bill.

If water service is being requested, a water meter location stake will be provided for placement on your parcel at



Service Commitment Letter # 1031

Elsinore Valley Municipal Water District

P.O. Box 3000 - 31315 Chaney St. - Lake Elsinore, CA 92530
(909) 674-3146 - FAX (909) 674-7554

time of payment. It is the responsibility of the customer to place the stake on the parcel. The District will not set the meter without stake placement.

This quote does not contain an estimate for any engineering deposits or fees related to plan checking or inspection related deposits other than lateral inspection. Please contact the District Engineer at 674-3146 with any questions that you may have.

Current water and/or sewer connection fees are subject to change without notice by the Board of Directors and fees will be based on the current fee in effect at the time of fee payment. Please note that all applications must include APN numbers.

Authorized by:


Loren Sorber
Engineering Technician

Date: 12/16/2003

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

RECEIVED

P.O. Box 1409 OCT 23 2006

Riverside, CA 92502-1409

E.V.M.W.D.

ENGINEERING DEPT., E.S.A.

DATE: October 11, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator - J. Jolliffe
Commissioner Roth
Supervisor Buster
EDA - Redevelopment

City of Lake Elsinore
~~Elsinore Valley Municipal Water~~
Pechanga Band of Indians
Wildomar MAC
Wildomar Land Dev. Committee

GENERAL PLAN AMENDMENT NO. 829, CHANGE OF ZONE NO. 7032, AMENDED NO. 2, AND TENTATIVE TRACT MAP NO. 32026, AMENDED NO. 3 - EA39748 - Applicant: Lakeside Estates, LLC - Engineer/Representative: K & A Engineering, Inc. - First Supervisorial District - South Elsinore Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) - Location: Southerly of Grand Avenue and Easterly of Morrell Drive - 89.9 Gross Acres - Zoning: One-Family Dwellings (R-1) - REQUEST: The General Plan Amendment proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. The Change of Zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), One-Family Dwellings, 20,000 sq. ft. Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 141 single-family residential lots with a minimum lot size of 7,200 sq. ft., 10,000 sq. ft., and 20,000 sq. ft., a 1.74-acre Reservoir Site, a 0.16-acre Pump Station Site, a 6.44-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots, which total 31.88 acres. - Schedule: A - APN: 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, at (951) 955-8632 or email at bcanseco@RCTLMA.org / MAILSTOP# 1070.

COMMENTS: *Construct facilities per District approved plans.*

Request will Serve Letter from EVMWD.

DATE: *10/24/06.*

SIGNATURE: *Cher Quinones, Eng Coordinator*

PLEASE PRINT NAME AND TITLE:

TELEPHONE: *674.3146 x 8427*

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.

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: 5/4/04 PARCELS/LOTS: 105
RE: SUBDIVISION NO. TR # 32026 ZONING: R-1
PARCEL MAP NO. _____ MAP SCHEDULE: A
MOBILEHOME, T.T., R.V., PARK _____ OTHER: 370-120-022

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Elsinore valley MWD WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 12/16/03.
- AN 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.
(CLASS C, CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Elsinore valley municipal water Dist SEWER SYSTEM AS PER LETTER DATED 12/16/03.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY _____
JOB/PROJECT # _____ DATED _____
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK
1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.)
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105).
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE _____

4. SUPPLEMENTAL WATER/SEWER DATA

REQUIRED my laws req'd

REMARKS: 9 lots "05" 97-105. ^{106, 107} ~~97-109~~ 108 lots not shown.
Lot 104 05 = 2 lots designated - prior to 1st LDS, must identify &
locally District.
no existing structures.

BY [Signature]
ENVIRONMENTAL HEALTH SPECIALIST



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

September 20, 2004

Chris Stamps, Project Planner
Riverside County Planning Department – South County
39493 Los Alamos Road
Murrieta, CA 92563

RE: Change of Zone No. 7032; Tentative Tract Map No. 32026

Proposal: Change the zone from R-1 to R-1-10,000 and R-5; divide 89.9 acres into 153 single family residential lots with a minimum size of 7,200 and 10,000 sq ft., 2 detention basin lots, 6 landscaping lots, and 1 open space lot.

APN: 370-180-022, -023, -024; 382-100-002, 003, 004

Dear Mr. Stamps:

The Riverside County Waste Management Department has reviewed the proposed project located at south of Grand Avenue, west of Corydon Road, and east of Morrell Drive, in the Elsinore Area Plan. The following comments are offered for your consideration:

1. The project has the potential to impact landfill capacity from the generation of solid waste during the construction phase of the project and upon occupancy of the tract. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State Law in diverting solid waste from landfill disposal:
 - a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
 - b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
 - c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
2. Hazardous materials **are not** accepted at Riverside County landfills. Any hazardous wastes, such as paint, used during construction must be properly disposed at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

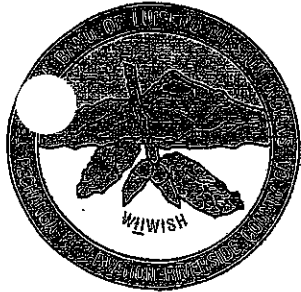
Sincerely,


Mirtha Liedl, Planner

RECEIVED
SEP 22 2004

PD # 27785

RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

October 24, 2007

Mr. Bulmaro Conseco
County of Riverside Project Planner
Transportation and Land Management Agency
4080 Lemon St, 9th Floor
Riverside, CA 92502

RE: Pechanga Tribe Letter Concerning Request for SB 18 Consultation and Request for Involvement Pursuant to CEQA for General Plan Amendment No. 829, Change of Zone No. 7032 and Tentative Tract 32026

Dear Mr. Conseco:

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the request for consultation from your office dated July 25, 2007. The Tribe is formally requesting, pursuant to Cal. Govt. Code §65352, to be consulted with concerning the impacts the above listed Project will or may have on Traditional Tribal Cultural Places and Luiseño cultural resources. Further, the Tribe requests consultation with the County of Riverside as a sovereign governmental entity. Additional comments may be submitted directly by the Tribe or through its attorneys. We request that all such comments be part of the official record for the approval of this Project.

The Pechanga Tribe is also formally requesting, pursuant to Public Resources Code §§21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above references project (the "Project"), including addition of the Tribe to your distribution list(s) for public notices and public circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project.

Lead Agency Consultation with the Pechanga Tribe Required Pursuant to Cal. Govt. C. §§ 65351, 65352, 65352.3, and 65352.4(Senate Bill 18 – Traditional Tribal Cultural Places Law)

As this Project entails a General Plan Amendment, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Raymond Basquez, Sr.
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Stephanie Gordin

Monitor Supervisor:
Aurelia Maruffo

Places (also known as SB 18; Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All consultations shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO THE PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidences by the existence of Luiseño place names, rock art, pictographs, petroglyphs and extensive Luiseño villages and artifact records in the vicinity of the Project. Further, this culturally sensitive area is affiliated specifically with the Pechanga Band of Luiseño Indians because of the Tribe's specific cultural ties to this area. Pechanga considers any resources located on this Project property to be Pechanga cultural resources.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Lake Elsinore area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with what was communicated to the Pechanga people by our elders. While historic accounts, anthropological and linguistic theories are important in determining traditional Luiseño territory; the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

There is a connection between Temecula and Lake Elsinore area that stems from the beginning of time for Pechanga people. Luiseño history originates with the creation of all things at *éxva Teméeku*, known today as the City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). In fact, in many of the creation songs, Temecula and Elsinore are mentioned interchangeably, intimating a relationship between Temecula and Elsinore, including the entire area in between. It was at Temecula that the Luiseño god *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many

hot springs at Elsinore, where he died and was cremated (DuBois 1908). It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe).

The area known as Lake Elsinore is also the location for noteworthy events in Luiseño culture which are related specifically to the people of Temecula or the Pechanga people. For example, it is the place where two of the *Káamalam* (first people), *Qáwqaw* and *Chixéemal*, had their first menses, which is the subject of one of the girls' coming-of-age songs (DuBois 1908). Another song recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Montivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). Another account involves a Temecula village leader killing the evil *Táakwish* (the Luiseño evil spirit) at Elsinore, followed by his cremation in Temescal Canyon (Kroeber 1906).

In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights, what anthropologists include in their definition of a "village territory", to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon, and back to the Temecula area, which includes Lake Elsinore in its boundaries.

Thus, our songs and stories, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Temecula, Lake Elsinore and the areas in between (*Páayaxchi*, *Nivé'wuna*, *Páa'a*, *Páašukwa*, *Píi'iv*, *Pívmay*, *We'éeva*, *Wíina* and *Temeeku*) are ancestors of the present-day Pechanga Band of Luiseño Indians, and as such, Pechanga is the appropriate culturally affiliated tribe for projects that impact this geographic area.

In addition, the Pechanga Tribe has a long modern day history of involvement with Projects in the area known as Lake Elsinore. Not only has the Pechanga Tribe been involved, but it has been given the designation of the consulting tribe or affiliated tribe on projects located in the Lake Elsinore vicinity, such as Cottonwood Hills, Liberty Serenity, North Peak, Temescal Canyon, Lakeview Villas, County Sheriff's Station, Spy Glass Ranch, Meadowbrook, Oak Springs, Canyon Hills and Glen Ivy. Moreover, the Pechanga Tribe has been the only Tribe that we know of to assume the role of MLD in the Lake Elsinore area. NAHC records confirm that no other tribe has been named MLD in the Lake Elsinore area.

The Tribe would welcome to opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

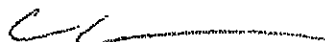
REQUESTED INVOLVEMENT

The Tribe is aware of at least two previously recorded archaeological/cultural resources located within the Project boundaries (CA-RIV-3883 & -3884) as well as numerous sacred sites located surrounding the Lake. Therefore, it is likely that the excavation work may unearth prehistoric resources. Consequently, it follows that because this Project area and its vicinity are rich with cultural items, sacred cultural items and possibly Native American remains, development of this Project area could have a direct and significant impact on archeological and cultural resources. The Tribe recommends that a thorough archaeological study occur by a County qualified archaeologist on the entire Project area and a complete report of findings be produced for review by the County, the Developer/Proponent and the Tribe. Surveys and grading may reveal significant archaeological resources and sites which may be eligible for inclusion in the historic site register, and may contain human remains or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts both to the known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

As such, the Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law. To complete this consultation the Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval, and archaeological site records. Specifically, the Tribe requests to continue our consultation meetings upon the County's receipt and review of this comment letter as well as incorporating this letter as part of the official record for SB 18 purposes. The Pechanga Tribe may be requesting that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address any outstanding issues regarding this Project. If you have any questions, please do not hesitate to contact Deputy General Counsel Laura Miranda at 951-676-2768 X2137 or myself at (951) 308-9295.

