

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 8, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 36124- (Nothing Further is Required) – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) designation in the Boulder Springs Specific Plan (SP229A1) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (Boulder Springs) Zone - **REQUEST:** A Schedule "E" subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum lot size of 0.80 acres. – APN: 321-130-052 – Related Cases: SP229A1

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on October 28, 2009.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

APPROVED TENTATIVE PARCEL MAP NO. 36124, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db
[Handwritten initials]

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept. F. .im.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.2: TENTATIVE PARCEL MAP NO. 36124** – No Further Environmental Documentation Required – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) designation in the Boulder Springs Specific Plan (SP229A1) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (Boulder Springs) Zone - APN: 321-130-052. (Quasi-Judicial)
- II. **PROJECT DESCRIPTION**
The parcel map proposes a Schedule “E” subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum lot size of 0.80 acres.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org.
- The following spoke in favor of the subject proposal:
Dennis Bushore, Applicant
- The following spoke in a neutral position of the subject proposal:
Cynthia L. Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavlan Hills, California 92570
Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, California 92570
- No one spoke in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
None
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Petty Absent), recommended to the Board of Supervisors;
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 36124**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- 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.: 7.2
Area Map: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Jeff Horn
Board of Supervisors Staff Report

TENTATIVE PARCEL MAP NO. 36124
ENVIRONMENTAL ASSESSMENT NO. 42146
Applicant: B&C Land Boulder Springs
Engineer/Rep.: Bonadiman & Associates, Inc

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36124 is a proposal for a Schedule E subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum 0.80 acre lot size.

The project site is located in the Lake Mathews/Wood Crest Area Plan, more specifically, Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive

BACKGROUND:

The project proposes to develop 15.02 gross acre remainder lot created during the approval on Tentative Tract Map No. 29648, and further modified through the approval Tentative Tract Map No. 33465 on August 29, 2006.

The project lies within the boundaries of Planning Area 1 (Commercial) of Substantial Conformance No. 1, to Amendment No. 1, of Boulder Springs Specific Plan No. 229 (SP229).

SP229 (H.B. Ranches) was originally approved on October 4, 1988. An Amendment to the Specific Plan was approved on May 4, 2004, changing the projects name to Boulder Springs, and altering the Land Use map to include a maximum 1321 residential units on 663 gross acres, 30 gross acres of commercial, 7 gross acres for parks, a 12 acre school site, and 210 gross acres of dedicated open space. The current SP Land Use Plan, included within this report, was modified per Substantial Conformance No.1 to SP00229A1, approved on January 9, 2007.

FURTHER PLANNING CONSIDERATIONS:

At the October 28, 2009 Planning Commission Hearing, the project was approved by the Planning Commission provided that the following changes are made:

Condition of Approval 10.PLANNING.20 "SUBSEQUENT PROJECTS" was added to reflect Planning Commission concerns regarding review and compatibility of future subsequent projects submitted on each parcel.

SUMMARY OF FINDINGS:

1. General Plan: (SP00229A1)

Commercial Retail (CR) in SP229A1, Planning Area No. 1

2. Surrounding General Plan: (SP00229A1)

Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to the north and east per SP0229A1, Commercial Retail (CR) to the south, and Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)

- | | |
|-----------------------------------|--|
| 2. Existing Zoning (Ex. #2:) | Commercial in SP229A1, Planning Area No. 1. |
| 3. Surrounding Zoning (Ex. #2:) | SP229A1 to the north and east, and Residential Agricultural – 1/2 acre minimum (R-A-1/2) to the south and west. |
| 4. Existing Land Use (Ex. #1): | Vacant Land |
| 5. Surrounding Land Use (Ex. #1): | Single Family Residential to the north, vacant subdivided land to the east, and agricultural to the south and west. |
| 6. Project Data: | Total Acreage: 15.02 gross acres
Total Proposed Parcels: 8
Proposed Min. Parcel Size: 0.80 acre
Schedule: E |
| 7. Environmental Concerns: | No New Environmental Documentation Per CEQA Section 15162 |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE PARCEL MAP NO. 36124**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan.
2. The proposed project is consistent with Planning Area No. 1 of Specific Plan No. 229A1 (Boulder Springs) and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The development proposal 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 (MSCHP).

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 has a Land Use Designation of Commercial Retail (CR) per the Boulder Springs Specific Plan (SP0229A1).

2. The proposed use, Schedule E subdivision of 15.02 gross acres into eight (8) commercial parcels, is permitted within the boundaries of Planning Area No. 1 of Specific Plan No. 229 Amendment No. 1.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to the north and east per the Boulder Springs Specific Plan (SP0229A1), Commercial Retail (CR) to the south, and Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum).
4. This project is located within the Cajalco Wood Policy Area:
 - a. Within the policy area, consideration should be given to allow clustered development, including lot sizes smaller than 20,000 square feet, provided that the development furthers the rural community character of the area and provides infrastructure to enhance the equestrian lifestyle. Additionally:
 - i) New lots smaller than 20,000 square feet in area are permitted within boundaries of an adopted specific plan.
 - ii) The number of residential lots within the boundaries of the specific plan as originally adopted cannot exceed the level originally approved (1,321 dwelling units).
 - iii) Approximately 1/3 of the residential lots shall have a minimum lot size of 20,000 square feet, and in no case shall a residential lot be less than 12,000 square feet in area.
 - iv) The development shall provide trails in conformance with the County's regional trails plan and the Circulation and Trails Maps of the Lake Mathews / Woodcrest and Mead Valley Area Plans.
 - v) A small equestrian park and a north-south trail connecting to the trail system in the surrounding community shall be provided on the most southerly of the 80 acres of the policy area.

This project meets the standards set forth in the Cajalco Wood Policy Area.

5. The project site's existing zoning is Specific Plan No. 229, Amendment No. 1.
6. The project site is surrounded by properties which are zoned Specific Plan No. 229A1 to the north and east, and Residential Agricultural – 1/2 acre minimum (R-A-1/2) to the south and west.
7. The proposed use, Schedule E subdivision of 15.02 gross acres into eight (8) commercial parcels, is consistent with the development standards set fourth in the commercial classification within Specific Plan No. 229, Amendment No. 1.
8. This project does not contribute to the overall conservation acreages identified within the MSHCP.
9. This project is not needed for inclusion in the Multi-Species Habitat Conservation Area or subject to other MSHCP Criteria at this time
10. A previous mitigated negative declaration to Environmental Assessment No. 37959 was adopted on November 20, 2001 for Tentative Tract Map No. 29648. Environmental Assessment No. 37959 identified the following potentially significant impacts:

- | | | | |
|----|--------------------------------|----|------------------------------|
| a. | Aesthetics | g. | Hydrology/Water Quality |
| b. | Air Quality | h. | Noise |
| c. | Biological Resources | i. | Public Services |
| d. | Cultural Resources | j. | Recreation |
| e. | Geology/Soils | k. | Utility and Services Systems |
| f. | Hazards and Hazardous Material | | |

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.

11. The potential environmental effects of the proposed Tentative Parcel Map were fully studied in Environmental Assessment No. 37959. Based thereon, the Board of Supervisors adopted a Mitigated Negative Declaration on August 29, 2006. The proposed Tentative Parcel Map will not result in any new significant environmental effects not identified in Environmental Assessment No. 37959, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 37959. In addition, no considerable different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Board of Supervisors hereby find that it has fully complied with the California Environmental Air Quality Act and no further environmental documentation is required.

INFORMATIONAL ITEMS:

1. Note: This project is not subject to the County and City of Riverside Memorandum of Understanding.
2. As of this writing, no letters, in support or opposition have been received.
3. The project site is not located within:
 - a. A Development Agreement Area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. A Redevelopment area;
 - e. A Tribal Land;
 - f. An Agriculture Preserve;
 - g. An Airport Influence Area; or,
 - h. An MSHCP Criteria Cell.
4. The project site is located within:
 - a. A General Plan Policy Overlay area;
 - b. A High Fire Area;
 - c. County Service Area Nos. 117 and 152.
 - d. An area of low and moderate liquefaction potential;
 - e. The boundaries of the Val Verde Unified School District;
 - f. The City Sphere of Riverside;
 - g. The Mount Palomar Lighting Ordinance Area: Zone B, 42.48 Miles;

- h. The Santa Ana River Watershed; and,
 - i. The Stephens Kangaroo Rat Fee Area.
5. The subject site is currently designated as Assessor's Parcel Number 321-130-052
 6. This project was filed with the Planning Department on March 25, 2009.
 7. This project was reviewed by the Land Development Committee one (1) time on the following date, April 30, 2009.
 8. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,9350.49.

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Date Prepared: 9/17/09
Date Revised: 11/23/09

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36124
VICINITY/POLICY AREAS**

Supervisor Buster
District 1

Date Drawn: 09/15/09
Vicinity Map



Zoning District: Mead Valley
Township/Range: T4SR4W
Section : 8

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.lrrpa.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 321-13
Thomas Bros. Pg. 776 D2



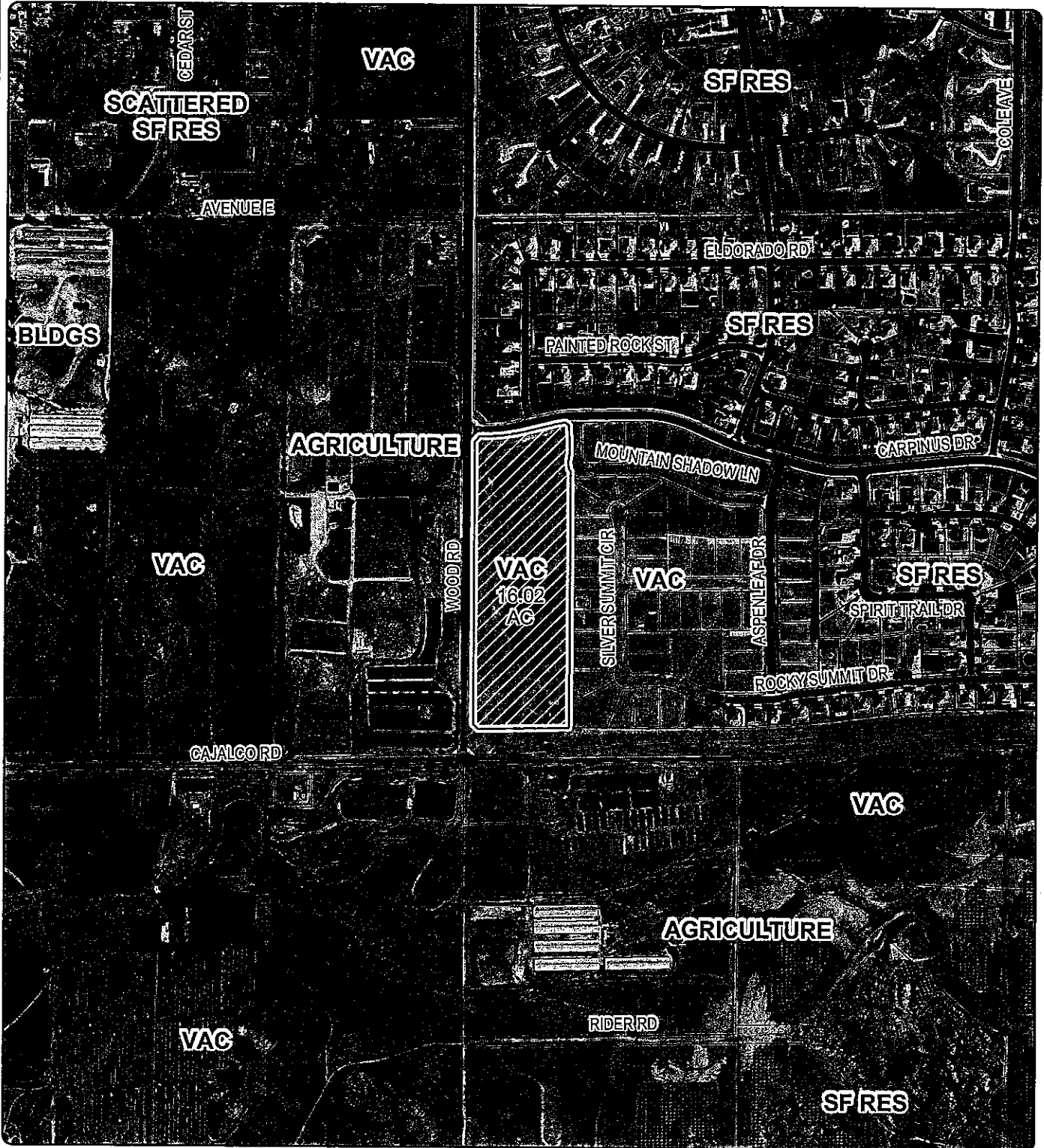
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36124

LAND USE

Supervisor Buster
District 1

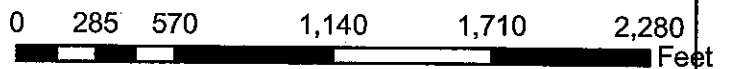
Date Drawn: 9/15/09
Exhibit 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 8



Assessors Bk. Pg. 321-13
Thomas Bros. Pg. 776 D2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