Sincerely,



Anna M. Hoover
Cultural Analyst

Cc: Laura Miranda, Pechanga Office of the General Counsel

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

October 12, 2007

Anna M. Hoover
Cultural Analyst
Pechanga Cultural Resources
PO BOX 2183
Temecula, CA 92592

RE: General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026 – Response to SB 18 Comments

Dear Ms. Hoover,

Per your comment e-mail dated September 27, 2007, attached you will find a copy of the Phase I Cultural Resource Assessment (PD-A-4134) that was prepared for the project site for your review.

Based on the Cultural Resource Assessment and subsequent staff analysis, the Planning Department has conditioned the project as follow:

a. General Conditions – If Human Remains Found

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

b. General Conditions – Inadvertent Archaeology Find

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

c. Prior to Grading Permit Issuance – Native American Monitoring

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including clearing, grubbing, grading, stockpiling of materials, engineered fill, rock crushing, utility trenching, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Tribe. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. 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.

d. Prior to Grading Permit Issuance – Cultural Resources Disposition Agreement

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Pechanga Tribe for proper treatment and disposition.

e. Prior to Grading Permit Issuance – Archaeologist Retained

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to archaeological resources, cultural resources and/or sacred sites, a pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to archaeological and/or cultural resources, a

letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

f. Prior to Grading Permit Issuance – Paleontologist Retained

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. 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, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

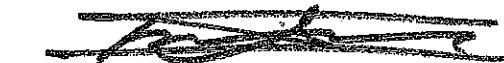
The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

If you believe further consultation and/or additional mitigation is needed please provide appropriate feedback at your earliest opportunity or before November 12, 2007.

Please feel free to contact me at (951) 955-8632 or e-mail me at bcanseco@rctlma.org if you have any questions regarding this project.

Thank you,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Bulmaro Canseco, Project Planner

From: "Anna Hoover" <ahoover@pechanga-nsn.gov>
To: "Bulmaro Canseco" <BCANSECO@rctlma.org>
Date: 9/27/2007 4:38 PM
Subject: SB18 Consultation Projects

Bulmaro,

I would like to request additional documentation on the SB18 projects you submitted to us for comment. Please forward any and all archaeological reports prepared and any initial studies, EA's, etc, you might have so that we can comment prior to the Oct 25 deadline.

Thank you!!

- 1) GPA 762, CZ 7207, TR 33987
- 2) GPA 808, CZ 7337, TR 34301, PP 22685
- 3) GPA 829, CZ 7032, TR 32026
- 4) GPA 791, CZ 7296, TR 33992
- 5) GPA 849, CUP 3545

Anna M. Hoover

Cultural Analyst

Pechanga Cultural Resources Department

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951.308.9295 (O)

951.770.8104 (D)

951.757.6139 (C)

951.506.9491 (F)

ahoover@pechanga-nsn.gov

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

October 12, 2007

Erica Helms
Cultural Analyst
Soboba Cultural Resources
PO BOX 487
San Jacinto, CA 92581

RE: General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026 – Response to SB 18 Comments

Dear Ms. Helms,

Per your comment letter dated August 14, 2007, attached you will find a copy of the Phase I Cultural Resource Assessment (PD-A-4134) that was prepared for the project site for your review.

Based on the Cultural Resource Assessment and subsequent staff analysis, the Planning Department has conditioned the project as follow:

a. General Conditions – If Human Remains Found

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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If you believe further consultation and/or additional mitigation is needed please provide appropriate feedback at your earliest opportunity or before November 12, 2007.

Please feel free to contact me at (951) 955-8632 or e-mail me at bcanseco@rctlma.org if you have any questions regarding this project.

Thank you,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Bulmaro Canseco, Project Planner



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

August 14, 2007

Attn: Bulmaro Canseco
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: GPA No. 829, CZ No. 7032 and TT Map No. 32026

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that the project area falls within the bounds of our Tribal Traditional Use Area.

Soboba Band of Luiseño Indians is requesting the following:

1. Further consultation with Native American Tribes.
2. Copies of archeological and/or cultural resource documentation.

If you have any questions or concerns please do not hesitate to contact me at the following number 951-487-8268.

[SPECIAL NOTE (for projects other than cell towers): If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in formal, government-to-government consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Helms". The signature is fluid and cursive.

Erica Helms
Soboba Cultural Resource Department
Phone 951-487-8268
Cell 951-663-8333
ehelms@soboba-nsn.gov

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

July 25, 2007

Anthony Madrigal, Jr., Interim-Chairperson
Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

RE: Native American Consultation request for General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

Dear Cahuilla Band of Indians:

The County of Riverside requests your participation in the review of General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

The **General Plan Amendment** proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

The **Change of Zone** proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), One-Family Dwellings, 20,000 sq. ft. Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5).

The **Tentative Tract Map** proposes a Schedule "A" subdivision of 89.9 gross acres into 141 single-family residential lots with a minimum lot size of 7,200 sq. ft., 10,000 sq. ft., and 20,000 sq. ft., a 1.74-acre Reservoir Site, a 0.16-acre Pump Station Site, a 6.44-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots, which total 31.88 acres.

The site is located southerly of Grand Avenue and easterly of Morrell Drive. The project site is currently identified by the Riverside County Assessor's Office as Assessor's Parcel Numbers 370-180-001, -022, -023, -024, 370-190-001, and 382-100-001, -002, -003, -004

This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

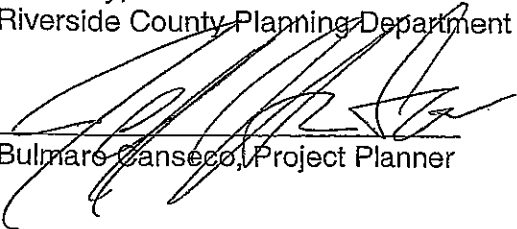
Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine

the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please review the enclosed materials and forward any comments or requests for meetings concerning this project by October 25, 2007. Any comments or requests for meetings may be sent to me via U.S. mail to the address below (Riverside Office) or e-mail at bcanseco@rctlma.org.

Please contact me at (951) 955-8632 if you have any questions. Thank you.

Sincerely,
Riverside County Planning Department



Bulmaro Canseco, Project Planner

Attachments: U.S.G.S Map
Tentative Tract Map No. 32026

cc: Lakeside Estates LLC
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

July 25, 2007

Robert J. Salgado, Chairperson
Soboba Band of Mission Indians
P.O. Box 487
San Jacinto, CA 92581

RE: Native American Consultation request for General Plan Amendment No. 829, Change of Zone No. 7032 ; and Tentative Tract Map No. 32026.

Dear Soboba Band of Mission Indians:

The County of Riverside requests your participation in the review of General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

The **General Plan Amendment** proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

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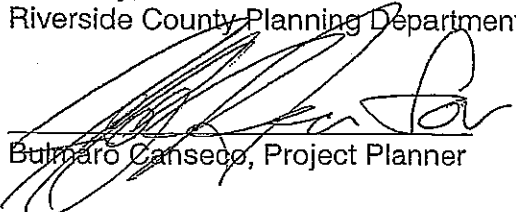
Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine

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Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please review the enclosed materials and forward any comments or requests for meetings concerning this project by October 25, 2007. Any comments or requests for meetings may be sent to me via U.S. mail to the address below (Riverside Office) or e-mail at bcanseco@rctlma.org.

Please contact me at (951) 955-8632 if you have any questions. Thank you.

Sincerely,
Riverside County Planning Department



Bulmaro Canseco, Project Planner

Attachments: U.S.G.S Map
Tentative Tract Map No. 32026

cc: Lakeside Estates LLC
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

July 25, 2007

John Marcus, Chairperson
Santa Rosa Band of Mission Indians
PO Box 609
Hemet, CA 92546

RE: Native American Consultation request for General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

Dear Santa Rosa Band of Mission Indians:

The County of Riverside requests your participation in the review of General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

The **General Plan Amendment** proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

The **Change of Zone** proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), One-Family Dwellings, 20,000 sq. ft. Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5).

The **Tentative Tract Map** proposes a Schedule "A" subdivision of 89.9 gross acres into 141 single-family residential lots with a minimum lot size of 7,200 sq. ft., 10,000 sq. ft., and 20,000 sq. ft., a 1.74-acre Reservoir Site, a 0.16-acre Pump Station Site, a 6.44-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots, which total 31.88 acres.

The site is located southerly of Grand Avenue and easterly of Morrell Drive. The project site is currently identified by the Riverside County Assessor's Office as Assessor's Parcel Numbers 370-180-001, -022, -023, -024, 370-190-001, and 382-100-001, -002, -003, -004

This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

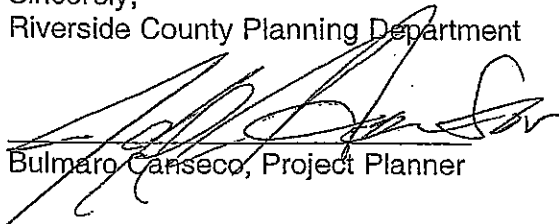
Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine

the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please review the enclosed materials and forward any comments or requests for meetings concerning this project by October 25, 2007. Any comments or requests for meetings may be sent to me via U.S. mail to the address below (Riverside Office) or e-mail at bcanseco@rcplma.org.

Please contact me at (951) 955-8632 if you have any questions. Thank you.

Sincerely,
Riverside County Planning Department



Bulmaro Canseco, Project Planner

Attachments: U.S.G.S Map
Tentative Tract Map No. 32026

cc: Lakeside Estates LLC
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

July 25, 2007

Manuel Hamilton, Chairperson
Ramona Band of Cahuilla Indians
PO Box 391760
Anza, CA 92539

RE: Native American Consultation request for General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

Dear Ramona Band of Cahuilla Indians:

The County of Riverside requests your participation in the review of General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026. .

The **General Plan Amendment** proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

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This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

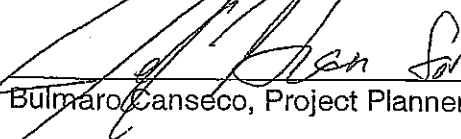
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Please contact me at (951) 955-8632 if you have any questions. Thank you.

Sincerely,
Riverside County Planning Department



Bulmaro Canseco, Project Planner

Attachments: U.S.G.S Map
Tentative Tract Map No. 32026

cc: Lakeside Estates LLC
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

July 25, 2007

Robert Martin, Chairperson
Morongo Band of Mission Indians
11581 Potrero Road
Banning, CA 92220

RE: Native American Consultation request for General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026.

Dear Morongo Band of Mission Indian:

The County of Riverside requests your participation in the review of General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026.

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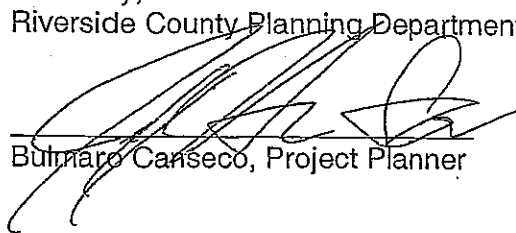
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Sincerely,
Riverside County Planning Department



Bulmaro Canseco, Project Planner

Attachments: U.S.G.S Map
Tentative Tract Map No. 32026

cc: Lakeside Estates LLC
R. James Fagelson, Planning Department Tribal Liaison

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

July 25, 2007

Mark Macarro, Chairperson
Pechanga Band of Mission Indians
P.O. Box 1477
Temecula, CA 92593

RE: Native American Consultation request for General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

Dear Pechanga Band of Mission Indians:

The County of Riverside requests your participation in the review of General Plan Amendment No. 829, Change of Zone No. 7032 , and Tentative Tract Map No. 32026.

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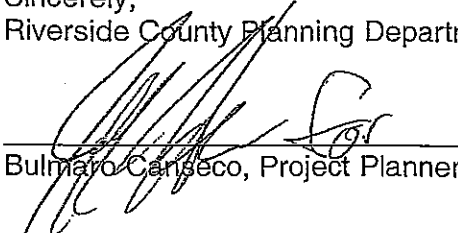
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Please contact me at (951) 955-8632 if you have any questions. Thank you.

Sincerely,
Riverside County Planning Department

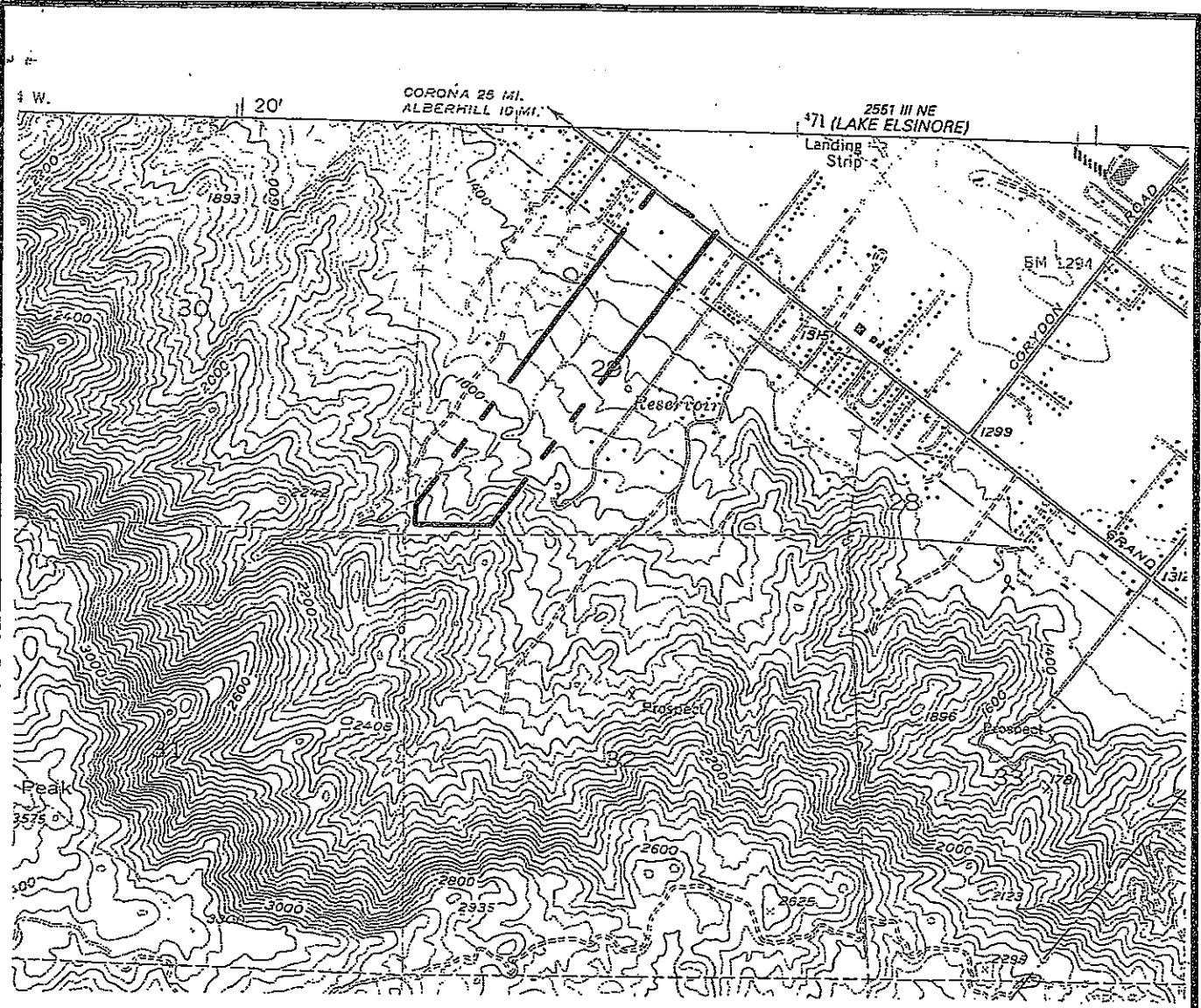


Bulmaro Canseco, Project Planner

Attachments: U.S.G.S Map
Tentative Tract Map No. 32026

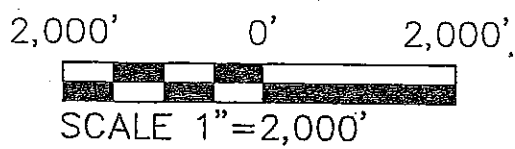
cc: Lakeside Estates LLC
R. James Fagelson, Planning Department Tribal Liaison

Drawing: R:\171157\Exhibit\USCS WITH BOUNDARY.dwg Layout: p 8.5x11 P Last Saved: Thu Aug 31, 2006 - 7:19am Last Plotted: Tue Sep 12, 2006 - 8:08am By: RayH



THOMAS BROTHERS MAP
SOUTHWEST QUARTER OF SEC. 29, T6S, R4W, S.B.B&M

LEGEND:
TRACT BOUNDARY



TRACT 32026 AMENDEMENT 3
U.S.G.S. WITH BOUNDARY

**TENTATIVE MAP NO. 3
AMENDED NO. 3
COL. OF RIVERSIDE**

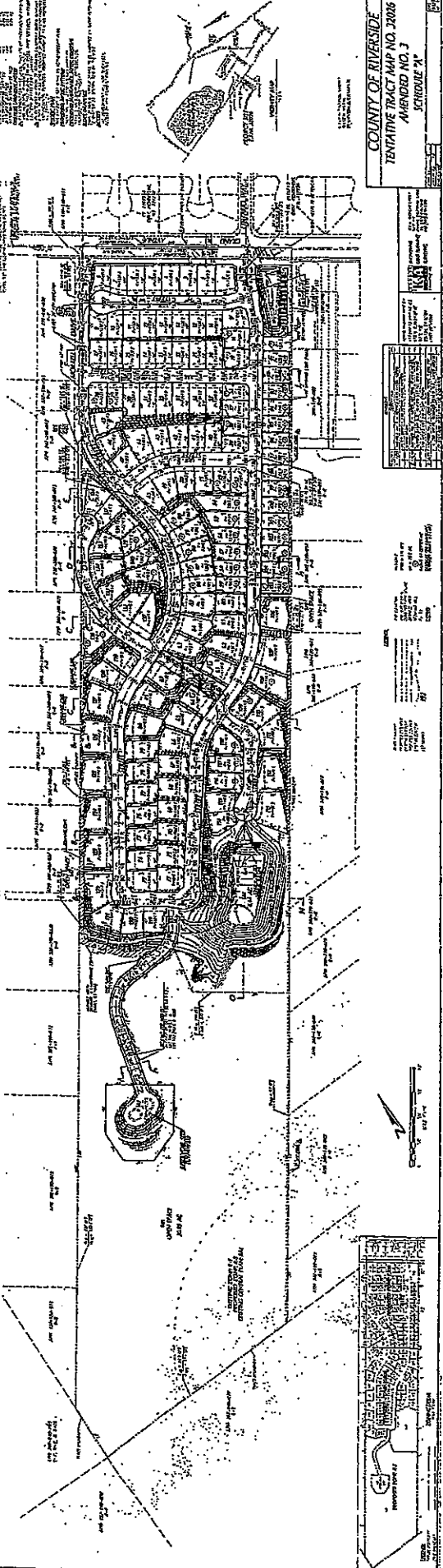
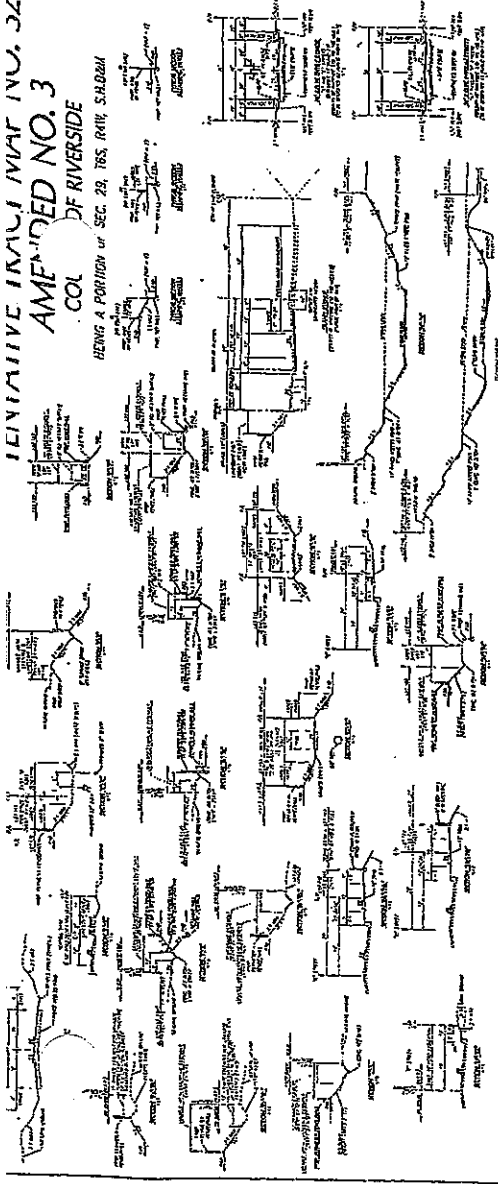
BEING A PORTION OF SEC. 29, T8S, R4W, S422M

ARTICLE I
SECTION 1. The purpose of this map is to show the location and boundaries of the lots and blocks in the proposed subdivision of the land described in the title hereof, and to show the location and boundaries of the streets and other public places proposed to be laid out in the subdivision.

ARTICLE II
SECTION 1. The lots and blocks shown on this map are subject to the provisions of the laws of the State of California relating to the subdivision of land, and to the provisions of the laws of the County of Riverside relating to the subdivision of land.

ARTICLE III
SECTION 1. The streets and other public places shown on this map are proposed to be laid out in the subdivision, and the landowners in the subdivision are hereby notified that they are required to conform to the provisions of the laws of the State of California relating to the subdivision of land, and to the provisions of the laws of the County of Riverside relating to the subdivision of land.