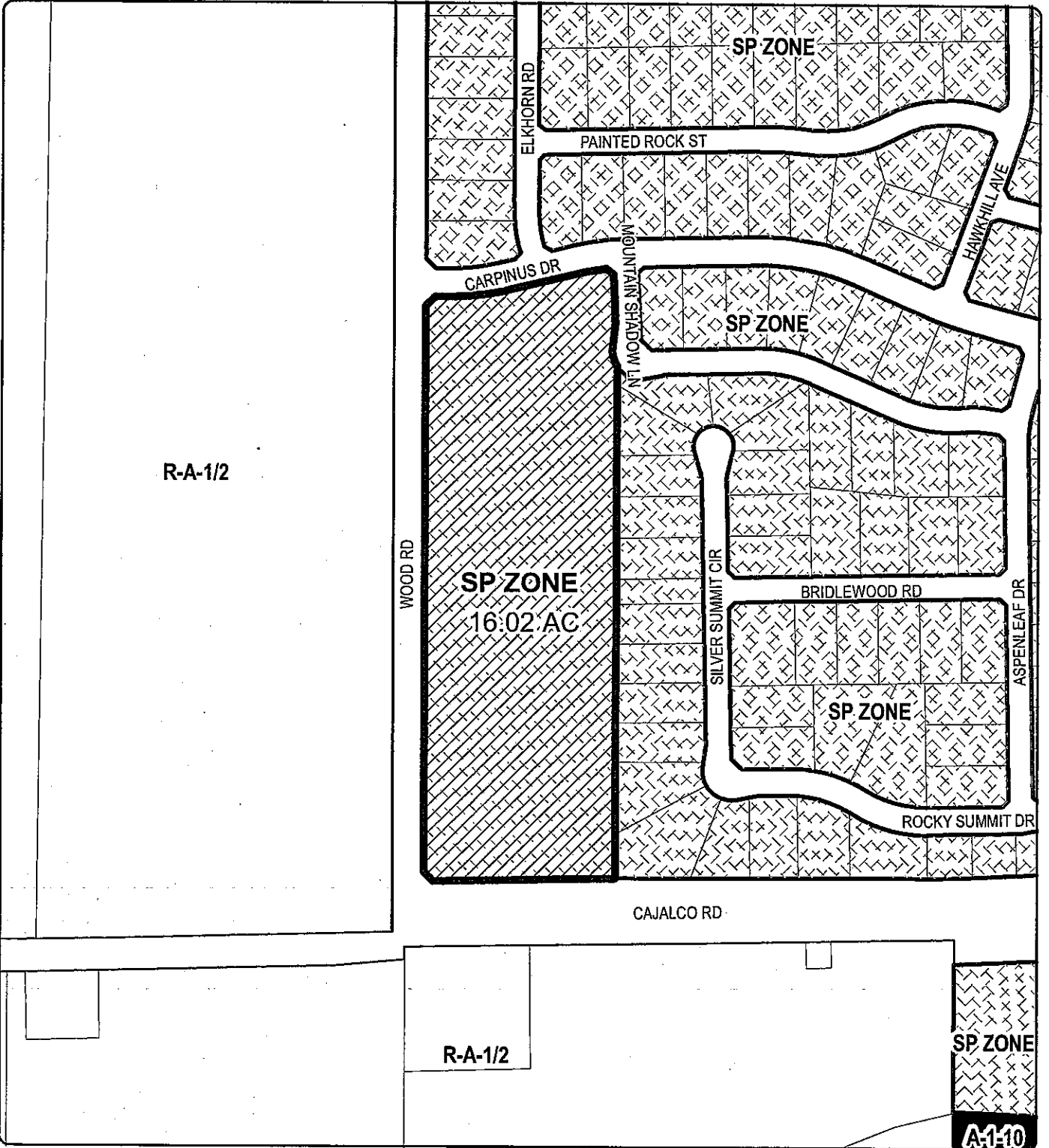
PM36124

EXISTING ZONING

Date Drawn: 9/15/09

Exhibit 2

Supervisor Buster
District 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section : 8

Assessors Bk. Pg. 321-13
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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36124

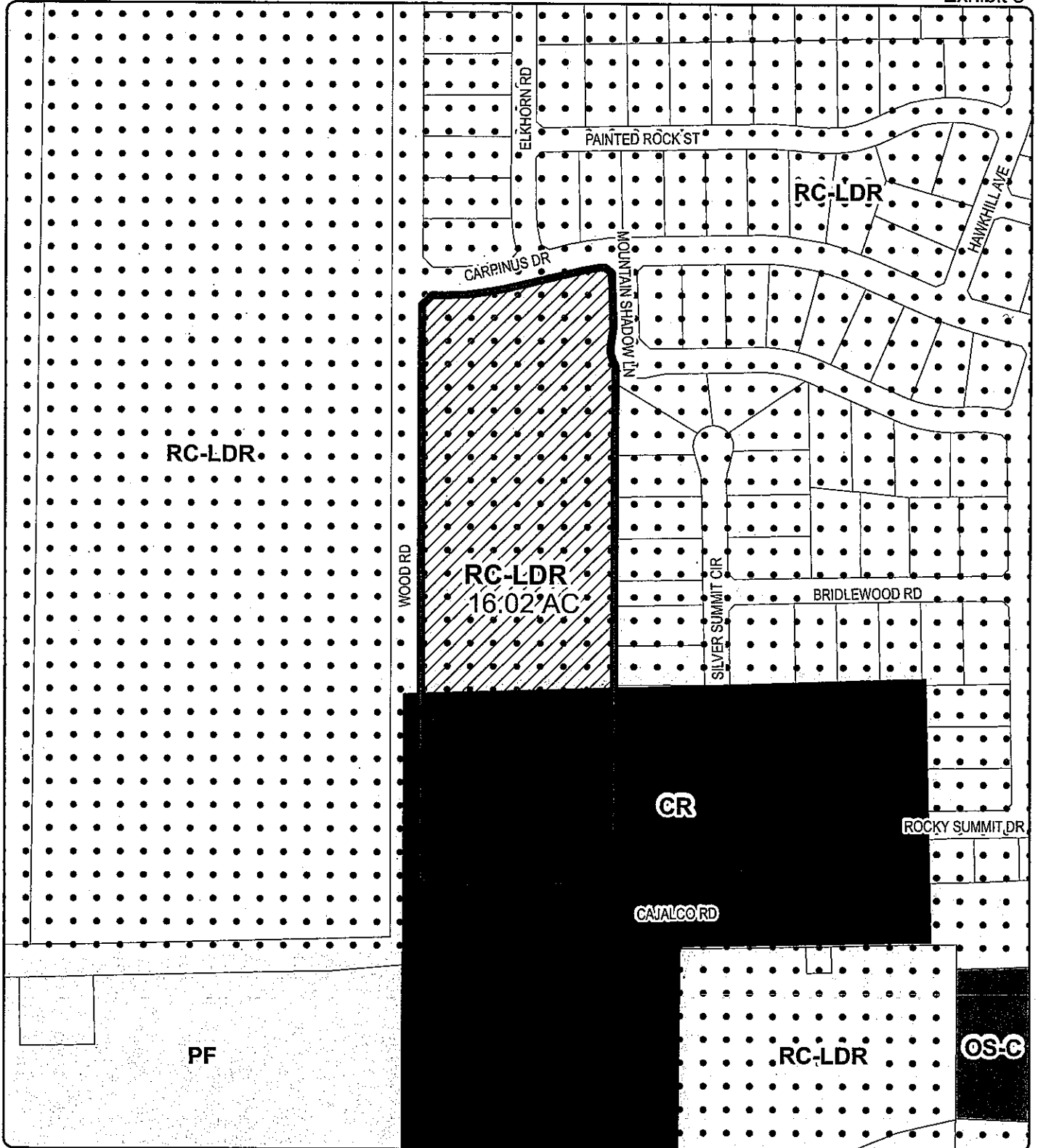
Supervisor Buster

District: 1

EXISTING GENERAL PLAN

Date Drawn: 9/15/09

Exhibit 5



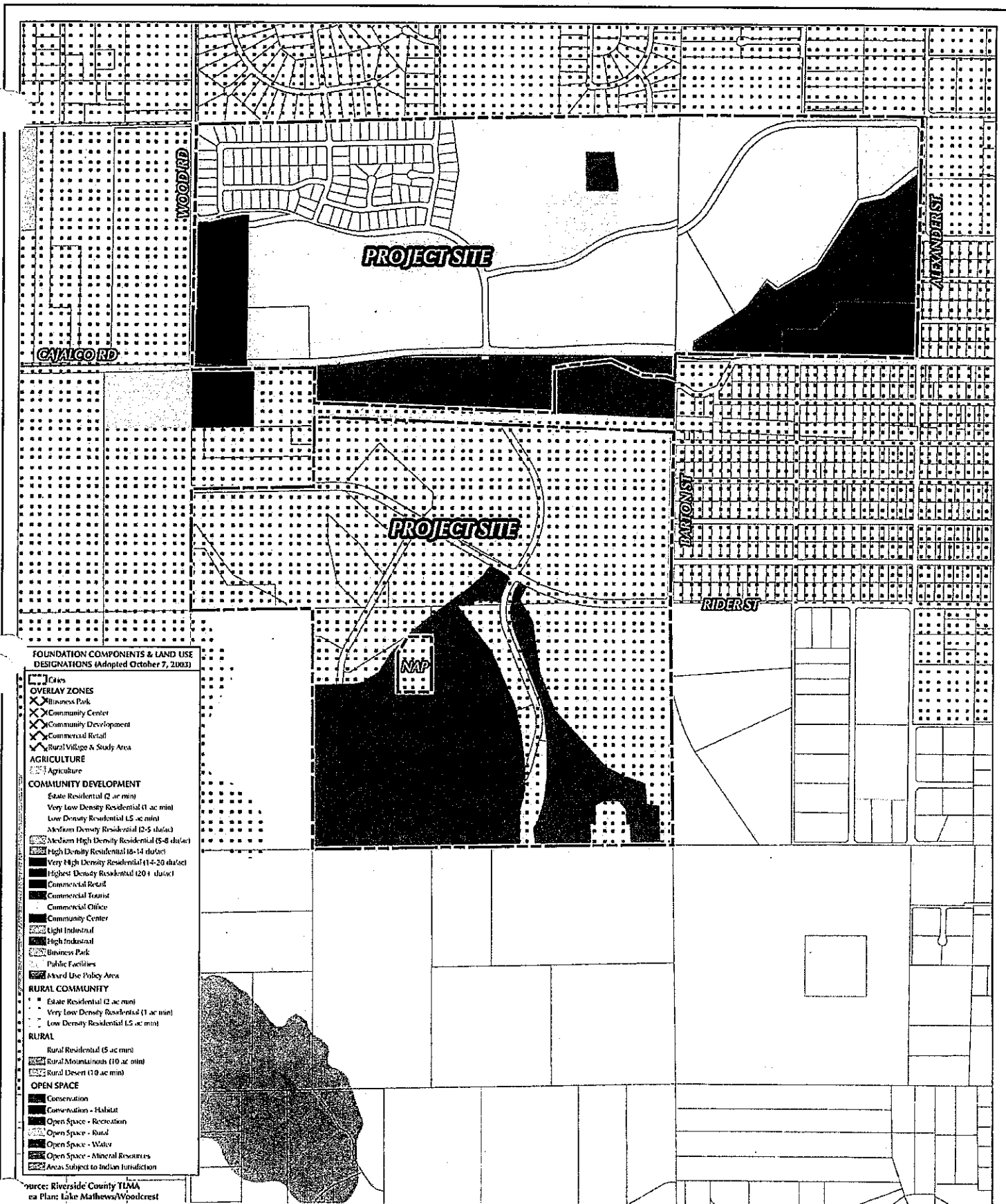
Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 8



Assessors Bk. Pg. 321-13
Thomas Bros. Pg. 776 D2
Edition 2009



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BOULDER SPRINGS SPECIFIC PLAN, SP 229 A1S1

**FIGURE 5
 AREA PLAN DESIGNATIONS**



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42146
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36124
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Jeff Horn, Urban and Regional Planner III
Telephone Number: (951) 955-4641
Applicant/ Owner Name: B&C Land Boulder Springs LLC
Applicant/Owner Address: 341 West Second Street, San Bernardino CA, 92401
Engineer/Representative Name: Bonadiman and Associates
Engineer/ Representative Address: 234 North Arrowhead Avenue, San Bernardino CA, 92408

I. PROJECT INFORMATION

A. Project Description: **TENTATIVE PARCEL MAP NO. 36124** is a proposal for a Schedule E subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum 0.80 acre lot size.

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

C. Total Project Area: 15.02 gross acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 15.02	Lots: 8	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 321-130-052

E. Street References: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 8, Township 7 South, Range 3 East

G. Brief description of the existing environmental setting of the project site and its surroundings: Currently the project site is currently heavily disturbed due to recent grading of the site under previous approvals. The project site current contains flood control facilities.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD:CR) general plan land use designation. The proposed eight (8) commercial parcels is consistent with the proscribed building intensity range. The project meets all other applicable land use policies.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project has been conditioned to pay the open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire zone. However the proposed commercial parcels will not create unavoidable impacts and the project site has been given sufficient provision of emergency response services to the future user(s) of the property. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The proposed project meets with 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):** Lake Mathews/Woodcrest Area Plan.

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Commercial (CR)

E. **Overlay(s), if any:** Not Applicable.

F. **Policy Area(s), if any:** Cajalco Wood Policy Area

G. **Adjacent and Surrounding:**

Area Plan(s):

The adjacent and surrounding Area Plan is Lake Mathews/Woodcrest Area Plan.

Foundation Component(s):

The adjacent and surrounding Foundation Component is Community Development to the north and east, and Rural Community to the south and west.