LOT	ACRES	OWNER	REMARKS
1	0.12	John Doe	
2	0.12	John Doe	
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100	0.12	John Doe	



COUNTY OF RIVERSIDE
TENTATIVE MAP NO. 32026
AMENDED NO. 3
SCHEDULE "M"

LOT	ACRES	OWNER	REMARKS
1	0.12	John Doe	
2	0.12	John Doe	
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99	0.12	John Doe	
100	0.12	John Doe	

LEGEND
Proposed Street
Proposed Lot
Proposed Utility
Proposed Easement
Existing Structure
Existing Property Boundary



NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 384
SACRAMENTO, CA 95814
(916) 653-8251
Fax (916) 657-5380
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



July 18, 2007

Bulmaro Canseco
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

FAX to: 951-955-3157
Number of pages: 2

Re: Tribal Consultation list: General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026; Riverside County.

Dear Mr. Canseco:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

If you have any questions, please contact me at (916) 653-8251.

Sincerely,

A handwritten signature in black ink that reads "Dave Singleton".
Dave Singleton
Program Analyst

Attachment: Tribal Consultation List

**Native American Tribal Consultation List
Riverside County
July 19, 2007**

Cahuilla Band of Indians
Anthony Madrigal, Jr., Interim-Chairperson
P.O. Box 391760 Cahuilla
Imperial, CA 92539
tribalcouncil@cahuilla.net
(951) 763-2631

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA 92593
tbrown@pechanga-nsn.gov
(951) 676-2768

Soboba Band of Mission Indians
Robert J. Salgado, Chairperson
P.O. Box 487 Luiseno
San Jacinto, CA 92581
rjssal@soboba-nsn.gov
(951) 654-2765

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609 Cahuilla
Imperial, CA 92546
tribaloffice@aol.com
(951) 658-5311
(951) 658-6733 Fax

Ramonona Band of Cahuilla Indians
Lanuel Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Imperial, CA 92539
tribaloffice@ramonatribe.com
(951) 763-4105

Morongo Band of Mission Indians
Robert Martin, Chairperson
1581 Potrero Road Cahuilla
Imperial, CA 92220 Serrano
tribaloffice@morongo.org
(951) 849-8807
(951) 755-5200

This list is current only as of the date of this document.

Disclaimer: Publication of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

**** Transmit Conf. Report ****

P. 1

Jul 17 2007 15:47

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
919166575390	NORMAL	17,15:47	0'24"	2	# O K	

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens - Agency Director

Planning Department

Ron Goldman - Interim Planning Director

July 17, 2007

Native American Heritage Commission
 915 Capitol Mall, Room 364
 Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

Dear Sirs:

Pursuant to S.B. 18, Riverside County requests a Tribal Consultation List for the project listed below:

Project Title: General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026

Riverside County Planning Department
 P.O. Box 1409
 Riverside, CA 92502-1409

Planner Name: Bulmaro Canseco
 Direct Phone Number: (951) 955-8632
 Fax Number: (951) 955 - 3157

Specific Area Subject to Proposed Action:

County: Riverside County City/Community: Lakeland Village
 Section: 29 Township: 6 South Range: 4 West

Local; Action Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> General Plan | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Tract Map |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Specific Plan Amendment | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Specific Plan - Planning Area Change | <input type="checkbox"/> Use Permit |

Project Description:

The **General Plan Amendment** proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Interim Planning Director

July 17, 2007

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

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Riverside County Planning Department

P.O. Box 1409

Riverside, CA 92502-1409

Planner Name: Bulmaro Canseco

Direct Phone Number: (951) 955-8632

Fax Number: (951) 955 - 3157

Specific Area Subject to Proposed Action:

County: Riverside County

City/Community: Lakeland Village

Section: 29

Township: 6 South

Range: 4 West

Local; Action Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> General Plan | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Tract Map |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Specific Plan Amendment | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Specific Plan – Planning Area Change | <input type="checkbox"/> Use Permit |

Project Description:

The **General Plan Amendment** proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

The **Change of Zone** proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum

(R-1-10,000), One-Family Dwellings, 20,000 sq. ft. Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5).

The **Tentative Tract Map** proposes a Schedule "A" subdivision of 89.9 gross acres into 141 single-family residential lots with a minimum lot size of 7,200 sq. ft., 10,000 sq. ft., and 20,000 sq. ft., a 1.74-acre Reservoir Site, a 0.16-acre Pump Station Site, a 6.44-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots, which total 31.88 acres.

The site is located southerly of Grand Avenue and easterly of Morrell Drive. The project site is currently identified by the Riverside County Assessor's Office as Assessor's Parcel Numbers 370-180-001, -022, -023, -024, 370-190-001, and 382-100-001, -002, -003, -004

NAHC Use Only

Date Received: _____

Date Completed: _____

Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65362.3.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 11, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator -- J. Jolliffe
~~Commissioner Roth~~
Supervisor Buster
EDA - Redevelopment

City of Lake Elsinore
Elsinore Valley Municipal Water
Pechanga Band of Indians
Wildomar MAC
Wildomar Land Dev. Committee

GENERAL PLAN AMENDMENT NO. 829, CHANGE OF ZONE NO. 7032, AMENDED NO. 2, AND TENTATIVE TRACT MAP NO. 32026, AMENDED NO. 3 - EA39748 - Applicant: Lakeside Estates, LLC - Engineer/Representative: K & A Engineering, Inc. - First Supervisorial District - South Elsinore Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) - Location: Southerly of Grand Avenue and Easterly of Morrell Drive - 89.9 Gross Acres - Zoning: One-Family Dwellings (R-1) - **REQUEST: The General Plan Amendment proposes to amend portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre). This area is 16.37 acres, which equals 18.2 percent of the project site's total acreage. The proposed general plan amendment is a technical general plan amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. The Change of Zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), One-Family Dwellings, 20,000 sq. ft. Minimum (R-1-20,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 141 single-family residential lots with a minimum lot size of 7,200 sq. ft., 10,000 sq. ft., and 20,000 sq. ft., a 1.74-acre Reservoir Site, a 0.16-acre Pump Station Site, a 6.44-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots, which total 31.88 acres. - Schedule: A - APN: 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004.**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a CPR meeting on November 2, 2006. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, at (951) 955-8632 or email at bcanseco@RCTLMA.org / MAILSTOP# 1070.

COMMENTS: *Set up a meeting with the applicants to discuss CPA/02, surroundings, LAND USES, DRAINAGE AND SIZE/DEPTH OF DEBRIS BASIN, SLOPES & MAINTENANCE RESPONSIBILITIES, OFF-SITE GRADING/SECONDARY ACCESS, ETC.*

DATE: 10/31/06

SIGNATURE: John Roth

PLEASE PRINT NAME AND TITLE: 1st District P.C.

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.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

RECEIVED
SEP 29 2004

DATE: August 30, 2004

RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health
Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading

Riv. Co. Regional Park & Open Space
Dist.
Riv. Co. County Engineering Geologist
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Supervisor Buster
Commissioner Roth
Julie Greene - ERS

Western Municipal Water District
Southern California Edison
Southern California Gas Company
City of Lake Elsinore
EIC (Attachment "A")
Airport Land Use Commission
~~Pecharanga Indian Tribe~~
Riverside Planning Central Files

CHANGE OF ZONE NO. 7032 & TENTATIVE TRACT MAP NO. 32026 EA No. 39748 – Applicant: Lakeside Estates LLC – Engineer/Rep: K&A Engineering, Inc– First Supervisorial District – Elsinore Area Plan – Located: Southerly of Grand Avenue, westerly of Corydon Road, and easterly of Morrell Drive– 89.9 Acres – R-1 Zone - **REQUEST:** Change of Zone No. 7032 proposed to change the existing R-1 zone to R-1-10000 and R-5 zoning, Tentative Tract Map No. 32026 proposed to subdivide 89.9 acres into 153 single family residential lots with 7,200 and 10,000 square foot minimums. In addition, the development is proposing 2 detention basin lots, 6 landscaping lots, and 1 open space lot. - Schedule "A" –APN: 370-180-022, 023, 024 and 382-100-002, 003, & 004 (Related Case(s): CFG 03223 (1ST Transmittal)

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **September 30, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other agencies please have comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the review date. Your comments/recommendations/conditions are requested so they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact **Chris Stamps**, Project Planner, (951) 600-6156, or e-mail at cstamps@rcplma.org **MAILSTOP #: 5158**

COMMENTS: 1. VERIFY ZONING & CONSISTENCY w/ AREA PLAN MAP. PRELIMINARY IS SUBMITTED BY R-R & R-1 IS NOT CONSISTENT WITH THE LOCAL LAND USE & TOPOGRAPHY SOUTH WEST OF GRAND AVENUE. THE APPLICANT WILL HAVE TO SUBMIT EXHAUSTIVE & COMPELLING RATIONALE FOR A CZ IN THIS AREA.
2. PROVIDE A SWER ANALYSIS & MAP FOR THE PROPOSED & ADJACENT AREAS & IDENTIFY ALL WATER COURSES WITH APPROPRIATE Qs.

DATE: 09 09 26 SIGNATURE: JOHN ROEH

PLEASE PRINT NAME AND TITLE: 1ST DISTRICT P.C.

TELEPHONE: _____

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
CITY OF LAKE ELSINORE

39493 Los Alamos Road
Murrieta, CA 92563

RECEIVED
SEP 02 2004

PLANNING DEPT.

DATE: August 30, 2004

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading

Riv. Co. Regional Park & Open Space Dist.
Riv. Co. County Engineering Geologist
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Supervisor Buster
Commissioner Roth
Julie Greene - ERS

Western Municipal Water District
Southern California Edison
Southern California Gas Company
~~City of Lake Elsinore~~
EIC (Attachment "A")
Airport Land Use Commission
~~Peohanga Indian Tribe~~
Riverside Planning Central Files

CHANGE OF ZONE NO. 7032 & TENTATIVE TRACT MAP NO. 32026 EA No. 39748 – Applicant: Lakeside Estates LLC – Engineer/Rep: K&A Engineering, Inc– First Supervisorial District – Elsinore Area Plan – Located: Southerly of Grand Avenue, westerly of Corydon Road, and easterly of Morrell Drive– 89.9 Acres – R-1 Zone - **REQUEST:** Change of Zone No. 7032 proposed to change the existing R-1 zone to R-1-10000 and R-5 zoning, Tentative Tract Map No. 32026 proposed to subdivide 89.9 acres into 153 single family residential lots with 7,200 and 10,000 square foot minimums. In addition, the development is proposing 2 detention basin lots, 6 landscaping lots, and 1 open space lot. - Schedule "A" –APN: 370-180-022, 023, 024 and 382-100-002, 003, & 004 (Related Case(s): CFG 03223 (1ST Transmittal)

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **September 30, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and **DENY** the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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COMMENTS: *The Proposed Tract's cumulative traffic will impact city areas, especially Lake/1-15, Grand/Montegut Hwy, Railroad Canyon 1-15. Proposed Tract should generate a traffic study that shows fair share cost of impacts in city. Please condition these require Tract's traffic will also impact Bundy Canyon 11-15/Mission Tr and pay fair share not covered by TRM.*

DATE: 9/30/04 SIGNATURE: Chuck Mackay

PLEASE PRINT NAME AND TITLE: Chuck Mackay City Traffic Engineer

TELEPHONE: (951) 674-3124 ext 245

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

April 28, 2008

Bulmaro Canseco
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

Subject: General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026
SCH#: 2008031118

Dear Bulmaro Canseco:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on April 24, 2008. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2008031118) when contacting this office.