Land Use Designation(s):

The adjacent and surrounding Land Use Designation are Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to the north and east, Commercial Retail (CR) to the south, and Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)

Overlay(s) and Policy Area(s):

Cajalco Wood Policy Area to the north and east.

H. **Adopted Specific Plan Information**

i. Name and Number of Specific Plan, if any: 229A1

ii. Specific Plan Planning Area, and Policies, if any: PA1

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: N/A

H. Adjacent and Surrounding Zoning: SP229A1 to the north and east, and Residential Agricultural – 1/2 acre minimum (R-A-1/2) to the south and west.

IV 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 checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Recreation
<input checked="" 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 checked="" 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

V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

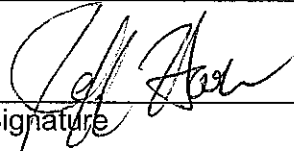
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **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.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

9/21/09

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: E.A. No. 37959
Project Case Type (s) and Number(s): Tentative Tract Map No. 29648
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor; Riverside, California 92502-1409
Contact Person: James Quirk, AICP, Project Planner
Telephone Number: (909) 955-2402
Applicant's Name: B&C Land - Boulder Springs, LLC
Applicant's Address: 341 W. Second St, #100, San Bernardino, CA 92410

I. PROJECT INFORMATION

A. Project Description: Tentative Tract Map 29648 proposes to divide 80.56 acres of orange grove land into 139 single family residential lots and serving streets, with a minimum lot size of 20,000 square feet.

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

C. Total Project Area: 80.56 acres.

Residential: 80.56 Acres +/-;	139 Lots	; 139 Units	; Projected No. of Residents = 361.
Commercial: N/A	; Lots	; Sq. Ft. of Bldg. Area	; Est. No. of Employees
Industrial: N/A	; Lots	; Sq. Ft. of Bldg. Area	; Est. No. of Employees
Other: N/A			

D. Assessor's Parcel No(s): 321-130-013.

E. Street References: near the northeast corner of Wood Road and Cajalco Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 8, Township 4 South, Range 4 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: Although Riverside County's GIS depicts some sage scrub vegetation to contact the northern boundary of TR 29646, both tract map areas are currently cultivated with orange trees. Intermittent drainages on the TR 29648 site send flows southward towards Cajalco Creek, the major drainage channel within Specific Plan 229.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. Open Space and Conservation Map Designation(s): Areas Not Designated As Open Space/Adopted Specific Plans (SP 229).

B. Land Use Planning Area (L.U.P.A.) Information

- 1. L. U. P. A. Name(s): Lake Mathews.
- 2. Subarea, if any: None.
- 3. Community Policy Area, if any: None.

C. Community Plan Land Use Allocation Map Information

- 1. Community Plan, if any: Lake Mathews Community Plan. General Plan designation is Category III (Rural).
- 2. Community Plan Land Use Designation, if any: Community Plan designation is SP 229.

D. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: Specific Plan 229 (H. B. Ranches).
- 2. Specific Plan Planning Area, and Policies, if any: Planning Area 2, planned for low intensity development (2 dwelling units/acre).

E. Existing Zoning: R-A-20,000 (Residential Agricultural, 20,000 square foot minimum lot size).

F. Proposed Zoning, if any: Same as existing zoning.

G. Adjacent and Surrounding Zoning: northerly and easterly, R-A-20,000 (Residential Agricultural, 20,000 square foot minimum lot size); westerly, R-A-1/2; southerly, W-1 and C-P-S.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below () 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 checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Recreation
<input checked="" 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 checked="" 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

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **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.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

James H. Quirk
Signature

October 11, 2001
Date

James H. Quirk, A.I.C.P.
Printed Name

For Aleta J. Laurence, A.I.C.P., 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
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AESTHETICS Would the project

1. Scenic Resources

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?

Source: Riverside County Comprehensive General Plan (CGP) Fig. VI.45, Site Field Evaluation

Findings of Fact: 1.a) Cajalco Road, a designated scenic highway corridor within the Lake Mathews Community Plan (LMCP), lies adjacent to the southeastern portion of the project site. The LMCP provides policies applicable to land uses proposed within one mile of Cajalco Road, such that (1) trees and other roadside plantings shall be utilized to protect and enhance the view from the road; (2) on-premise signs shall be of minimum size and height, of design and materials that blend with the environment; and (3) 1.b) Given that the project site is located among existing groves and vacant land east of the intersection of Wood Road and Cajalco Road, the project has little potential of damaging scenic resources or obscuring any scenic vistas.

Mitigation: 1.a) None required. 1.b) None required.

Monitoring: None required.

2. Mt. Palomar Observatory

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: Riverside County GIS, Ord. No. 655, CGP Fig. II.27, EIR 329

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: According to staff queries of the County GIS system, each parcel within the tentative tract map area lies in Zone B, within the 45-mile radius of Mt. Palomar Observatory subject to the provisions of Ordinance 655 regarding outdoor lighting on private properties.

Mitigation: 2. The tentative tract map is conditioned to obtain a notice on the Environmental Constraints Sheet which informs potential buyers of this situation (COA 50.PLANNING.19 for the MAP).

Monitoring: Riverside County's Building and Safety Department and Survey Division of Transportation Department will monitor that appropriate components are prepared for the final map through the permitting process.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Site Field Evaluation, Project Description

Findings of Fact: 3.a) Since nonresidential lighting is usually of greater luminosity than residential outdoor lighting, it is probable that the overall level of light and glare would be increased only slightly by the project. 3.b) Since its density is consistent with surrounding residential development south of Main Street, the project would not expose residential property to unacceptable light levels.

Mitigation: 3.a) None required. 3.b) None required.

Monitoring: None required.

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 Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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: CGP Fig. VI.34-VI.35, Ordinance No. 625, EIR 329. Also California Dep't. of Conservation Important Farmland Map of Riverside Co., 1996.

Findings of Fact: 4.a) The project site consists of acreage designated "Unique Farmland". While this acreage would be eligible for agricultural protection, citrus production to which it has been devoted is no longer an economically

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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viable use of the land. The landowner wishes to convert it to residential uses, the site is included within a specific plan of land use devoted to rural residential development, and areas adjacent to the project site are similarly proposed for or being developed in rural residential uses. 4.b) The project site is not within an agricultural preserve and citrus production on the site is to be discontinued. While groves and vacant land surround the project site, the site is included within a specific plan of land use devoted to rural residential development, and areas adjacent to the project site are similarly proposed for or being developed in rural residential uses. The project would not exacerbate any existing land use conflict with existing agricultural uses. 4.c) The project application proposes non-agricultural uses beyond 300 feet of agriculturally zoned property. 4.d) The project proposes no further changes to the existing natural environment which could result in further farmland conversion.

Mitigation: 4.a) None required. 4.b) None required. 4.c) None required. 4.d) None required.

Monitoring: None required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: "Environmental Assessments for Air Quality", South Coast Air Quality Management District (SCAQMD), 1999. Also Site Field Evaluation and Project Description.

Findings of Fact: 5.a) As calculated by staff, the proposed project will generate a maximum of 1,390,000 square feet of gross floor area (.5*20,000*139 lots). According to Table 6-3, the proposed project's construction would exceed single family housing thresholds of potential significance for air quality. 5.b) The proposed project will generate 139 units. According to Table 6-2, the proposed project's operation will not exceed single family housing thresholds of potential significance for air quality. 5.c) See 5.b). 5.d) See 5.b). 5.e) The proposed project is not located within one mile of an existing substantial point source emitter. 5.f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: 5.a) The tentative tract map is conditioned to obtain an air quality impact analysis acceptable to the SCAQMD to mitigate construction impacts on air quality (COAs 50.PLANNING.30 and 60.PLANNING.12 for the MAP). 5.b) None required. 5.c) None required. 5.d) None required. 5.e) None required. 5.f) None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Riverside County's Building and Safety Department will monitor that appropriate mitigation of air quality impacts of development is accomplished through its permitting process.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CGP Fig. VI.36-VI.40, Riverside County GIS query, SP 229, EIR 255.

Findings of Fact: 6.a) Riverside County's HCP for the Stephens' Kangaroo Rat in Western Riverside County is the only adopted Habitat Conservation Plan or Natural Conservation Community Plan which would apply to the project site. The project site is covered under the Section 10A permit for take for which the above plan provides the rationale. 6.b) Given that the project site is cultivated in orange groves, the project will not substantially affect endangered or threatened species. 6.c) Given that the project site is cultivated in orange groves, the project will not substantially affect any species identified as candidate, sensitive, or special status species. 6.d) The main identified wildlife movement corridor is the riparian area along Cajalco Creek, which runs within 500 feet of the project site across Cajalco Road. SP 229 and EIR 255 provide for Cajalco Creek's function as a natural open space, wildlife, and recreation corridor by reserving it in open space as a grass lined linear park. This linear park, or enhanced floodway recreation area would be a wide channel with flat, grass-lined side slopes. The project will not substantially interfere with the movement or breeding of any fish and wildlife species. 6.e) Intermittent drainages cross the tentative tract map area from north to south, draining toward Cajalco Creek. It is unknown whether the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will substantially affect any riparian habitat or other sensitive natural community, although it is known that the project site is cultivated in orange groves. **6.f)** It is unknown whether dredge and fill permits will be needed to develop the project site. It is unknown whether the project will substantially affect wetlands through direct removal, filling, hydrological interruption, or other means, although it is known that the project site is cultivated in orange groves. **6.g)** The project is not in conflict with any local policies or ordinances protecting biological resources.

Mitigation: **6.a)** The tentative tract map is conditioned to pay SKR fees per County Ordinance 663 to mitigate potential take of SKR or destruction of their habitat (COA 60.PLANNING.30 for the MAP). **6.b)** None required. **6.c)** None required. **6.d)** None required. **6.e)** The tentative tract map is conditioned to obtain approvals from the California Department of Fish and Game or U. S. Fish and Wildlife Service as necessary of any necessary habitat alteration prior to grading permit issuance (COA 60.PLANNING.26 and 60.PLANNING.27 for the MAP). **6.f)** The tentative tract map is conditioned to obtain approval from the U. S. Army Corps of Engineers of any necessary alteration of Federal jurisdiction wetlands prior to grading permit issuance (COA 60.PLANNING.28 for the MAP). **6.g)** None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

7. Historic Resources

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 significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Site Field Evaluation and Project Description, SP 229, EIR 255.

Findings of Fact: **7.a)** The project would not directly alter or destroy any known historical site. **7.b)** The project will not cause any substantial adverse change in the significance of a historical resource.

Mitigation: **7.a)** None required. **7.b)** None required.

Monitoring: None required.

8. Archaeological Resources

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

Source: CGP Fig. VI.32-VI.33 & VI.46-VI.48. Also, Site Field Evaluation and Project Description, SP 229, EIR 255.

Findings of Fact: **8.a)** EIR 255 identifies the H. B. Ranches Specific Plan area as containing some 50 recorded and

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

mapped archaeological sites. These sites include Type 1 sites (major processing stations with evidence of probable seasonal habitation), Type 2 sites (moderate sized sites containing evidence of food processing), and Type 3 sites (small processing stations). Mitigation recommended for specific sites is referenced within EIR 255 on pages 46 and 47. SP 229 requires archaeological mitigation on a project wide basis within COA 30.PLANNING.11. 8.b) The project would not cause any any change in the significance of any known archaeological resource pursuant to California Code of Regulations, Section 15064.5. 8.c) The project would not disturb any known human remains, including those interred outside of formal cemeteries. 8.d) The project would not restrict any known existing religious or sacred uses within the potential impact area.

Mitigation: 8.a) The tentative tract map is conditioned to obtain an executed agreement with a qualified archaeologist to pursue mitigation and monitoring procedures during grading (COA 60.PLANNING.23 for the MAP). 8.b) None required. 8.c) None required. 8.d) None required.

Monitoring: None required.

9. Paleontological Resources

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

Source: CGP Paleontological Sensitivity Resources Map. Also, Site Field Evaluation and Project Description, SP 229, EIR 255.

Findings of Fact: 9. According to the CGP Figure VI.32-VI.33, the project is not located within an area of potential paleontologic resources. Also, EIR 255 finds that, given that the project site has soils made up of shallow alluvium or decomposed granite both with granitic bedrock, there is no indication of any fossil bearing or potentially fossil bearing rock on site.

Mitigation: 9. None required.

Monitoring: None required.

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable
 U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

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

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?

A-P Zones NA PS U R

CFH Zones NA PS U R

Source: CGP Fig. VI.1 - VI.3

Findings of Fact: 10. The project is outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone.

Mitigation: 10. Riverside County's Building and Safety Department may require any necessary design or structural performance mitigation during the building permit process through the applicant's compliance with the Uniform Building Code.

Monitoring: Riverside County's Building and Safety Department will monitor that fault hazard mitigation is accomplished through its permitting process.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

II-A S PS U R

Source: CGP Fig. VI.4

Findings of Fact: 11. The project falls in Zone II-A, with no liquefaction potential zones identified by the CGP's Seismic Safety Hazards Map. The project's proposed land use, single family residential, is a normal-low risk use considered generally suitable.

Mitigation: 11. Riverside County's Building and Safety Department may require any necessary design or structural performance mitigation during the building permit process through the applicant's compliance with the Uniform Building Code.

Monitoring: Riverside County's Building and Safety Department will monitor that liquefaction mitigation is accomplished through its permitting process.

12. Groundshaking Zone

Strong seismic ground shaking?

II-A S PS U R

Source: CGP Fig. VI.5

Findings of Fact: 12. The project falls in Zone II-A, with no liquefaction potential zones identified by the CGP's Seismic Safety Hazards Map. The project contains bedrock (A locations). The project's proposed land use, single family residential, is a normal-low risk use considered provisionally suitable in groundshaking zones II(A).

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

Mitigation: 12. Riverside County's Building and Safety Department may require any necessary design or structural performance mitigation during the building permit process through the applicant's compliance with the Uniform Building Code.

Monitoring: Riverside County's Building and Safety Department will monitor that groundshaking mitigation is accomplished through its permitting process.

13. Landslide Risk

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?

NA S PS U R

Source: Riv. Co. 800 Scale Seismic Maps or On-site Inspection, CGP Fig. VI.6

Findings of Fact: 13. The project site contains gently sloping topography with sandy loam soils that are stable for building upon. The project site has no potential for on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.

Mitigation: 13. None required.

Monitoring: None required.

14. Ground Subsidence

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Resolution No. 94-125. Also EIR 255, Soil Survey of Western Riverside County, California, US Soil Conservation Service, US Department of Agriculture, 1971.

Findings of Fact: 14. Shrink-swell soils do not occur in the project area. According the Soil Survey of Western Riverside County, California, produced by the US Soil Conservation Service, US Department of Agriculture, the soils in SP 229 area of two major soil associations: (1) the Monserate-Arlington-Exeter Association, and (2) the Cieneba-Rock Island-Fallbrook Association. The Monserate-Arlington-Exeter Association is characteristically well drained nearly level to moderately steep with a surface layer of sandy loam to loam and a shallow to deep hardpan. The Cieneba-Rock Island-Fallbrook Association is well drained and somewhat excessively drained, undulating to steep, very shallow to moderately deep and has a surface layer of sandy loam and fine sandy loam with a granitic bedrock. In short, these soils are types of sandy loam well suited to citrus cultivation and acceptable for home sites or other construction.

Mitigation: 14. None required.

Monitoring: None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

Source: Site Field Evaluation, Project Description

Findings of Fact: 15. The project site offers little potential for subterranean water flows from which seiche would occur. Since most of the soils in the SP 229 area are types of sandy loam, they do not create a great deal of mudflow potential. And there are no volcanoes in the SP 229 area.

Mitigation: 15. None required.

Monitoring: None required.

b. Would the project:

16. Slopes

a) Change topography or ground surface relief features?

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

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800 Scale Slope Maps, Site Field Evaluation, Project Description

Findings of Fact: 16.a) The project site contains gently sloping topography whose topography or ground surface relief features will not require marked change. **16.b)** The project site contains gently sloping topography; it will not create cut or fill slopes greater than 2:1 or higher than 10 feet. **16.c)** The project site will not require little grading if any. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: 16.a) None required. **16.b)** None required. **16.c)** None required.

Monitoring: None required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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?

Source: Soil Survey of Western Riverside County, California, US Soil Conservation Service, US Department of Agriculture, 1971

Findings of Fact: 17.a) In order to obtain a grading permit, the project must submit grading plans that include recommendations for erosion control and landscaping of the proposed project area. **17.b)** Shrink-swell soils do not occur in the project area. According the Soil Survey of Western Riverside County, California, produced by the US Soil Conservation Service, US Department of Agriculture, the soils in SP 229 area of two major soil associations: (1) the Monserate-Arlington-Exeter Association, and (2) the Cieneba-Rock Island-Fallbrook Association. The Monserate-Arlington-Exeter Association is characteristically well drained nearly level to moderately steep with a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface layer of sandy loam to loam and a shallow to deep hardpan. The Cieneba-Rock Island-Fallbrook Association is well drained and somewhat excessively drained, undulating to steep, very shallow to moderately deep and has a surface layer of sandy loam and fine sandy loam with a granitic bedrock. In short, these soils are types of sandy loam well suited to citrus cultivation and acceptable for home sites or other construction.

Mitigation: 17.a) None required. 17.b) None required.

Monitoring: Riverside County's Building and Safety Department will monitor that soil erosion mitigation is accomplished through its permitting process.

18. Erosion

a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Soil Survey of Western Riverside County, California, US Soil Conservation Service, US Department of Agriculture, 1971. Also, Site Field Evaluation, Project Description

Findings of Fact: 18.a) Additional residential development could effect deposition, siltation or erosion regarding Cajalco Creek. The extent to which a parcel or tract map project will create on- or off-site erosion or siltation hazards will be evaluated during development review. 18.b) The project will generate a relatively small percentage impervious surface and resultant urban runoff in the SP 229 area. The extent to which a parcel or tract map project will create any increase in water erosion either on or off site will be evaluated during development review.

Mitigation: 18.a) The tentative tract map is conditioned to implement erosion control and ground cover provisions prior to grading to prevent loss of soil (COA 60.BS GRADE.4 and 60.FLOOD RI.4 for the MAP). Also, conditions on a grading permit to prevent erosion during site preparation will protect the channel (COA 60.BS GRADE.1 for the MAP). 18.b) The tentative tract map is conditioned to implement appropriate mitigation of surface water flows prior to grading (COA 60.BS GRADE.1 and 60.BS GRADE.6; and 60.FLOOD RI.1 for the MAP).

Monitoring: Riverside County's Building and Safety Department will monitor that waterborne soil erosion mitigation is accomplished through its permitting process.

19. Wind Erosion and Blowsand from project either on or off site

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

Source: CGP Fig. VI.1-VI.2, Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: 19. Although the SP 229 area contains much sandy loam soil, the project is not within a blowsand area.

Mitigation: 19. None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 615 & 651. Also, Site Field Evaluation, Project Description, David J. Tanner & Associates, "Phase I Environmental Site Assessment, H. B. Ranches, Unincorporated Riverside County, CA", August, 1999 (hereafter cited as **Tanner, 1999**).

Findings of Fact: **20.a)** Tanner, 1999 evaluated whether previous citrus cultivation activities may have released potential hazardous materials within the H. B. Ranches Specific Plan. The study found through visual observation indications of hazardous materials and/or hazardous waste having been stored or discharged in the form of agricultural chemicals, diesel-fueled "smudge pots" and pole-mounted electrical transformers possibly containing polychlorinated biphenyl (PCB) used to power the wind machines in use at the time of the report. No evidence of any underground storage tanks (USTs) was observed. However, a total of five above-ground storage tanks (ASTs) occur in the southern portion of the SP 229 Area. One of these is marked for fertilizer, and the other four contained diesel fuel for orchard heaters. The Specific Plan area may have been impacted by the transport, use, or disposal of hazardous materials. **20.b)** The project could not involve the release of hazardous materials into the environment. **20.c)** The project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. **20.d)** The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. **20.e)** As a part of its records search, Tanner, 1999 documented a computer search of various regulatory databases for hazardous materials sites within a 1-mile radius of the Wood Road/Cajalco Road intersection. The Specific Plan area was not identified within any of the databases, nor was any other hazardous materials site identified by this search.

Mitigation: **20.a)** The tentative tract map is conditioned to provide a Phase II evaluation of soils and groundwater contamination for the tract map area prior to map recordation (COA 50.PLANNING.7 for the MAP). **20.b)** None required. **20.c)** None required. **20.d)** None required. **20.e)** None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission (ALUC)?	<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: CGP Fig. II.18.2-II.18.4, II.18.8-II.18.10 & IV. 27-IV.36

Findings of Fact: **21.a)** March Air Reserve Base (MARB) and Perris Valley Airport are located approximately three miles and five miles respectively from the tentative tract map area. The tentative tract map site is not located within the Area of Influence of MARB. Perris Valley Airport does not have an adopted CLUP. Therefore, the project does not create an inconsistency with an Airport Master Plan. **21.b)** Perris Valley Airport does not have an adopted CLUP. In this instance, since the project site is not within two nautical miles of this facility, no review by the Airport Land Use Commission is required. **21.c)** March Air Reserve Base and Perris Valley Airport are located approximately three miles and five miles respectively from the tentative tract map area. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the project will not result in a safety hazard for people residing or working in the SP 229 area. **21.d)** The project site is not located within the vicinity of a private airstrip or heliport. Therefore, the project will not result in a safety hazard for people residing or working in the SP 229 area.

Mitigation: **21.a)** None required. **21.b)** None required. **21.c)** None required. **21.d)** None required.

Monitoring: None required.

22. Hazardous Fire Area

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: CGP Fig. VI.30 - VI.31

Findings of Fact: **22.** The project site is outside any hazardous fire area, as defined in Division VI of County Ordinance 546. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Mitigation: **22.** None required.

Monitoring: None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: US Department of Housing & Urban Development, Riverside County Flood Insurance Rate Map, Panels 65 and 70, 1980. Also, Site Field Evaluation, Project Description, EIR 255, Lake Mathews Community Plan.

Findings of Fact: 23.a) The existing drainage pattern within the H. B. Ranches Specific Plan is for surface flow to drain away from the slopes within the Tentative Tract Map 29646 site, into minor intermittent tributaries flowing southward through the Tentative Tract Map 29648 site down to the Cajalco Channel. The project will not alter or interfere with this basic pattern. During development review, Riverside County's Flood Control District will evaluate the contribution of a parcel or tract map project to on- or off-site erosion or siltation hazards. 23.b) The project's 1/2 acre minimum lot size reflects the state Water Quality Control Board standard for residential development in the absence of sewer connections. However, this development will be connected to sewer since septic would function poorly given the tentative tract map area's shallow depth to bedrock. Riverside County's Environmental Health Department enforces water quality standards or waste discharge requirements during its review and comment on development permit applications. 23.c) Western Municipal Water District has commented on the tentative tract map in their September 13, 2000 letter, stating conditions that the District would require to be satisfied prior to serving the water needs of this project. 23.d) Cajalco Creek is the major stormwater facility for the SP 229 area; it runs within 500 feet of the project site on the south side of Cajalco Road. Thereafter, the creek continues northerly of Cajalco Road at the eastern extent of the SP 229 area. Except for a 70-acre watershed tributary to Carpinus Road near Martin Street, the proposed drainage plan is dependent upon concurrent development of Tentative Tract Map 29646 to collect the offsite runoff into a storm drain system. The developer would continue these storm drains across this project, use them to collect some onsite runoff, and outlet them into Cajalco Creek at two locations on property owned by the developer: (1) the southwest corner of Wood and Cajalco

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

Roads; and (2) just south of the intersection of Carpinus and Cajalco Roads. The 70-acre watershed would be collected into the eastern storm drain. The central portion of the site would drain to an onsite storm drain that would connect to a double 50" x 31" corrugated metal pipe under Cajalco Road that outlets onto a neighboring chicken ranch. Some minor diversion of onsite flows is proposed, which have been approved in concept by the Riverside County Flood Control District. 23.e) The project site is not within a flood hazard area and will not place housing within any identified flood hazard area. 23.f) The project site is not within a flood hazard area and will not place structures which would impede or redirect flood flows within any identified flood hazard area. 23.g) In other respects, the project's impact on water quality degradation is much less than substantial.

Mitigation: 23.a) The tentative tract map is conditioned for any individual project mitigation necessary to avoid creating on- or off-site erosion or siltation hazards (COAs 10.FLOOD RI.1, 10.FLOOD RI.4, and 10.FLOOD RI.16 for the MAP). 23.b) None required. 23.c) None required. 23.d) The tentative tract map is conditioned for any individual project mitigation necessary to regulate runoff water commensurate with the capacity of drainage systems to convey it (COAs 10.FLOOD RI.16, 60.FLOOD RI.1, and 60.FLOOD RI.5 for the MAP). 23.e) None required. 23.f) None required. 23.g) None required.

Monitoring: Riverside County's Building and Safety Department will monitor that waterborne soil erosion and urban runoff mitigation is accomplished through its permitting process.

4. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: CGP Fig. VI.7 & CGP Fig. VI.8. Also, Site Field Evaluation, Project Description, Lake Mathews Community Plan.

Findings of Fact: 24.a) The existing drainage pattern within the H. B. Ranches Specific Plan is for surface flow to drain away from the slopes within the Tentative Tract Map 29646 site, into minor intermittent tributaries flowing southward through the Tentative Tract Map 29648 site down to the Cajalco Channel. The project will not alter or interfere with this basic pattern. The extent to which the project will create on- or off-site flooding hazards has been evaluated by Riverside County Flood Control District. 24.b) The project will increase the rate and amount of surface runoff, even if residential development with significant yards and green space for water recharge are a result.

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

24.c) According to CGP Figure VI.7, the project is outside of any dam inundation area. Thus, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding. 24.d) The surface runoff from the project probably would exceed the agricultural runoff from citrus cultivation that makes its way into the Santa Ana River. Through its review and comment on development permit applications, Riverside County Flood Control District enforces state and federal requirements regarding quantity and quality of surface water and provides for the necessary implementation measures.

Mitigation: 24.a) The tentative tract map is conditioned for any individual project mitigation necessary to avoid creating on- or off-site flooding hazards (COAs 10.FLOOD RI.1, 10.FLOOD RI.4, and 10.FLOOD RI.16 for the MAP). 24.b) The tentative tract map is conditioned for any individual project mitigation necessary to deal with increases in the rate and amount of surface runoff (COAs 50.FLOOD RI.24 and 50.FLOOD RI.25 for the MAP). 24.c) None required. 24.d) The tentative tract map is be conditioned for any individual project mitigation necessary to deal with increases in the quantity and quality of surface water (COAs 10.FLOOD RI.16, 60.FLOOD RI.1, and 60.FLOOD RI.5 for the MAP).