Sincerely,

Terry Roberts
Senior Planner, State Clearinghouse

Enclosures
cc: Resources Agency

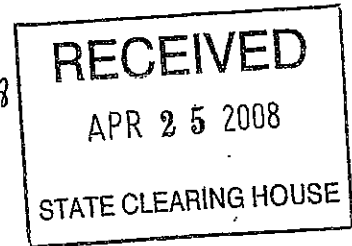
NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



April 18, 2008

Clew
4.24.08
int



Mr. Bulmaro Canseco, Project Planner

COUNTY OF SAN DIEGO PLANNING DEPARTMENT

4080 Lemon Street, 9th Floor
 Riverside, CA 92502-1409

Re: SCH#2008031118: CEQA Notice of Completion; proposed Mitigated Negative Declaration for General Plan Amendment No. 829; Change of Zone No. 7032; Tentative Tract Map No. 32026; Wildomar Area Project; Riverside County, California

Dear Mr. Canseco:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

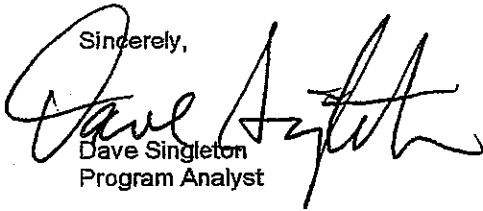
* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

√ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

April 25, 2008

Bulmaro Canseco
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1629

Subject: General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026
SCH#: 2008031118

Dear Bulmaro Canseco:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on April 24, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008031118
Project Title General Plan Amendment No. 829, Change of Zone No. 7032, and Tentative Tract Map No. 32026
Lead Agency Riverside County Planning Department

Type MN Mitigated Negative Declaration
Description D

General Plan Amendment No. 829 proposes to amend a portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre). The amendment is proposed on 16.37 acres.

Change of Zone No. 7032 proposes to change the project site's current zoning classification from One-Family Dwelling (R-1) to One-Family Dwelling (R-1), 10,000 sf Minimum (R-1-10,000) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 32026 proposes a "Schedule A" subdivision of 89.9 gross acres into 152 lots, which includes 141 single-family residential lots with a minimum lot size of 7,200 sf (net) within the R-1 zone and 10,000 sf (net) within the R-1-10,000 zone, a 1.74-acre Reservoir site, a 0.16 acre Pump Station site, a 6.02-acre Debris Basin, a 0.89 acre Water Quality Basin, and 7 Open Space Lots totaling 31.88 acres, of which 30.95 acres will be preserved within a conservation easement in perpetuity.

Lead Agency Contact

Name Bulmaro Canseco
Agency Riverside County Planning Department
Phone (951) 955-8632
email
Address 4080 Lemon Street, 9th Floor
City Riverside
State CA **Zip** 92502-1629
Fax

Project Location

County Riverside
City Wildomar
Region
Cross Streets Southerly of Grand Avenue and easterly of Morrell Drive
Parcel No. 370-180-001, 022, 023, 024; and 370-190-001 and 382-100-001, 002, 003, 004
Township 6S **Range** 4W **Section** 29 **Base** SBB&M

Proximity to:

Highways 74
Airports
Railways
Waterways Lake Elsinore
Schools Lake Elsinore Unified
Land Use Vacant Land / One-Family Dwelling (R-1) / Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum); and Rural: Rural Mountainous (R:RM) (10 acre minimum)

Project Issues Archaeologic-Historic; Biological Resources; Geologic/Seismic; Traffic/Circulation; Water Quality; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 6; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services; California Highway Patrol; Caltrans, District 8; Native American Heritage Commission; Regional Water Quality Control Board, Region 9

Document Details Report
State Clearinghouse Data Base

Date Received 03/26/2008

Start of Review 03/26/2008

End of Review 04/24/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson • Agency Director

Planning Department

Ron Goldman • Planning Director

Memorandum

DATE: Wednesday, April 30, 2008
TO: The Riverside County Planning Commission
FROM: Bulmaro Canseco, Planning Department
RE: **4/30/08 PC Agenda-Item No. 6.2 – TR32026 EPD COA and Project Correspondence in Opposition**

EPD COA:

The attached Condition of Approval (COA) has been added and is now incorporated as part of the project:

- 60.EPD.2

No other changes are proposed at this time.

Project Correspondence in Opposition:

The attached correspondence was received by the Planning Department after the publication of the Staff Report; as such, it is now being incorporated as part of the project's public record. The correspondence notes opposition to the proposed project.

- Letter by the Lakeland Village Land Development Review Committee dated April 29, 2008
- E-Mail by Ms. Kathy Holloway dated April 28, 2008
- E-Mail by Mr. and Mrs. Ault dated April 17, 2008

The correspondence is being provided for your consideration.

Note:

The applicant has been provided a copy of this memorandum along with the noted attachments.

04/24/08
09:39

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TR MAP Tract #: TR32026

Parcel: 382-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 2

OFFSITE MITIGATION DBESP

RECOMMND

PROVIDE SATISFACTORY DOCUMENTATION TO THE ENVIRONMENTAL PROGRAMS DEPARTMENT THAT MITIGATION DESCRIBED IN THE LETTER FROM HELIX ENVIRONMENTAL PLANNING INC DATED APRIL 21, 2008, HAS BEEN COMPLIED WITH. THE LETTER IS AN ADDENDUM TO THE DBESP DATED JUNE 2007 AND REVISED IN JANUARY 2008, PREPARED BY HELIX ENVIRONMENTAL INC. MITIGATION FOR THE RIVERINE RIPARIAN IMPACTS CONSIST OF 0.7 ACRE OF RIPARIAN WOODLAND AND 0.2 ACRE OF UNVEGETATED STREAMBED, FOR COMBINED TOTAL OF 0.9 ACRE OF MITIGATION CREDIT WITH THE PRADO BASIN CREDITS.

Lakeland Village Land Development Review Committee
33127 Dowman Street
Lake Elsinore, CA 92530
951-678-0256
lakelandvil@aol.com

Bulmaro Conseco
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502-1409

April 29, 2008

**Re: Tract Map No. 32026 APN # 370-180-001, -022, -023, -024,
370-190-001, 382-100-001, -002, -003, -004 -EA39748**

Mr. Bulmaro Conseco,
The Lakeland Village Land Development Review Committee
(L.V.L.D.R.C.). met on April 23, 2008. We have reviewed the
plans for Tract Map No. 32026 APN # 370-180-001, -022, -023, -
024, 370-190-001, 382-100-001, -002, -003, -004 -EA39748.

We realize that we were not involved at the beginning of this project so we
want to make sure the plans reflect the Design Guidelines of the Lakeland
Village/Wildomar Redevelopment Project Area.

The board is requesting to make sure there is enough set back for the
sidewalk and the Regional Trail along Grand Ave.

We are not in favor of any zone change that changes the zoning from Rural
Community – (CD:VLDR) (1 acre minimum) to Medium Density
Residential – (CD:MDR) (2 to 5 dwelling units per acre). This zone change
will add at least 300 vehicles to Grand Ave. Lakeland Village is a rural
community which is why people moved here. We have a beautiful serene
community with all of our wildlife and beautiful views.

**Please submit these comments on Tract Map No. 32026 APN #
370-180-001, -022, -023, -024, 370-190-001, 382-100-001, -002, -
003, -004 -EA39748.**

**If you have any questions or comments please feel free to contact the
committee at the information below.**

Sincerely,

**Barbara Dye
Chairman
Lakeland Village Land Development Review Committee
33127 Dowman Street
Lake Elsinore, CA 92530
951-678-0256
lakelandvil@aol.com**

From: kathy holloway <catluvshercats@hotmail.com>
To: <bcanseco@rctlma.org>
Date: 4/28/2008 4:27 PM

Dear Sirs, I am emailing this letter because my son who has aprexia has to go a special speech therapy or i would attend your meeting to let you know that i am against this disgusting idea about putting a housing tract on our beautiful mountainside the gateway for our wonderful God given wildlife . I moved from L.A. to get away from the crowded neighborhoods to much traffic etc. My family 100% enjoys what we have in our backyard (nature only) and do not and will not stand quietly while this right is taken away from me and what few neighbor there are where we are living.. Please do not take what little is actually left of just nature very few children have what my son who is only 8 sees and hears daily just sitting in our home or hiking up the side where you want to put homes that are not nessecary there is no need to destroy this beauty just for money. Not to mention that the ANIMALS HAVE RIGHTS also ththey too would stand to lose so much being this is truly the gateway for them and their lives will totally be destroyed.....

Family
Ca 92530

Thank you
34767 Borchard rd

The Holloway
Lake Elsinore

In a rush? Get real-time answers with Windows Live Messenger.
http://www.windowslive.com/messenger/overview.html?ocid=TXT_TAGLM_WL_Refresh_realttime_042008

From: ken ault <kmault@msn.com>
To: <bcanseco@rctima.org>, aaron burgin <aburgin@pe.com>
Date: 4/17/2008 8:46 PM
Subject: amendment #829

As homeowners whose property adjoins the proposed zone change and subsequent development in the Grand Av. area as described we must object to the proposal for a number of reasons:

- traffic congestion on 2 lane Grand Av.
- anticipated water shortages for all Southern California
- potential preliminary grading and development then abandonment of the project
- loss of wild animal corridor to the Cleveland National Forest

To say that this proposal does not impact the residents or the environment is not a viable determination by the Planning Department. Any development has a profound impact on the quality of life, be it human, plant or animal.

Of the outlined objections the most obvious is the effect on wildlife—predator and prey. All you need to do is look at the hills above, which is the National Forest, to realize that this is a natural range for these animals.

We as well as our neighbors have enjoyed the sightings of bobcat, coyote, mountain lion, quail, hawk, owl, rabbit, deer, rattlesnake—the balance of nature. We want our grandchildren and their offspring to view this as we have and not just from a picture or a tour of a zoo.

The range of most of these animals is amazing—up to 100 sq. mi.—their objective is to survive.

Do we need another scar on the valley such as the many abandoned developments that we pass by daily.

I'm not a tree hugger but maybe we all should be—they absorb the CO2 we continue to produce and release O2 so we can continue to exist. Can we afford to lose another 90 acres of our lifeline?