Monitoring: Riverside County's Building and Safety Department will monitor that flood hazard mitigation is accomplished through its permitting process.

LAND USE/PLANNING Would the project

5. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: City of Riverside General Plan, Exhibit 43, 1994. Also, SP 229, Riverside County GIS Query, Site Field Evaluation, Project Description.

Findings of Fact: 25.a) The project site is surrounded by orange groves to the north and south, and vacant undeveloped land to the west and east. The project would not result in a substantial alteration of the present or planned land use of the area. 25.b) The project site is within the City of Riverside's sphere of influence. According to the City's General Plan, Exhibit 43, the project site is outside of the study area for which the City provides development designations.

Mitigation: 25.a) None required. 25.b) None required.

Monitoring: None required.

26. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" 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 GIS, Site Field Evaluation, Project Description, Lake Mathews Community Plan.

Findings of Fact: 26.a) The project site's existing zoning is R-A-20,000. The project is proposing half-acre lots, which are consistent with this zoning designation. 26.b) The existing zoning designations surrounding the project site are R-A-20,000 to the north and east; C-P-S and W-1 to the south; and R-A-1/2 to the west. The project is compatible with existing surrounding zoning. 26.c) The project site and most of the surrounding parcels are currently vacant. The H. B. Ranches Specific Plan proposes 1/2 acre lot residential for all of the northern and central planning areas not otherwise devoted to open space or a school site. The project is compatible with existing and planned surrounding land uses. 26.d) The project is consistent with the Lake Mathews Community Plan's designations. 26.e) The project site and most of the surrounding parcels are currently vacant. The project begins to establish the context of half acre development which is the planned development pattern for this vicinity. There is not yet an established community to apply this criterion to.

Mitigation: 26.a) None required. 26.b) None required. 26.c) None required. 26.d) None required. 26.e) None required.

Monitoring: None required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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: CGP Fig. VI.41-VI.42

Findings of Fact: 27.a) According to CGP Figure VI.41, the SP 229 area does not contain any mineral resource classified or designated by the State as of value to the region or the residents of the State. 27.b) The SP 229 area contains no locally-important mineral resource recovery sites. 27.c) The project site is not adjacent to a State classified or designated area or existing surface mine. 27.d) The project site contains no proposed, existing or abandoned quarries or mines.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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30. Highway Noise

NA A B C D

Source: CGP Fig. VI.11, VI.17 - VI.29

Findings of Fact: 30. The project is not within a major highway noise exposure zone, according to CGP Figure VI.13. The project site is located adjacent to Wood Road, a secondary roadway on the County's General Plan. Also, the project site is located adjacent to Cajalco Road, an arterial roadway on the County's General Plan. According to CGP Figure VI.29, noise exposure along secondary roadways would range from 65-70 dbA at from 130' to 45' from street centerline at the project's nearest edge. According to CGP Figure VI.11, residential uses would be conditionally acceptable. According to CGP Figure VI.27, noise exposure along arterial roadways would range from 65-70 dbA at from 155' to 70' from street centerline at the project's nearest edge. According to CGP Figure VI.11, residential uses would be conditionally acceptable. To address these adjacencies, the project proponent would need to commission a detailed analysis of the noise reduction required and needed noise insulation features to be included in the project design.

Mitigation: 30. The tentative tract map is conditioned for an acoustical study prior to building permit issuance (COA 80.PLANNING.17 for the MAP).

Monitoring: Riverside County's Building and Safety Department will monitor that highway noise mitigation is accomplished through its permitting process.

31. Other Noise

NA A B C D

Source: CGP Fig. VI.11

Findings of Fact: 31. No other specific factors have been identified for discussion at this time.

Mitigation: 31. None required.

Monitoring: None required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: CGP Fig. VI.11

Findings of Fact: 32.a) The project would create 139 additional home sites, which would have a slight impact on ambient noise levels in the project vicinity. 32.b) The project would create 139 additional home sites, which would rarely have a temporary or periodic impact on ambient noise levels in the project vicinity. 32.c) The main noise source to which the project's home sites might be exposed is the traffic noise from Wood and Cajalco Roads. 32.d) Groundborne vibration or groundborne noise is simply not a current concern in this vicinity, or in Highgrove as a whole. The project will have no impact on this type of noise.

Mitigation: 32.a) None required. 32.b) None required. 32.c) The tentative tract map is conditioned for an acoustical study prior to building permit issuance (COA 80.PLANNING.17 for the MAP). 32.d) None required.

Monitoring: None required.

POPULATION AND HOUSING Would the project

33. Housing

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS, Site Field Evaluation, Project Description.

Findings of Fact: 33.a) Since the project site is currently vacant and undeveloped, the project could not displace substantial numbers of existing housing. 33.b) The project increases the supply of housing and would not per se create any demand for any more housing. 33.c) Since the project site is currently vacant and undeveloped, the project could not displace substantial numbers of people. 33.d) The project site is outside of any redevelopment project area. The project will not affect such an area. 33.e) The project would add an estimated 361 residents, a sum which would not cumulatively exceed official regional or local population projections. 33.f) The project increases the supply of housing and would induce a negligible amount of population growth in the SP 229 area.

Mitigation: 33.a) None required. 33.b) None required. 33.c) None required. 33.d) None required. 33.e) None required. 33.f) None required.

Monitoring: None required.

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

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: CGP Fig. IV.16-IV.18

Findings of Fact: 34. Riverside County Fire Department and the California Department of Forestry cooperatively provide fire protection services to the H. B. Ranches Specific Plan area through Station 4 located at 17650 Cajalco Road. Given that the station is located no more than 1 mile from the proposed use, an average response time capability of 2-5 minutes is anticipated.

Mitigation: 34. Mitigation for the project's impact on overall fire service response can be arranged through payment of a per-unit mitigation fee of \$2,605 per dwelling unit, or other negotiated mitigation arrangement prior to issuance of a building permit on the project, as directed under County Ordinance 659.

Monitoring: Riverside County's Building and Safety Department will monitor that fire service cost mitigation is accomplished through its permitting process.

i. Sheriff Services

Source: CGP Fig. IV.17-IV.18

Findings of Fact: 35. The H. B. Ranches Specific Plan area is provided sheriff services from the Perris station located at 403 E Fourth Street. The station's travel distance from the H. B. Ranches Specific Plan area is estimated to be less than 8 miles.

Mitigation: 35. Mitigation for the project's impact on overall law enforcement response can be arranged through payment of a per-unit mitigation fee of \$2,605 per dwelling unit prior to issuance of a building permit on the project, as directed under County Ordinance 659.

Monitoring: Riverside County's Building and Safety Department will monitor that law enforcement cost mitigation is accomplished through its permitting process.

36. Schools

Source: CGP Fig. IV.17-IV.18

Findings of Fact: 36. The Val Verde Unified School District and Perris Union High School District have service responsibility for the H. B. Ranches Specific Plan area. Mitigation for the project's impact on schools will be obtained pursuant to California state law.

Mitigation: 36. The tentative tract map is conditioned to mitigate the project's impact on schools (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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80.PLANNING.25 for the MAP).

Monitoring: Riverside County's Building and Safety Department will monitor that school mitigation is accomplished through its permitting process.

37. Libraries

Source: CGP Fig. IV.17-IV.18

Findings of Fact: 37. The proposed project will have a less than significant impact on community library services.

Mitigation: 37. Mitigation for the project's impact on overall library services can be arranged through payment of a per-unit mitigation fee of \$2,605 per dwelling unit as directed under County Ordinance 659.

Monitoring: Riverside County's Building and Safety Department will monitor that library services cost mitigation is accomplished through its permitting process.

38. Health Services

Source: CGP Fig. IV.17-IV.18

Findings of Fact: 38. The proposed project will have a less than significant impact upon the provision of health services by private health care providers.

Mitigation: 38. None required.

Monitoring: Riverside County's Building and Safety Department will monitor that health services mitigation is accomplished through its permitting process.

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or 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?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: CGP Fig. IV.19-IV.20, Ord. No. 460, Section 10.35, Ord. No. 659

Findings of Fact: 39.a) The project site would require construction or expansion of recreational facilities. 39.b) The project site would not contribute to the substantial physical deterioration of local recreational facilities. 39.c)

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

The project is located within County Service Area 117, which provides all services.

Mitigation: 39.a) Mitigation for the project's impact on overall parks and recreation services can be arranged through payment of a per-unit mitigation fee of \$2,605 per dwelling unit, or other negotiated mitigation arrangement prior to issuance of a building permit on the project, as directed under County Ordinance 659. 39.b) None required. 39.c) The tentative tract map is conditioned for payment of Quimby fees or dedication of parkland to comply with Section 10.35 of County Ordinance 460. (COAs 50.PLANNING.9 and 90.PLANNING.6 for the MAP).

Monitoring: Riverside County's Building and Safety Department will monitor that parks mitigation is accomplished through its permitting process.

40. Recreational Trails.

Source: CGP Fig. IV.19-IV.24, Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Lake Mathews Community Plan.

Findings of Fact: 40. According to the County General Plan Open Space and Conservation map of regional trails, a regional trail is proposed for south of the tract map area along the Cajalco Creek open space corridor. The Lake Mathews Community Plan also proposes a community trail designation along Wood Road along the western edge of this project site. The tentative tract map exhibit reflects a trail easement for implementation of a community trail.

Mitigation: 40. The tentative tract map is conditioned to provide and maintain any future trail easement required to implement the Wood Road community trail (COAs 50.PLANNING.10 and 50.PLANNING.11 for the MAP).

Monitoring: Riverside County's Building and Safety Department will monitor the provision of trail easements through its permitting process.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: CGP Fig. IV.1-IV.11. Also, Project Description, Lake Mathews Community Plan.

Findings of Fact: 41. The construction of a residential development may cause an increase of traffic which is substantial in relation to the existing traffic load and capacity of the street system. This might be individual or cumulative. Air, traffic, rail and emergency response plans will not be adversely affected and will not result in a safety risk. Traffic and emergency response plans will not be altered and will not cause conflicts with the public. The County Transportation Department is not requiring additional road improvements. A traffic study has been submitted to and approved by the Transportation Department.

Mitigation: 41. Mitigation for this project will be through the conditions of approval written by the Transportation Department.

Monitoring: Riverside County's Building and Safety Department will monitor the provision of transportation improvements through its permitting process.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: CGP Fig. IV.12-IV.3. Also, Lake Mathews Community Plan

Findings of Fact: 42. No trails devoted specifically to bicycle use are proposed within the Lake Mathews Community Plan.

Mitigation: 42. None required.

Monitoring: Riverside County's Building and Safety Department will monitor the provision of trail easements through its permitting process.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: CGP Fig. IV.14 - IV.15

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 43.a) Western Municipal Water District already has a system of supply lines and treatment capacity available to serve this project. 43.b) Western Municipal Water District already has adequate water supply allocated to accommodate this project from existing entitlements and resources.

Mitigation: 43.a) None required. 43.b) None required.

Monitoring: Western Municipal Water District will monitor the satisfaction of its system connection requirements through the permitting process.

44. Sewer

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CGP Fig. IV.14. Also, Project Description.

Findings of Fact: 44.a) The project would require the extension of sewer to serve it. Western Municipal Water District has commented on the tentative tract map in their September 13, 2000 letter, stating conditions that the District would require to be satisfied prior to serving the sewer needs of this project. But the addition of 139 home connections to WRMD's existing sewer capacity would not cause significant environmental effects. 44.b) See 44.a).

Mitigation: 44.a) None required. 44.b) None required.

Monitoring: Riverside County's Environmental Health Department and Western Municipal Water District will monitor the satisfaction of WMWD's system connection requirements through the permitting process.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CGP Fig. IV.17-IV.18. Also, CIWMP.

Findings of Fact: 45a) During development review, Riverside County's Waste Management Department will evaluate the contribution of a parcel or tract map project to solid waste disposal needs. 45.b) The project generally complies with the CIWMP.

Mitigation: 45.a) The tentative tract map is conditioned to inform the developer on how to reduce the project's solid waste disposal needs (COA 10.PLANNING.15 for the MAP). 45.b) None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

46. Utilities

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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CGP Fig. IV.25-IV.26

Findings of Fact: 46. This project requires new utilities for the construction of the proposed new facilities.

Mitigation: 46. Mitigation for the impacts of new utility facilities will be through the respective utility companies that service this project.

Monitoring: The respective utility companies will monitor utility facilities impact mitigation through the permitting process.

OTHER

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact: 47. No other specific factors have been identified for discussion at this time.

Mitigation: 47. None required.

Monitoring: None required.

48. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact: 48. No other specific factors have been identified for discussion at this time.

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

Mitigation: 48. None required.

Monitoring: None required.

49. Other:

Source:

Findings of Fact: 49. No other specific factors have been identified for discussion at this time.

Mitigation: 49. None required.

Monitoring: None required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. 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 rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Site Field Evaluation, Project Description, Lake Mathews Community Plan.

Findings of Fact: 50. Given the project's modest size, location on a previously cultivated parcel which begins to establish the context of half acre development, the planned development pattern for this vicinity, more than one mile away from any recognized reserve area, habitat area or wildlife movement corridor, this residential project is extremely unlikely 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.

51. 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 which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Site Field Evaluation, Project Description, Lake Mathews Community Plan.

Findings of Fact: 51. The project will exacerbate a loss of cultivated citrus groves in the short term. However, because of increasing irrigation costs, competition from growers in other countries, and future potential for conflicts with encroaching residential development, many area growers are no longer watering their groves and have sold their land holdings or are listing them for sale. The site's development does not violate any County ordinance.

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

52. 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: Site Field Evaluation, Project Description, Lake Mathews Community Plan.

Findings of Fact: 52. Given the project's modest size, location on a previously cultivated parcel which begins to establish the context of half acre development, the planned development pattern for this vicinity, more than one mile away from any recognized reserve area, habitat area or wildlife movement corridor, this residential project is extremely unlikely to have impacts which are individually limited, but cumulatively considerable.

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

Source: Site Field Evaluation, Project Description, Lake Mathews Community Plan.

Findings of Fact: 53. The project has relatively few environmental effects of any kind, and the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County Comprehensive General Plan

Lake Mathews Community Plan

Specific Plan 229

Environmental Impact Report 255

David J. Tanner & Associates, "Phase I Environmental Site Assessment, H. B. Ranches, Unincorporated Riverside County, CA", August, 1999.

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

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

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 Parcel Map No. 36124 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36124, Amended No. 1, dated 9/14/09.

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

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant 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 this SPECIFIC PLAN. The COUNTY will promptly notify the applicant 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 applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule 'E' subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum 0.80 acre lot size.

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

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

TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

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.

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No.229, Amendment No. 1 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution [and all resolutions for prior amendments to the Specific Plan].
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) INEFFECT

4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 255 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 229, Amendment No.1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 229, Amendment No. 1

CHANGE OF ZONE = Change of Zone No. 6681.

EIR = Environmental Impact Report No. 255.

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10. EVERY. 7 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

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

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the Uniform Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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.

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

10.BS GRADE. 7 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.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.BS GRADE. 15

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 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1

WMWD WATER AND SEWER SERVICE

RECOMMND

This project is proposing Western Municipal Water District (WMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements are met with WMWD as well as all other applicable agencies.

10.E HEALTH. 1

SP - AMENDED NO 1

INEFFECT

The lots in this Amended 1 map shall be connected to sanitary sewer only. PRIOR to regular map submittal to the Planning Department, a SAN 53 shall be issued by this Department.

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

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

Department.

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

10.FIRE. 3 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.FIRE. 3 SP-#95-HAZ FIRE AREA (cont.) INEFFECT

Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 5 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 6 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 7 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36124 is a proposal to subdivide an approximately 15-acre site into 8 lots for commercial use. The site is located in the Lake Mathews area on the northeast corner of Cajalco Road and Wood Road. This project is located within the Boulder Springs Specific Plan (SP 229).

It is the District's understanding that this is a financing map to create the lots and no grading or other improvements are proposed at this time. Individual developments for the lots will be processed separately. Surrounding improvements, including the District's Boulder Springs Wood Road Storm Drain (Project No 2-0-0294), provide the site with protection from ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

It shall be noted that existing grading within the drainage easement for the 84-inch storm drain which splits between Parcel 7 and Parcel 8, then through Parcel 8 and Parcel 2, cannot be altered. The pipe's D-Load was designed for only the amount of cover over the pipe as shown on the As-built storm drain plans. Wider easement widths over the pipe may result if additional fill over the pipe is approved by the District. This grading restriction may be applicable to the smaller lateral storm drains maintained by the Transportation Department. Additionally, no inlets were constructed within this site. Onsite runoff can be discharged into the storm drain but it will be left to the individual development's grading/drainage plan to determine the exact location where flows will be conveyed to the storm drain. This may require obtaining easements from the adjacent property owners. An encroachment permit from the District will be required prior to the construction of any connections to any District facility.

Since no grading or improvements are being proposed with this land division, a preliminary project-specific Water Quality Management Plan (WQMP) is not required at this time. As applications for development proposals are submitted for processing and review, a preliminary project-specific WQMP for that development proposal will be required at that time. It should also be noted that at the time the Boulder Springs Specific Plan (SP 229) was originally proposed, developments were only required to

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

comply with Supplement "A" of the regional water quality board regulations. The basin located on the south side of Cajalco Road was constructed to meet that obligation but current standards require stricter compliance and the existing basin may not meet those standards.

This project is located in the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

INEFFECT

Boulder Springs Specific Plan 229 amendment No.1 proposes to increase permanent open space from 92 acres to 214 acres to preserve the California Gnatcatcher habitat. The planning areas would be reconfigured to maintain the 1,421 dwelling units by reducing minimum lot sizes from 20,000 square feet to 12,000 square feet.

This proposed development is located within the limits of the Lake Mathews Master Drainage Plan (MDP). The MDP proposes several water quality basins. These water quality basins shall be constructed prior to any individual development within the Specific Plan tributary to one of these proposed MDP facilities.

The District has reviewed this project and finds the drainage plan included in the report appropriate for flood control. In addition, the District has the following recommendations to protect the public health and safety:

1. The major tributary to Lake Mathews is Cajalco Creek. The District is not contemplating any structural solutions for the Creek. The specific plan proposes Planning Area 6 to be open space all along the Creek. The natural floodplain of Cajalco Creek and its major tributaries shall be mapped and preserved as open space.

2. The eastern portions of Planning Areas 2 and 9, Planning Areas 3 and 4, and the western portions of Planning Area 7 and 8 drain into the proposed Master Planned "Cajalco Creek Wetlands". Development within these residential areas shall be responsible for the construction of this facility.

3. Planning Area 5 and the eastern portion of Planning Area 3 drain to the proposed "Alexander Street Water Quality

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) INEFFECT

Wetland (West)". Proposed development within these areas shall construct the proposed MDP facility.

10.FLOOD RI. 2 MAP GRADING/BUILDING PERMITS RECOMMND

Unless otherwise approved by the District, no grading or building permits shall be issued for any parcel(s) located in Parcel Map 36124 prior to District approval of improvement plans for a specific land use case for that parcel(s).

10.FLOOD RI. 3 MAP GRADING WITHIN SD EASEMENT RECOMMND

Unless otherwise approved by the District, no additional grading within the easement for the District's 84-inch storm drain facility shall be permitted.

10.FLOOD RI. 4 MAP WQMP RECOMMND

As applications for development proposals on the individual parcels are submitted for processing and review, a preliminary project-specific WQMP for that development proposal will be required at that time.

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 E, unless modified by the conditions listed herein.

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND

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. 2 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process OR Substantial Conformance which must have approval of the Planning Director.

10.PLANNING. 4 SP - PLANNING AREAS 1 & 5 INEFFECT

No development (i.e Plot Plan, CUP, Parcel Map, Tract Map etc.) withing planning areas 1 and 5 shall be accepted for review untill a change of zone application have been filed, approved, and adopted to reflect the appropriate uses within planning areas 1 and 5.

10.PLANNING. 9 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. 10 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 13 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 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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 15 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. 17 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.

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.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 preservation or mitigation measures.

10.PLANNING. 20 MAP - SUBSEQUENT PROJECTS RECOMMND

All projects proposed within the limits of Tentative Parcel Map No. 36124 shall be rigorously evaluated by the Land Development Team before being scheduled before the Planning Commission or any other appropriate hearing body. The first project shall be reviewed to ensure the architecture, landscaping and overall appearance are appropriate for a rural community. All subsequent projects shall be reviewed to ensure they are compatible with any earlier projects. The intent is to avoid an incompatible mix of projects that detract from the cohesiveness of the project at build out of all eight (8) parcels.

[ADDED PER PLANNING COMMISSION DATED 10/28/09]

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project at this time. However, a traffic study shall be required when a plot plan is submitted.

10.TRANS. 1 SP - SP229A1/TS/CONDITIONS 1 INEFFECT

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP229A1/TS/CONDITIONS 1 (cont.)

INEFFECT

guidelines. We generally concur with the findings relative traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Gavilan Road (NS) at:
Cajalco Road (EW)

Harley John Road (NS) at:
Cajalco Road (EW)

Wood Road (NS) at:
Van Buren Boulevard (EW)
Markham Street (EW)
Carpinus Drive (EW)
Cajalco Road (EW)

Carpinus Drive (NS) at:
Cajalco Road (EW)

Alexander Street (NS) at:
Martin Street (EW)
Cajalco Road (EW)

Brown Street (NS) at:
Cajalco Road (EW)

Clark Street (NS) at:
Cajalco Road (EW)

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

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

10. GENERAL CONDITIONS

10.TRANS. 5 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. 6 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.

10.TRANS. 7 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - DURATION OF SP VALIDITY

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20 years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,138 building permit). The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5

SP - PROJECT LOCATION EXHIBIT

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. [The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.]

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6

SP - ACOUSTICAL STUDY REQD

NOTAPPLY

Prior to the approval of any implementing project within planning areas 2, 3, 7 and 9 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.)

NOTAPPLY

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 7 SP - AIR QUALITY STUDY REQD

NOTAPPLY

Prior to the approval of any implementing project within planning areas 1 and 5 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 8 SP - ARCHAEO STUDY REQD

NOTAPPLY

Prior to the approval of any implementing project within planning areas 3, 4, 7, 8, 9 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - ARCHAEO STUDY REQD (cont.)

NOTAPPLY

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP - ADDENDUM EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - ADDENDUM EIR (cont.)

NOTAPPLY

relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 11 SP - EA REQUIRED

MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 12 SP - SUPPLEMENT TO EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12

SP - SUPPLEMENT TO EIR (cont.)

NOTAPPLY

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 13

SP - SUBSEQUENT EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 15 SP - AMENDMENT REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 16 SP - PARK AGENCY REQUIRED DEFERRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question."

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE

DEFERRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE (cont.) DEFERRED

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following OPEN SPACE, PARKS, GREENBELTS, AND DETENTION BASINS.

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA DEFERRED

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

2. A signed and notarized declaration of covenants, conditions and restrictions;

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA (cont.)

DEFERRED

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

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

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) DEFERRED

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA DEFERRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) DEFERRED

approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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

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

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

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) DEFERRED

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 23 SP - PALEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - PALEO M/M PROGRAM (cont.) NOTAPPLY

applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 24 SP - GENERIC M/M PROGRAM NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - F&G CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within planning area 3, 5, 6, 7, 8, 9 and 12 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - ACOE CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within planning areas 3, 5, 6,7,8, 9 and 12 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 28 SP - SKR FEE CONDITION

DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 938 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) DEFERRED

required."

30.PLANNING. 29 SP - ENTRY MONUMENTATION NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 2,3,7,8 and 9 of the SPECIFIC PLAN, as shown on page 45.

30.PLANNING. 30 SP - POST GRADING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 31 SP - SCHOOL MITIGATION DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Val Verde School District shall be mitigated in accordance with state law."

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - GEO STUDY REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 33 SP - CILS

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

" PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL ENTER INTO A MONITORING AND TREATMENT AGREEMENT WITH THE PECHANGA BAND OF LUISENO INDIANS. THE AGREEMENT SHALL CONTAIN PROVISIONS FOR TREATMENT OF CULTURAL RESOURCES AND NATIVE AMERICAN HUMAN REMAINS. IT SHALL ALSO CONTAIN PROVISIONS FOR TRIBAL MONITORING OF ALL GRADING AND GROUND -DISTURBING WORK, TO BE COMPENSATED BY THE DEVELOPER."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP229A1/TS/INSTALLATION

NOTAPPLY

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Wood Road/Carpinus Drive
- Carpinus Drive/Cajalco Road

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP229A1/TS/INSTALLATION (cont.) NOTAPPLY

- Alexander Street/Cajalco Road
- Commercial access driveways as approved by Transportation Department

with no credit given for Traffic Signal Mitigation Fees.

30.TRANS. 2 SP - SP229A1/TRAFFIC STUDY REQ MET

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 229 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 3 SP - SP229A1/CETAP CORRIDOR NOTAPPLY

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona/Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

The street improvements to be constructed within the right-of-way shall be as determined by the Transportation Department in consultation with RCTC and Caltrans. Right-of-way and street improvements on Cajalco Road are eligible for consideration for TUMF fee credits, since Cajalco Road is a TUMF designated facility.

30.TRANS. 4 SP - SP229A1/PERMITS NOTAPPLY

Prior to the construction of any improvements to Cajalco Road or the recordation of any maps setting an alignment, the applicant shall obtain and provide copies of all necessary permits from the appropriate Resource Agencies indicating that permits have been issued for the construction of Cajalco Road as designed by the applicant.

30.TRANS. 5 SP- SP229A1/ACCESS RESTRICTION NOTAPPLY

Access shall be restricted on Cajalco Road in accordance with Riverside County Transportation Standards.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 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 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. 2 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.

FLOOD RI DEPARTMENT

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. 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. 8 MAP ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.)

RECOMMND

Lake Mathews Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT ECS & FINAL MAP

RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 10 MAP WQMP NOTE ON ECS

RECOMMND

A note shall be placed on the environmental constraint sheet to accompany the final map stating, "Future development of this site will have an impact on water quality. Any developments on any lot will be required to submit to the District a project specific Water Quality Management Plan."

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.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 10 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. 12 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. 15 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. 16 MAP - SURVEYOR CHECK 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 comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - SURVEYOR CHECK (cont.) RECOMMND

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

E. The total number of commercial lots on the final map shall be eight (8).

50.PLANNING. 17 MAP - PARK AGENCY REQUIRED RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project shall be annexed into an entity such as the County Service Area/District, Valley Wide Recreation and Open Space, or Homeowners' Association that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Riverside County Recreation and Parks District, County Service Area, Valley Wide or Homeowners' Association is unwilling or unable to annex the property in question.