KEN&MIMI AULT
 34789 Borchard Rd.
 Lake Elsinore, CA 92530
 #382110028-7

Pack up or back up—use SkyDrive to transfer files or keep extra copies. Learn how.
http://www.windowslive.com/skydrive/overview.html?ocid=TXT_TAGLM_WL_Refresh_skydrive_packup_042008

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, by the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 829 / CHANGE OF ZONE NO. 7032 / TENTATIVE TRACT MAP NO. 32026 – EA39748 –
Applicant: Lakeside Estates, LLC – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Morrell Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** The General Plan Amendment proposes to amend a portion of the project site's current general plan land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre). The amendment is proposed on 16.37 acres. The proposed General Plan Amendment is a Technical General Plan Amendment that seeks to correct the current land use designations of the project site due to the fact that the existing land use designations were based on inaccurate information and should be ratified to properly reflect the policy intent of the General Plan. The Change of Zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 152 lots, which includes 141 single-family residential lots with a minimum lot size of 7,200 sq. ft. (net) within the R-1 zone and 10,000 sq. ft. (net) within the R-1-10,000 zone, a 1.74-acre Reservoir site, a 0.16-acre Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement in perpetuity. – APN(s): 370-180-001, -022, -023, -024, and 370-190-001, and 382-100-001, -002, -003, -004. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 30, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bulmaro Canseco, at 951-955-8632 or e-mail bcanseco@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Bulmaro Canseco, P.O. Box 1409, Riverside, CA 92502-1409

LAKESIDE ESTATES, LLC
240 NEWPORT CENTER DRIVE, SUITE 220
NEWPORT BEACH, CALIFORNIA 92660
(949) 515-7224 TELEPHONE
(949) 219-9997 FACSIMILE

October 7, 2008

Mr. Jeffery Childers
Urban Regional Planner IV
RIVERSIDE COUNTY PLANNING DEPARTMENT - TLMA
4080 Lemon Street, 9th Floor
Riverside, California 92501-1629

RE: TR32026 AMENDMENT NO. 4 – REQUEST TO WITHDRAWAL GPA00A829

Dear Mr. Childers:

Please except this letter as our formal request to withdrawal GPA00A829. Based on the comments we received during the planning commission public hearing, we have elected to revise the tentative tract map. We have worked closely with you to revise the tentative tract map in order to address the concerns of the planning commissioners. In addition, the tentative tract map has be amended to conform to the General Plan.

If you should have any questions please do not hesitate to contact me.

Sincerely,
LAKESIDE ESTATES, LLC

Erik Lunde
Managing Member

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/28/09,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR32026 For

Company or Individual's Name Planning Department,

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

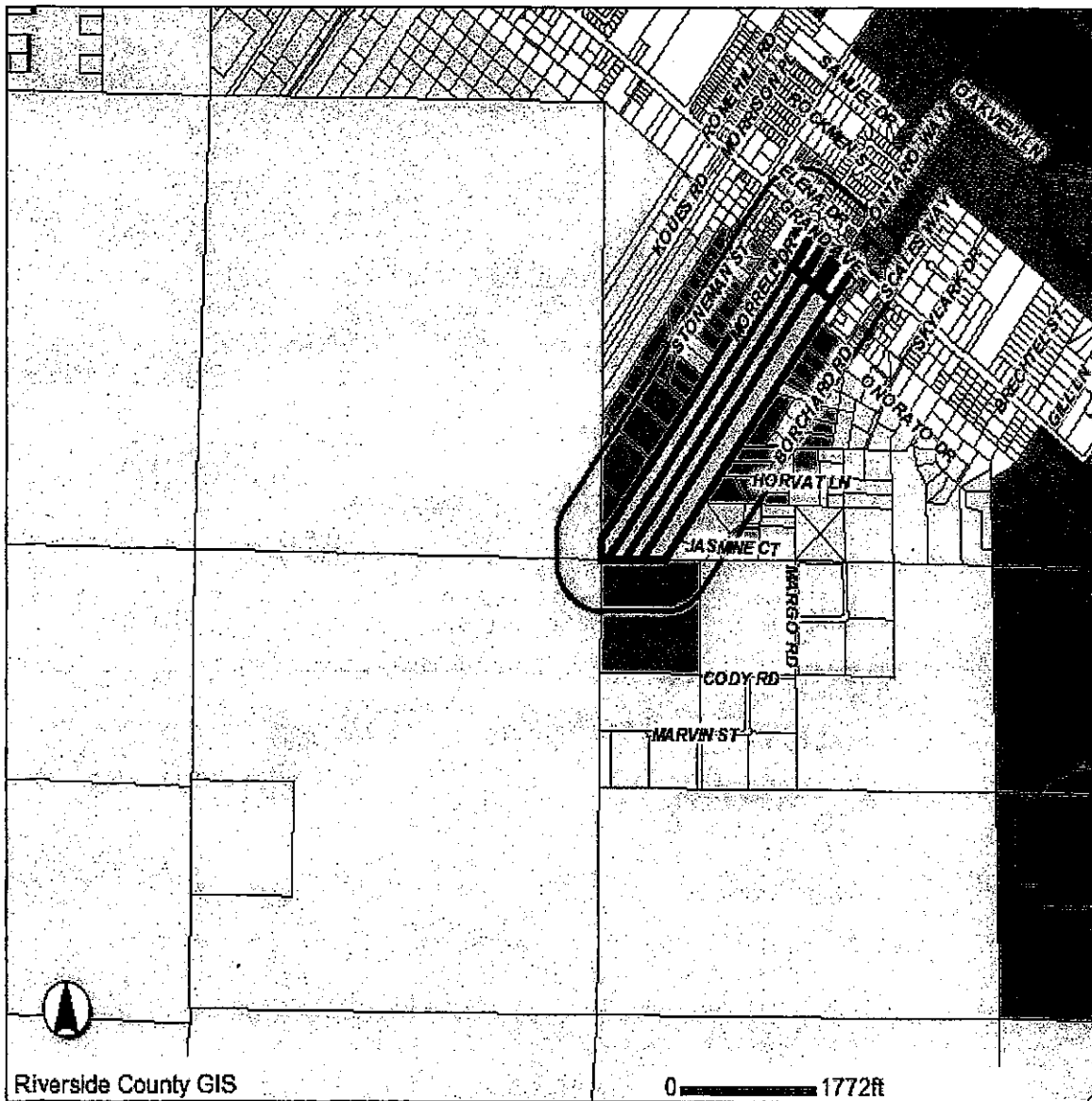
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓5/28/09
EXPIRES 11/28/09

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 370-140-009 | 370-140-010 | 370-140-011 | 370-140-012 | 370-140-022 | 370-140-023 | 370-140-031 |
| 370-140-032 | 370-150-010 | 370-180-002 | 370-180-004 | 370-180-005 | 370-180-007 | 370-180-012 |
| 370-180-013 | 370-180-017 | 370-180-018 | 370-180-024 | 370-180-027 | 370-180-029 | 370-180-031 |
| 370-180-034 | 370-190-004 | 370-190-013 | 370-190-029 | 370-190-045 | 370-190-046 | 370-190-048 |
| 370-190-055 | 370-190-056 | 370-190-057 | 370-421-001 | 370-421-002 | 370-421-003 | 370-421-004 |
| 370-421-005 | 370-421-006 | 370-421-007 | 370-421-008 | 370-421-009 | 370-421-010 | 370-421-011 |
| 370-421-012 | 370-422-001 | 370-422-002 | 370-422-003 | 370-422-004 | 370-424-029 | 370-424-030 |
| 370-424-031 | 370-424-032 | 370-424-033 | 370-424-034 | 370-424-035 | 370-424-036 | 370-424-037 |
| 370-424-038 | 370-424-039 | 370-424-040 | 370-424-041 | 370-424-042 | 370-461-001 | 370-461-002 |
| 370-461-003 | 370-461-004 | 370-461-005 | 370-461-006 | 370-461-007 | 370-461-008 | 370-461-009 |
| 370-461-010 | 370-461-011 | 370-461-012 | 370-461-013 | 370-461-014 | 370-461-015 | 370-461-016 |
| 370-462-003 | 370-462-004 | 370-462-005 | 370-462-006 | 370-462-007 | 370-462-008 | 370-462-009 |
| 370-462-010 | 370-462-011 | 370-462-012 | 370-462-013 | 370-462-014 | 382-080-010 | 382-100-013 |
| 382-100-014 | 382-110-012 | 382-110-018 | 382-110-020 | 382-110-021 | 382-110-027 | 382-110-028 |
| 382-110-029 | 382-110-039 | 382-110-044 | 382-110-046 | 382-120-007 | 382-120-016 | 382-120-017 |
| 382-120-021 | 382-120-031 | 382-120-034 | 382-120-035 | 382-120-047 | 382-120-049 | 382-120-053 |
| 382-120-054 | 382-120-055 | 382-390-013 | 382-390-014 | 382-390-016 | 382-390-019 | 382-390-020 |
| 382-390-023 | 382-390-024 | 382-390-026 | 382-390-027 | 382-390-028 | 382-390-030 | 382-390-031 |
| 382-390-035 | 382-390-036 | 382-390-037 | 382-390-038 | 382-390-041 | 382-390-042 | 382-390-043 |

382-390-044 382-390-046 382-390-047 382-390-048 382-390-050 382-390-051 382-390-052

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...05/28/2009



APN: 370140009 ASMT: 370140009
RICHARD RIDDELL
PATRICIA A RIDDELL
34380 HICKORY LN
WILDOMAR CA 92595

APN: 370140010 ASMT: 370140010
ARMANDO CALDERON
MARTINA CALDERON
19090 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370140011 ASMT: 370140011
HAMAD AYASS
26648 GARRETT RYAN CT
HEMET CA 92544

APN: 370140012 ASMT: 370140012
THOMAS M BEJARANO
ROSALIE M BEJARANO
14533 LANGHILL DR
HACIENDA HEIGHTS CA 91745

APN: 370140022 ASMT: 370140022
JOHN J MCNICHOLAS
LESLIE V MCNICHOLAS
19062 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370140023 ASMT: 370140023
VIDAL ORTIZ
GLORIA M ORTIZ
JOSE A ORTIZ
19080 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370140031 ASMT: 370140031
RICHARD M BROWN
PATRICIA A BROWN
19120 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370140032 ASMT: 370140032
MIGUEL PEREZ
TERESA V PEREZ
1773 KRAFT ST
OCEANSIDE CA 92054

APN: 370150010 ASMT: 370150010
YONG BOK CHOI
KI HAN CHOI
19496 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370180002 ASMT: 370180002
HECTOR A JARA
OLGA JARA
33020 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 370180004 ASMT: 370180004
BILLY DAVID RIDDLE
33130 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 370180005 ASMT: 370180005
ANTHONY LOGSTON
928 15TH ST
SAN LEON TX 77539

APN: 370180007 ASMT: 370180007
MAREK KURIATA
33041 GAMEL WAY
LAKE ELSINORE CA 92530

APN: 370180012 ASMT: 370180012
MARY LOUISE PATRICK
19203 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370180013 ASMT: 370180013
JOHN F MIKKELSEN
MARCIA L MIKKELSEN
33022 GAMEL WAY
LAKE ELSINORE CA 92530

APN: 370180017 ASMT: 370180017
JASON MORRELL
33046 GAMEL WAY
LAKE ELSINORE CA 92530

APN: 370180018 ASMT: 370180018
R E I INV CO
17542 E 17TH ST NO 140
TUSTIN CA 92780

APN: 370180024 ASMT: 370180024
LAKESIDE ESTATES
2751 W COAST HWY NO 210
NEWPORT BEACH CA 92663

APN: 370180027 ASMT: 370180027
PHILIP ANDREW MCELHINNEY
P O BOX 425
SUN CITY CA 92586

APN: 370180029 ASMT: 370180029
HAL D WOODS
P O BOX 669
WILDOMAR CA 92595

APN: 370180031 ASMT: 370180031
JOSE LUIS SALDARIA
OLGA BUGAUIN SALDARIA
33085 GAMEL WAY
LAKE ELSINORE CA. 92530

APN: 370180034 ASMT: 370180034
KAREN KUSAYANAGI
RON KUSAYANAGI
LISA J KUSAYANAGI
C/O LISA KUSAYANAGI
615 S PROSPECT AVE NO 102
REDONDO BEACH CA 90277

APN: 370190004 ASMT: 370190004
CARLOS T VILLEGAS
FELICITAS VILLEGAS
19479 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370190013 ASMT: 370190013
MARIA T HERNANDEZ
19510 CISSNA PL
LAKE ELSINORE CA. 92530

APN: 370190029 ASMT: 370190029
GARY J NICKLAW
CHARLOTTE L NICKLAW
19520 WILLSIE DR
LAKE ELSINORE CA. 92530

APN: 370190045 ASMT: 370190045
SHARON K ALSTON NITZ
19477 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370190046 ASMT: 370190046
RICHARD M BAUGHMAN
RUTH A BAUGHMAN
7114 KENTWOOD AVE
LOS ANGELES CA 90045

APN: 370190048 ASMT: 370190048
CAROL R STAHL
19473 GRAND AVE
LAKE ELSINORE CA 92530

APN: 370190055 ASMT: 370190055
BRIAN CHARLES BURT
19375 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370190056 ASMT: 370190056
DONALD CHARLES LUSH
CHERYL LYNN MORAN
19385 GRAND AVE
LAKE ELSINORE CA. 92530

APN: 370190057 ASMT: 370190057
GUILLERMO FLORES
EVANGELINA FLORES
33115 BORCHARD RD
LAKE ELSINORE CA 92530

APN: 370421001 ASMT: 370421001
CHARLES SMITH
KATHY SMITH
32956 MODESTO CT
LAKE ELSINORE CA. 92530

APN: 370421002 ASMT: 370421002
JAMES W NELSON
PATRICIA L NELSON
32972 MODESTO CT
LAKE ELSINORE CA. 92530

APN: 370421003 ASMT: 370421003
JOHN E WAITE
YOLANDA ASH
32986 MODESTO CT
LAKE ELSINORE CA. 92530

APN: 370421004 ASMT: 370421004
RAMON CASILLAS
LURDES M CASILLAS
32985 MODESTO CT
LAKE ELSINORE CA. 92530

APN: 370421005 ASMT: 370421005
TERRY T SAWYER
32973 MODESTO CT
LAKE ELSINORE CA. 92530

APN: 370421006 ASMT: 370421006
R DEAN HEFLEY
CHRISTINE D HEFLEY
32957 MODESTO CT
LAKE ELSINORE CA. 92530

APN: 370421007 ASMT: 370421007
EUGENE W DUKE
CYNTHIA A DUKE
32960 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370421008 ASMT: 370421008
MARGO KIRKLAND
32970 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370421009 ASMT: 370421009
DONALD M CAVANAGH
32984 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370421010 ASMT: 370421010
MARCUS UNGEHEIER
CINDY UNGEHEIER
32983 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370421011 ASMT: 370421011
NASSER H NASR
MARIANTHE LOANNIDOU
32971 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370421012 ASMT: 370421012
DANIEL F MERRITT
DENISE L MERRITT
32959 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370422001 ASMT: 370422001
HENRY M VIDAHA
32935 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370422002 ASMT: 370422002
JIMMY D VOREH
32923 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370422003 ASMT: 370422003
ASUCENA OLIVERA
32911 WINNEPEG PL
LAKE ELSINORE CA. 92530

APN: 370422004 ASMT: 370422004
DAVID COLLINS
LINDA S COLLINS
P O BOX 2447
RAMONA CA 92064

APN: 370424029 ASMT: 370424029
MIGUEL GARCIA
JESUS GARCIA
CHRISTY GODINA
19325 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424030 ASMT: 370424030
RONALD K BURROWBRIDGE
DANNA R BURROWBRIDGE
19309 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424031 ASMT: 370424031
KELLY R MCCULLEY
LORENA V MCCULLEY
19293 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424032 ASMT: 370424032
DAVID RAY RUSK
KATHRYN LEE RUSK
19271 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424033 ASMT: 370424033
SALOME LOPEZ BRISENO
AMELIA BRISENO
19249 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424034 ASMT: 370424034
JOHN HELGEM HANSON
19237 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424035 ASMT: 370424035
MARK R DURBIN
ELIZABETH A DURBIN
19215 HENSHAW CT
LAKE ELSINORE CA. 92530

APN: 370424036 ASMT: 370424036
ROGELIA CORTES
19218 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370424037 ASMT: 370424037
KEITH ALLEN
STACY ALLEN
19230 ELENA DR
LAKE ELSINORE CA. 92530



APN: 370424038 ASMT: 370424038
JESUS LITVINCHUK ANGUIANO
35418 PRAIRIE DR
WILDOMAR CA 92595

APN: 370424039 ASMT: 370424039
GUY C HAHN
MAURINE HAHN
19278 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370424040 ASMT: 370424040
KEITH ROGERS
261 CORTEZ ST
DENVER CO 80221

APN: 370424041 ASMT: 370424041
BRIAN C DEANDA
19316 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370424042 ASMT: 370424042
MARTIN REYES
MARIA A REYES
19324 ELENA DR
LAKE ELSINORE CA. 92530

APN: 370461001 ASMT: 370461001
JAVIER MARTINEZ
32785 WOODHAVEN CT
LAKE ELSINORE CA 92530

APN: 370461002 ASMT: 370461002
RONALD COLE
CRYSTAL COLE
32795 WOODHAVEN CT
LAKE ELSINORE CA. 92530

APN: 370461003 ASMT: 370461003
RAYMUNDO A MARRUFO
MARIA DEL SOCORRO MARRUFO
32805 WOODHAVEN CT
LAKE ELSINORE CA. 92530

APN: 370461004 ASMT: 370461004
YONG BOK LEE
KI HAN CHOI
32800 WOODHAVEN CT
LAKE ELSINORE CA. 92530

APN: 370461005 ASMT: 370461005
KENNETH MARK KAAS
JANNA EDITH KAAS
32790 WOODHAVEN CT
LAKE ELSINORE CA. 92530

APN: 370461006 ASMT: 370461006
DOUGLAS J CUTTS
TARA CUTTS
32780 WOODHAVEN CT
LAKE ELSINORE CA. 92530

APN: 370461007 ASMT: 370461007
DONNA HASTINGS
32785 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461008 ASMT: 370461008
GUILLERMO MUNOZ
32795 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461009 ASMT: 370461009
CONSUELO ALVARADO
MIGUEL ALVARADO
12306 BERENDO AVE
LOS ANGELES CA 90044



APN: 370461010 ASMT: 370461010
WILLIAM N WAITE
TERRI WAITE
32800 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461011 ASMT: 370461011
JEFFIE LEE TOWNSELL
GIOCONDA M MILLER
32790 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461012 ASMT: 370461012
SCOTT PHILLIP CLYBURN
32780 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461013 ASMT: 370461013
ALFONSO HOYO
32770 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461014 ASMT: 370461014
KRISTIE M GRAMATA
THOMAS SKRBK
32760 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461015 ASMT: 370461015
CRAIG L UNGER
FLORENCE R UNGER
32750 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370461016 ASMT: 370461016
ALEX ADAMS
32740 ROYAL OAK LN
LAKE ELSINORE CA. 92530