DEFERRED FROM
DEFERRED FROM 30.PLANNING.16

50.PLANNING. 18 MAP - SP COMMON AREA MAIN RECOMMND

This condition implements condition 30.PLANNING.[19] of the SPECIFIC PLAN.

50.PLANNING. 19 MAP - SP CC&R PUB COMN AREA RECOMMND

This condition implements condition 30.PLANNING.[20] of the SPECIFIC PLAN.

50.PLANNING. 20 MAP - SP CC&R PRI COMN AREA RECOMMND

This condition implements condition 30.PLANNING.[21] of the SPECIFIC PLAN.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

50.TRANS. 2 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. 3 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. 4 MAP - ACCESS RESTRICTION RECOMMND

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

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 938-0.

50.TRANS. 6 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - STRIPING PLAN (cont.) RECOMMND

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. 7 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 Transportation Department.

50.TRANS. 8 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.

50.TRANS. 9 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light 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. 10 MAP - STREET LIGHTS-L&LMD RECOMMND

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 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. 12 MAP - TRAFFIC SIGNALS 2

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 13 MAP - STREET SWEEPING 2

RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 14 MAP - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, and/or drainage devices within County right-of-way, including sewer and water laterals on Carpinus Drive and Wood Road, shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans (P/P 938-0) and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines"

CEL MAP, Parcel Map #: PM36124

Parcel: 321-130-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - EXISTING CURB & GUTTER (cont.) RECOMMND

available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have any questions, please call the Plan Check Section at (951) 955-6527.

NOTE. The driveway shall be constructed in accordance with County Standard No. 207A.

50.TRANS. 15 MAP - EXISTING MAINTAINED RECOMMND

Cajalco Road is a paved County maintained road designated as an Expressway and shall be improved with concrete curb located 66 feet from Mid County Parkway centerline and match up existing grade or regrading the area adjacent to the existing asphalt concrete pavement as determined by the Transportation Department within a 110 foot half-width dedicated right-of-way in accordance with County Standard No. 82. (66'/110') (Modified for less improvement from 76' to 66'.)

50.TRANS. 16 MAP - DARK SKY LIGHTING RECOMMND

Design and installation of street lights shall meet the Dark Sky criteria. Street lights shall be installed at street intersections and at cul-de-sacs. There shall be NO change in the design and location of street lights relative to the general circulation elements adjacent to the project in question.

Application of Dark Sky criteria is at the request of Planning Commission on 10/28/2009.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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.

60.BS GRADE. 2 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. 3 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. 4 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 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

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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. 5 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.

60.BS GRADE. 6 MAP- NO PRECISE GRADE

RECOMMND

A PRECISE GRADING PERMI WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMI HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

FLOOD RI DEPARTMENT

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.

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Parcel Map 36124 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES (cont.)

RECOMMND

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

60.FLOOD RI. 8 MAP GRADING/BUILDING PERMITS

RECOMMND

Unless otherwise approved by the District, no grading or building permits shall be issued for any parcel(s) located in Parcel Map 36124 prior to District approval of improvement plans for a specific land use case for that parcel(s).

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 2 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. 3 MAP - SP SKR FEE CONDITION

RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the

.CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - SP SKR FEE CONDITION (cont.)

RECOMMND

type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 15.02 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.

60. 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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Parcel Map 36124 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052.

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP GRADING/BUILDING PERMITS RECOMMND

Unless otherwise approved by the District, no grading or building permits shall be issued for any parcel(s) located in Parcel Map 36124 prior to District approval of improvement plans for a specific land use case for that parcel(s).

PLANNING DEPARTMENT

80.PLANNING. 1 USE - SP SCHOOL MITIGATION RECOMMND

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

This condition implements 30.PLANNING.31 of the SPECIFIC PLAN.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 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. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator

2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

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 completed.

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

90.TRANS. 4 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. 5 MAP - TRAFFIC SIGNAL 2 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 maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans required

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 284th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No.117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Riverside County Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - Park Construction

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 568th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

100.PLANNING. 3 SP - Park Plans required

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 852th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District County Service Area No. 117 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 12. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 12 and with the requirements of the Riverside Recreation and Parks District County Service Area 117 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

11/30/09
08:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 54

CEL MAP Parcel Map #: PM36124

Parcel: 321-130-052

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - Park Construction

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1136th building permit within
the SPECIFIC PLAN, the park designated as Planning Area
12 shall be constructed and fully operable.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 3, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-C. Lindsay
Economic Dev. Agency CSA #117
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Waste Management Dept.
1st District Supervisor

1st District Planning Commissioner
Resident Assoc. of Greater Lake Matthews
Lake Matthews/Woodcrest Mun. Adv Council
City of Riverside
Val Verde Unified School Dist.
Western Municipal Water Dist.

TENTATIVE PARCEL MAP NO. 36124- EA42146 – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229 (Boulder Springs) Zone - **REQUEST:** A Schedule “E” subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum 0.82 acre lot size – APN321-130-052 – Related Cases: SP229

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 30, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. 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 project, please do not hesitate to contact **Nicole Berumen, Project Planner**, at (951) 955-0545 or email at nberumen@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



John V. Rossi
General Manager

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

April 10, 2009

Nicole Berumen, Project Planner
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

CONDITIONS OF APPROVAL TPM 36124, EA42146, T4S, R5W, SECTION 8

In response to your transmittal letter dated April 3, 2009. Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water conservation.
3. Developer's landscape architect is required to consult with Western's conservation team to review Western's landscape and irrigation requirements. Contact Western's Engineering Department for the review fee charge.
4. Developer to submit landscape plans for Western's review concurrently with the County of Riverside's submittal and Western's approval is required prior to a building permit being issued.
5. No water meter installation will be permitted unless the landscape plans have been reviewed and approved by Western.
6. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans.

7. Preliminary water and/or sewer plans shall show the following items:
 - a. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
8. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
9. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
10. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
11. Developer to pay all cost associated with preliminary review by Western at the time of review.
12. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
13. Contact Western's Development Services Department at (951) 789-5000 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN
Engineering Technician

TM:sc

Enclosure: Initial Case Transmittal-TPM 36124_EA 42146 (copy)

<alafave@wattcompanies.com>

Cc: r.hileman@ieee.org <r.hileman@ieee.org>; Pjvdolls@aol.com <Pjvdolls@aol.com>; tmcenterprises@earthlink.net <tmcenterprises@earthlink.net>; JudiHileman@earthlink.net <JudiHileman@earthlink.net>; Kepkeda@Yahoo.com <Kepkeda@Yahoo.com>; jmorse@tbplanning.com <jmorse@tbplanning.com>

Sent: Sun Nov 01 17:36:21 2009

Subject: Re: Waste Water System/Watt Project/EIR 453/Gavilan Hills/Specific Plan 308

In a message dated 11/1/2009 9:15:08 A.M. Pacific Standard Time, RKN R RNCH writes:

I think this is an important issue and there would be time at our Nov. 18 RAGLM meeting for an update.

I agree and Boulder Springs won't have anything to show the residents, as the lot split has no buyers at this time, so there are no plans for any part of the commercial lot. They will only be explaining why they want the slip and getting input from the community on how they feel about it. I think there would be time, but I do think Alfred would have to go AFTER Boulder Springs.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: LakeMathewsTalks@Yahoogroups.com, GHSchoolRedistrictingCommittee@Yahoogroups.com,
[Lake Mathews Transit@Yahoogroups.com](mailto:LakeMathewsTransit@Yahoogroups.com) and [Watt LMCOI@Yahoogroups.com](mailto:WattLMCOI@Yahoogroups.com)

Member/Monitor of: RAGLMNotice@Yahoogroups.com and WoodcrestTalks@Yahoogroups.com

CindyRAGLM@aol.com (best way to reach me)

[\(951\) 657-6610](tel:(951)657-6610)

[.6115 Rocky Bluff Road](#)

[Gavilan Hills, CA.,92570-7471](#)

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **Riverside County Planning Commission** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36124 – No Further Environmental Documentation Required – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) designation in the Boulder Springs Specific Plan (SP229A1) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (Boulder Springs) Zone - **REQUEST:** The parcel map proposes a Schedule “E” subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum lot size of 0.80 acres – APN: 321-130-052. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 2009
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 Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.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 although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT,
Attn: Jeff Horn, P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CE 005071

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36124 DATE SUBMITTED: 3-25-09

APPLICATION INFORMATION *EA 42146 CFG 05500*

Applicant's Name: B&C LAND-BOULDER SPRINGS LLC E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 WEST SECOND STREET
SAN BERNARDINO, CA 92401
City State ZIP

Daytime Phone No: (909) 381-0868 Fax No: (909) 383-3119

Engineer/Representative's Name: BONADIMAN & ASSOC., INC. *Contact* E-Mail: jcb@bonadiman.com

Mailing Address: 234 NORTH ARROWHEAD AVENUE
SAN BERNARDINO, CA 92408
City State ZIP

Daytime Phone No: (909) 885-3806 Fax No: (909) 381-1721

Property Owner's Name: ~~NICHOLAS COUSSOULIS~~ B&C Land - Boulder Springs LLC E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 WEST SECOND STREET *ste 1*
SAN BERNARDINO, CA 92401
City State ZIP

Daytime Phone No: (909) 381-0868 Fax No: (909) 383-3119

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

B&C Land -- Boulder Springs, LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

member

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Nicholas J. Coussoulis, Member

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

member

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 321-130-052

Section: 8 Township: 4S Range: 4W

Approximate Gross Acreage: 16.02 AC

General location (cross streets, etc.): North of CAJALCO ROAD, South of CARDINUS DRIVE, East of WOOD ROAD, West of CARDINUS DRIVE

Thomas Brothers map, edition year, page number, and coordinates: 2005 ED., PG. 746, GRID D-2

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

TENTATIVE PARCEL MAP NO. 36124 TO SUBDIVIDE TRACT 33465 LOT 1 INTO EIGHT (8)
COMMERCIAL LOTS RANGING FROM APPROXIMATELY 0.82 ACRES TO 4.66 ACRES IN SIZE.
PROJECT WILL NOT BE PHASED, AND IS NOT A VESTING MAP OR PLANNED RESIDENTIAL
DEVELOPMENT (P.R.D.). PROJECT IS WITHIN THE BOULDER SPRINGS SPECIFIC PLAN AREA.

Related cases filed in conjunction with this request:

NONE.

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: GEOTECHNICAL REPORT (SEE ATTACH. 2)

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

N/A. SITE HAS ALREADY BEEN GRADED PER APPROVED GRADING PLAN FOR TRACT 33465, LOT 1
How much grading is proposed for the project site? (BGR NO. 021291).

Estimated amount of cut = cubic yards: N/A - SEE ABOVE

Estimated amount of fill = cubic yards N/A - SEE ABOVE

Does the project need to import or export dirt? Yes No

Import NONE Export NONE Neither X

What is the anticipated source/destination of the import/export?
N/A - SEE ABOVE

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) APPROX. 554,954 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No NOT APPLICABLE

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both NOT APPLICABLE

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 09-19-08

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Ana River Region**

Project File No.	TENTATIVE PARCEL MAP NO. 36124
Project Name:	TENTATIVE PARCELL MAP. NO. 36124
Project Location:	NORTHEAST CORNER OF WOOD ROAD & CAJALCO ROAD, COUNTY OF RIVERSIDE, CA
Project Description	8-LOT COMMERCIAL SUBDIVISION FOR FUTURE COMMERCIAL SHOPPING CENTER

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

NOTE: NO LAND IS TO BE DISTURBED AS PART OF THIS TENTATIVE PARCEL MAP SUBDIVISION.
EACH RESULTING COMMERCIAL LOT WILL HAVE ITS OWN PROJECT-SPECIFIC WQMP.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460; before the Riverside County Planning Commission to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36124 – No Further Environmental Documentation Required – Applicant: B & C Land Boulder Springs LLC – Engineer/Representative: Bonadiman & Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/ Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) designation in the Boulder Springs Specific Plan (SP229A1) – Location: Northerly of Cajalco Road, easterly of Wood Road and southerly of Carpinus Drive– 15.02 Gross Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (Boulder Springs) Zone - **REQUEST:** The parcel map proposes a Schedule "E" subdivision of 15.02 gross acres into eight (8) commercial parcels with a minimum lot size of 0.80 acres – APN: 321-130-052. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 2009
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 Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.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 although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT,
Attn: Jeff Horn, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/14/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 36124 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