APN: 370462003 ASMT: 370462003
KEVIN A MAIER
KAROL A MAIER
32715 CHERRYWOOD LN
LAKE ELSINORE CA. 92530

APN: 370462004 ASMT: 370462004
ELLEN HUDSON
MICHAEL ROBERT HUDSON
19385 LIVE OAK LN
LAKE ELSINORE CA. 92530

APN: 370462005 ASMT: 370462005
CHRISTINA L CHAMPAGNE
JEFFERY M STOUDT
19395 LIVE OAK LN
LAKE ELSINORE CA. 92530

APN: 370462006 ASMT: 370462006
TERRANCE B GORDON
19405 LIVE OAK LN
LAKE ELSINORE CA. 92530

APN: 370462007 ASMT: 370462007
JESUS ESPINOZA
19400 ELENA LN
LAKE ELSINORE CA. 92530

APN: 370462008 ASMT: 370462008
TIMOTEA DELEON
19390 ELENA LN
LAKE ELSINORE CA. 92530

APN: 370462009 ASMT: 370462009
RICARDO MERCADO
19380 ELENA LN
LAKE ELSINORE CA. 92530

APN: 370462010 ASMT: 370462010
EMILIO MANZO
IRMA MANZO
19370 ELENA LN
LAKE ELSINORE CA. 92530

APN: 370462011 ASMT: 370462011
MARIO SANCHEZ
RAQUEL SANCHEZ
19360 ELENA LN
LAKE ELSINORE CA. 92530

APN: 370462012 ASMT: 370462012
JOSEPH A MATIC
DEBRA S PERL
19350 ELENA LN
LAKE ELSINORE CA. 92530

APN: 370462013 ASMT: 370462013
GUADALUPE CAZARES
32740 ONTARIO WAY
LAKE ELSINORE CA. 92530

APN: 370462014 ASMT: 370462014
JODY L GIORDANO
32730 ONTARIO WAY
LAKE ELSINORE CA. 92530

APN: 382080010 ASMT: 382080010
USA 382
ADDRESS UNKNOWN
05-31-2006 0

APN: 382100013 ASMT: 382100013
DONALD S FULLER
ELEANOR R FULLER
1017 ESCALANTE DR
ST GEORGE UT 84790

APN: 382100014 ASMT: 382100014
EDWIN C WOMACK
CAROL L WOMACK
29727 BIG RANGE RD
CANYON LAKE CA 92587

APN: 382110012 ASMT: 382110012
WILLIAM G MILLER
31500 GRAPE ST NO 3227
LAKE ELSINORE CA 92532

APN: 382110018 ASMT: 382110018
ROBERT GUSTAV STEINGRABER
KATHLEEN D STEINGRABER
19600 HORVAT LN
LAKE ELSINORE CA. 92530

APN: 382110020 ASMT: 382110020
CONSUELO HAGGERTY
34833 BORCHARD RD
LAKE ELSINORE CA. 92530

APN: 382110021 ASMT: 382110021
BERNARD ALOYSIUS DECKER
3336 RIDGE RUN AVE
BULLHEAD CITY AZ 86429

APN: 382110027 ASMT: 382110027
MAC W HOLLOWAY
34767 BORCHARD LN
LAKE ELSINORE CA. 92530

APN: 382110028 ASMT: 382110028
KENNETH M AULT
MARY ALICE AULT
34789 BORCHARD LN
LAKE ELSINORE CA. 92530

APN: 382110029 ASMT: 382110029
HOMER DOLLARHIDE
FLORENCE J DOLLARHIDE
34788 BORCHARD ST
LAKE ELSINORE CA. 92530

APN: 382110039 ASMT: 382110039
JAMES D FISH
2225 E SECOND ST #10
LONG BEACH CA 90803

APN: 382110044 ASMT: 382110044
KAY WEST ENTERPRISES
2710 THOMAS AVE NO 955
CHEYENNE WY 82001

APN: 382110046 ASMT: 382110046
JOSEPH M ELMS
SANDRA K ELMS
34846 BORCHARD ST
LAKE ELSINORE CA. 92530

APN: 382120007 ASMT: 382120007
RONALD LEE WALLACE
34560 BORCHARD RD
LAKE ELSINORE CA 92530

APN: 382120016 ASMT: 382120016
SAM P STILES
19521 CISSNA PL
LAKE ELSINORE CA 92530

APN: 382120017 ASMT: 382120017
PAUL E HADLEY
ZOE S HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

APN: 382120021 ASMT: 382120021
CORY G SALTER
KIM TRAFTON
258 S VIOLET LN
ORANGE CA 92669

APN: 382120031 ASMT: 382120031
IRWIN SARGEANT
CAROLINE SARGEANT
P O BOX 997
WILDOMAR CA 92595

APN: 382120034 ASMT: 382120034
JACOB L SCHWERDT
TRICIA E MCCONKEY
34700 BORCHARD RD
LAKE ELSINORE CA. 92530

APN: 382120035 ASMT: 382120035
DAVID GOREN
9352 VONS DR
GARDEN GROVE CA 92841

APN: 382120047 ASMT: 382120047
ROBERT P ROWE
LYNN E ROWE
PMB 383
P O BOX 6848
BIG BEAR LAKE CA 92315

APN: 382120049 ASMT: 382120049
JOHN L THOMAS
REBECCA S THOMAS
P O BOX 1574
WILDOMAR CA 92595

APN: 382120053 ASMT: 382120053
LUIS CARLOS STAHL
34537 BORCHARD RD
LAKE ELSINORE CA 92530



APN: 382120054 ASMT: 382120054
RICHARD A WILSON
ADELA G WILSON
34625 BORCHARD RD
LAKE ELSINORE CA. 92530

APN: 382120055 ASMT: 382120055
HAMID RASTAVAN
KATHY D RASTAVAN
34647 BORCHARD RD
LAKE ELSINORE CA 92530

APN: 382390013 ASMT: 382390013
WALTER J CASTILLO
33285 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390014 ASMT: 382390014
RUBY L ANDERSON
1668 SAN PABLO AVE
LAKE SAN MARCOS CA 92078

APN: 382390016 ASMT: 382390016
ROBERT A LAMARCHINA
MARILYNNE M LAMARCHINA
33895 STONEMAN RD
LAKE ELSINORE CA. 92530

APN: 382390019 ASMT: 382390019
ANTONIO VILLEGAS
MARGARITA H VILLEGAS
33120 STONEMAN ST
LAKE ELSINORE CA 92530

APN: 382390020 ASMT: 382390020
MARSHA ROSE SMITH
LESA MARIE WADE
33162 GAMEL WAY
LAKE ELSINORE CA. 92530

APN: 382390023 ASMT: 382390023
DAVID VARELA
MARIA VARELA
33280 STONEMAN AVE
LAKE ELSINORE CA. 92530

APN: 382390024 ASMT: 382390024
MARIA ADELINA ESHELMAN
1662 BERYL LN
CORONA CA 92882

APN: 382390026 ASMT: 382390026
STANELY E SHRAINER
33360 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390027 ASMT: 382390027
DONALD G RIECK
WAUNETA RIECK
RIECK FAMILY REVOCABLE LIVING TRUST
33710 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390028 ASMT: 382390028
ROGER RIECK
RIECK FAMILY REVOCABLE LIVING TRUST
C/O WAUNETA RIECK
33710 STONEMAN ST
LAKE ELSINORE CA 92530

APN: 382390030 ASMT: 382390030
STEARNS SHIRLEY F LIVING TRUST
SHIRLEY F STEARNS
C/O DAVID R STEARNS
140 SIENA DR
LONG BEACH CA 90803

APN: 382390031 ASMT: 382390031
BRUCE G WITKIN
GILDA L WITKIN
23411 DEVONSHIRE DR
LAKE FOREST CA 92630



APN: 382390035 ASMT: 382390035
JEFFERY J SCHLEIS
CORINNE G LORIA
33265 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390036 ASMT: 382390036
WILLIAM P COSCARELLI
JANE DIANE COSCARELLI
33255 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390037 ASMT: 382390037
GEORGE PAYNE WOOD
JANET MAE WOOD
322958 MISSION TR NO 288
LAKE ELSINORE CA 92530

APN: 382390038 ASMT: 382390038
RODNEY C EATON
ELMA EATON
18425 PASADENA ST
LAKE ELSINORE CA 92530

APN: 382390041 ASMT: 382390041
WESLEY W MORRELL
PAMELA J MORRELL
19201 GRAND AVE
ELSINORE CA 92530

APN: 382390042 ASMT: 382390042
DANA KIRK FOUST
CHARLENE ANN FOUST
33245 MORRELL DR
LAKE ELSINORE CA 92530

APN: 382390043 ASMT: 382390043
JAIME C HERRERA
33285 MORRELL DR
LAKE ELSINORE CA 92530

APN: 382390044 ASMT: 382390044
JOHN T JIANUZZI
REBECCA L SHEAR REE
P O BOX 750
LAKE ELSINORE CA 92531

APN: 382390046 ASMT: 382390046
JOHN E SHEPPARD
CLARA B SHEPPARD
33240 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390047 ASMT: 382390047
BALTAZAR HERNANDEZ
SONIA HERNANDEZ
1041 MEADOWLAKE LN
LAKE ELSINORE CA 92530

APN: 382390048 ASMT: 382390048
MICHAEL IVAN HEILMAN
JANET D HEILMAN
34565 STONEMAN AVE
LAKE ELSINORE CA. 92530

APN: 382390050 ASMT: 382390050
ROBERT M WALDON
JOETTE A WALDON
33349 STONEMAN ST
LAKE ELSINORE CA. 92530

APN: 382390051 ASMT: 382390051
ALAN L PRATT
33365 STONEMAN AVE
LAKE ELSINORE CA. 92530

APN: 382390052 ASMT: 382390052
DEBORAH SHORT
P O BOX 769
LAKE ELSINORE CA 92531

Erica Helms
Soboba Cultural Resources
BOX 487
Jacinto, CA 92581

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Elsinore Valley
Municipal Water District
31315 Chaney St.
P.O. Box 3000
Elsinore, CA 92531

Engineering Department,
Southern California Gas Company
1981 Lugonia Ave.
Redlands, CA 92373

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

ATTN: Chariperson - George Cambero
Wildomar Municipal Advisory Council
21584 Grand Ave.
Wildomar, CA 92595

ATTN: Barbara Dye
Lakeland Village Neighborhood
Association
33127 Dowman St.
Lake Elsinore, CA 92530

*Impression antibourrage et à séchage rapide
Utilisez le gabarit 5162®*

*applicant/Owner:
Lakeside Estates, LLC
240 Newport Center Drive, Suite 220
Newport Beach, CA 92660*

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA 39748, Change of Zone No. 7032, Tentative Tract Map No. 32026

Project Title/Case Numbers

Jeffrey Childers
County Contact Person

(951) 955-3626
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lakeside Estates, LLC
Project Applicant

240 Newport Center Dr. Ste. 220 Newport Beach, CA 92660
Address

Southerly of Grand Avenue and easterly of Morrell Drive
Project Location

The Change of Zone proposes to change the project site's current zoning classification from One-Family Dwellings (R-1) to One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement in perpetuity – Schedule: A

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. a project WILL NOT have a significant effect on the environment.
2. Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,993.00 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR32026\NOD Form TR32026.doc Revised 01/15/08

Please charge deposit fee case#: ZEA39748 ZCFG3223

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA39748, Change of Zone No. 7032, Tentative Tract Map No. 32026

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jeffrey Childers Title: Project Planner Date: October 9, 2008

Applicant/Project Sponsor: Lakeside Estates, LLC Date Submitted: August 17, 2004

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeffrey Childers at (951) 955-3626.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR32026\Mitigated Negative Declaration TR32026.doc

Please charge deposit fee case#: ZEA39748 ZCFG3223

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0417684

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LAKESIDE ESTATES LLC \$64.00
paid by: CK 8325
FISH AND GAME DOC FEE FOR TR32026/CZ07032/EA39748
paid towards: CFG03223 CALIF FISH & GAME: DOC FEE
at parcel: 19363 GRAND AVE LELS
appl type: CFG3

By _____ Aug 17, 2004 11:41
DFOGLE posting date Aug 17, 2004

Account Code	Description	Amount
18353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0907588

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LAKESIDE ESTATES LLC \$116.25
paid by: MC 073415
FISH AND GAME DOC FEE FOR TR32026/CZ07032/EA39748
paid towards: CFG03223 CALIF FISH & GAME: DOC FEE
at parcel: 19363 GRAND AVE LELS
appl type: CFG3

By _____ May 27, 2009 13:19
SBROSTRO posting date May 27, 2009

Account Code	Description	Amount
8353120100208100	CF&G TRUST	\$116.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0803248

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: LAKESIDE ESTATES LLC \$1,876.75
paid by: MC 728559
FISH AND GAME DOC FEE FOR TR32026/CZ07032/EA39748
paid towards: CFG03223 CALIF FISH & GAME: DOC FEE
at parcel: 19363 GRAND AVE LELS
appl type: CFG3

By _____ Apr 01, 2008 09:02
MGARDNER posting date Apr 01, 2008

Account Code	Description	Amount
8353120100208100	CF&G TRUST	\$1,876.75

Overpayments of less than \$5.00 will not be refunded!