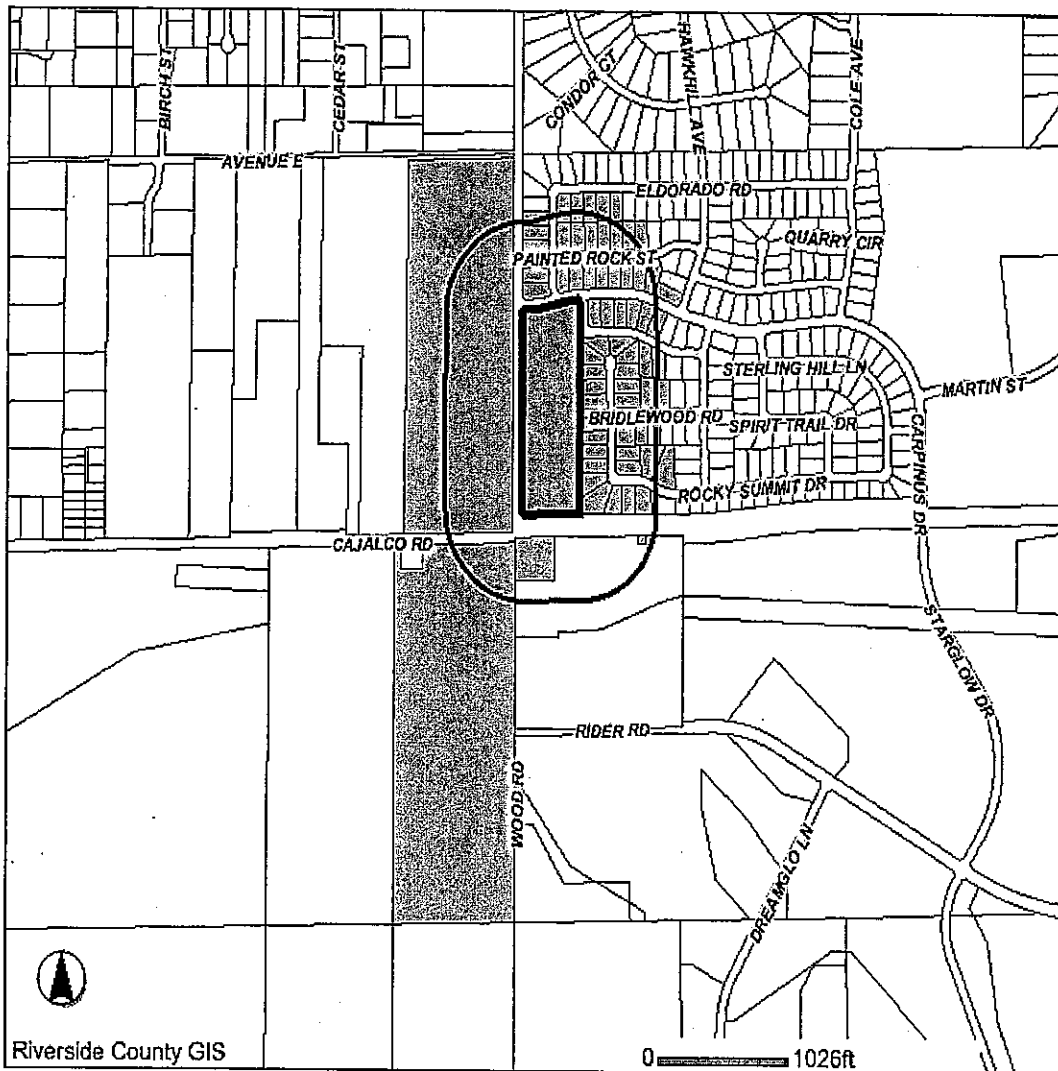
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 9/22/09 CD
Expires: 3/14/10

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 321-110-020 | 321-120-016 | 321-130-052 | 321-140-003 | 321-140-035 | 321-440-001 | 321-440-002 |
| 321-440-003 | 321-440-004 | 321-440-005 | 321-440-006 | 321-441-001 | 321-441-002 | 321-441-003 |
| 321-441-004 | 321-441-005 | 321-441-006 | 321-441-007 | 321-441-008 | 321-442-001 | 321-442-002 |
| 321-442-003 | 321-442-004 | 321-451-007 | 321-451-008 | 321-451-009 | 321-451-010 | 321-452-001 |
| 321-452-005 | 321-452-006 | 321-452-007 | 321-452-008 | 321-501-007 | 321-501-008 | 321-502-001 |
| 321-502-002 | 321-510-001 | 321-510-002 | 321-510-003 | 321-510-004 | 321-510-005 | 321-510-006 |
| 321-510-007 | 321-510-008 | 321-510-009 | 321-510-010 | 321-510-011 | 321-510-012 | 321-510-015 |
| 321-511-001 | 321-511-002 | 321-511-003 | 321-511-004 | 321-511-005 | 321-511-006 | 321-520-001 |
| 321-520-002 | 321-520-003 | 321-520-004 | 321-520-005 | 321-520-006 | 321-520-007 | 321-520-008 |
| 321-520-009 | 321-521-001 | 321-521-002 | 321-521-003 | 321-521-004 | 321-521-005 | |

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...09/14/2009

APN: 321441004 ASMT: 321441004
MIRKO V KRIJAKIN
JUDITH G KRIJAKIN
19069 EL DORADO RD
PERRIS CA. 92570

APN: 321441005 ASMT: 321441005
CHERI LYNN ANDELKOVIC
CHRIS ANDELKOVIC
19058 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321441006 ASMT: 321441006
DAVID ELKINS
10057 GENEVA AVE
MONTCLAIR CA 91763

APN: 321441007 ASMT: 321441007
STEVE OROZCO
ESPERANZA OROZCO
19094 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321441008 ASMT: 321441008
JOHN SAMANO
MEGAN SAMANO
19112 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321442001 ASMT: 321442001
DEAN A SOWERS
19107 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321442002 ASMT: 321442002
MARTIN MORALES
19089 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321442003 ASMT: 321442003
RENEE SCHRODER
19071 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321442004 ASMT: 321442004
ABRAHAM MOUMNEH
19053 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451007 ASMT: 321451007
CARIE ROLLMAN
19141 ELDORADO RD
PERRIS CA. 92570

APN: 321451008 ASMT: 321451008
GLENN II NEWBRANDER
MARY LYNN NEWBRANDER
19130 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451009 ASMT: 321451009
SECUNDINO MEDINA
KAREN MEDINA
19148 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451010 ASMT: 321451010
MARTIN TOCHTROP
19166 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321452001 ASMT: 321452001
BERNARD WEATHERWAX
BETTY WEATHERWAX
1230 SUNSET AVE
PERRIS CA 92571



APN: 321452005 ASMT: 321452005
JEFFREY VANLEIROP
BRIANNA VANLEIROP
14910 SUNRISE HILL RD
RIVERSIDE CA 92508

APN: 321452006 ASMT: 321452006
RODOLFO GARCIA
VIRGINIA E ROJAS
19161 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321452007 ASMT: 321452007
RAYMUNDO PALOMARES
MARIA PALOMARES
19143 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321452008 ASMT: 321452008
PATRICIA A DUROJAIYE
JAMIU A DUROJAIYE
19125 PAINTED ROCK ST.
PERRIS CA. 92570

APN: 321501007 ASMT: 321501007
DANIEL R MCPHERSON
19217 BRIDLEWOOD RD
PERRIS CA. 92570

APN: 321501008 ASMT: 321501008
CHARLES M VRANICH
MARTHA A VRANICH
19199 BRIDLEWOOD RD
PERRIS CA. 92570

APN: 321502001 ASMT: 321502001
ROSARIO ROWELL
ANGELES CEBALLOS
19204 BRIDLEWOOD RD
PERRIS CA. 92570

APN: 321502002 ASMT: 321502002
K HOVNIANIAN FORECAST HOMES INC
800 S HAVEN STE 300
ONTARIO CA 91764

APN: 321510001 ASMT: 321510001
ELIZABETH VILLALOBOS
ANTHONY VILLALOBOS
19295 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510002 ASMT: 321510002
LUCRECIA MORENO
JUAN CARLOS MORENO
19277 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510003 ASMT: 321510003
EDWARD J GOMEZ
JAIME M GOMEZ
19259 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510004 ASMT: 321510004
ERNEST SANTAMARIA
SONIA M SANTAMARIA
19241 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510005 ASMT: 321510005
ANGELINA N JACOBUS
19223 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510006 ASMT: 321510006
JOAQUIN AGUILAR
PATRICIA AGUILAR
19238 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510007 ASMT: 321510007
CYNTHIA GODDARD
19256 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510008 ASMT: 321510008
RONALD GARIBAY
LISA M JAMES
19274 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510009 ASMT: 321510009
CHRISTOPHER D CERVANTES
19292 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510010 ASMT: 321510010
JOHN GAMBINA
19310 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321510011 ASMT: 321510011
ROBERT L EARLY
KRISTINA EARLY
DOUGLAS M WELLS
19193 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321510012 ASMT: 321510012
CHRISTOPHER S HARRIS
19211 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321510015 ASMT: 321510015
BOULDER SPRINGS COMMUNITY ASSN
C/O K HOVNIANIAN COMM INC
800 N HAVEN AVE STE 300
ONTARIO CA 91764

APN: 321511001 ASMT: 321511001
BRENT F MCCUE
KATHLEEN A MCCUE
19108 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321511002 ASMT: 321511002
JESUS J ROMERO
ROSARIO ROMERO
19126 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321511003 ASMT: 321511003
RAMON D DIAZ
MARIA C DIAZ
19144 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321511004 ASMT: 321511004
CARMEN CABOTE
19162 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321511005 ASMT: 321511005
ASHLEY MARIE JOHNSON
KENNETH R JOHNSON
19180 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321511006 ASMT: 321511006
LUIS F ESPINOZA
MICAELA L ESPINOZA
19198 MOUNTAIN SHADOW LN
PERRIS CA. 92570

APN: 321520001 ASMT: 321520001
JIM BOYER
KATHY BOYER
19313 SILVER SUMMIT CIR
PERRIS CA. 92570



APN: 321520002 ASMT: 321520002
FIDEL ARREDONDO
19331 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321520003 ASMT: 321520003
JOSE A GONZALEZ
GAUDENCIA GONZALEZ
19349 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321520004 ASMT: 321520004
DAVID WEST
SUSAN WEST
19367 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321520005 ASMT: 321520005
JACK NESHEIWAT
ASMAHAN NESHEIWAT
19385 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321520006 ASMT: 321520006
DAVID CHAVEZ
DENISE MARIE CHAVEZ
19173 ROCKY SUMMIT DR
PERRIS CA 92570

APN: 321520007 ASMT: 321520007
ANTONIO A SIMOES
BRIAN J DEVEREUX
CHRISTINA M DEVEREUX
19191 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321520008 ASMT: 321520008
THAD C EKINS
TRACEE M EKINS
19209 ROCKY SUMMIT DR
PERRIS CA. 92570

APN: 321520009 ASMT: 321520009
MARK A CAMPBELL
MICAH M CAMPBELL
JENNIFER M CAMPBELL
19227 ROCKY SUMMIT DR
PERRIS CA 92570

APN: 321521001 ASMT: 321521001
RUDOLFO TREVINO
LIVIER MAGANA
19181 BRIDLEWOOD RD
PERRIS CA 92570

APN: 321521002 ASMT: 321521002
JASON GARDNER
19364 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321521003 ASMT: 321521003
LEONEL SOLIS
DENNETTA L SOLIS
19382 SILVER SUMMIT CIR
PERRIS CA. 92570

APN: 321521004 ASMT: 321521004
MANUEL O OJEDA
TERESA OJEDA
RAY M OJEDA
19224 ROCKY SUMMIT DR
PERRIS CA. 92570

APN: 321521005 ASMT: 321521005
VICTOR DIAZ
19242 ROCKY SUMMIT DR
PERRIS CA. 92570



Residents Association of Greater Lake Mathews
14176 Grande Vista Ave.
Mathews, CA 92570-8820

Riverside City Hall
3900 Main St.
Riverside, CA 92522

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

ATTN: Geoffrey Dooley
Woodcrest Municipal Advisory Council
16780 Sendero Del Charro
Riverside, CA 92508

Applicant/Owner:
B & C Land Boulder Springs LLC
341 West Second St.
San Bernardino, CA 92401

Eng-Rep:
Bonadiman & Associates, Inc.
234 North Arrowhead Ave.
San Bernardino, CA 92408



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

TENTATIVE TRACT MAP NO. 29648, EA 37959, is an application submitted by B&C Land, Boulder Springs, LLC for property located in the Mead Valley Zoning District, First Supervisorial District, and more generally located on the northeast corner of Wood Road and Cajalco Road; and, pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to subdivide 80.56 acres into 139 lots.

TIME OF HEARING: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER.
DATE OF HEARING: OCTOBER 31, 2001
PLACE OF HEARING: Riverside County Administrative Center
14th Floor Board Hearing Room
4080 Lemon Street
Riverside, CA 92502

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAMES QUIRK, PROJECT PLANNER, AT (909) 955-2402 OR E-MAIL AT jquirk@co.riverside.ca.us. Project information is also available on the Planning Dept. Internet site at: <http://www.tlma.co.riverside.ca.us/plan/planning.htm>

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.

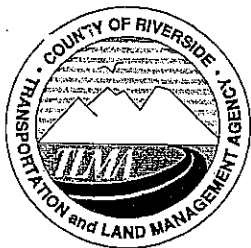
The case file for the proposed project, and the proposed mitigated negative declaration, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department Office, 4080 Lemon Street, 9th Floor, Riverside or at the Planning Department office located below.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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:

COUNTY OF RIVERSIDE ADMINISTRATIVE CENTER
P.O. Box 1409
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
 County Clerk
County of Riverside

FROM:

Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
Indio, CA 92201

Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EA 37959 Tentative Tract Map No. 29646/Tentative Tract Map No. 29648
Project Title: Case Numbers

Site Clearinghouse Number Contact Person Area Code/No./Ext.

B & C Land - Boulder Springs, LLC. 341 W. Second Street #100, San Bernardino, CA 92410
Project Applicant/Property Owner and Address

Located near the northeast corner of Wood Road and Cajalco Road
Project Location

Tentative Tract Map 29646 proposes to subdivide 70.06 acres into 119 residential lots and Tentative Tract Map No. 29648 proposes to subdivide 80.56 Acres into 139 lots.
Project Description

This is to advise that the Riverside County Planning Commission has approved the above-referenced project on November 14, 2001, and has made the following determinations regarding that project:

1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$928 fee)
 A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,328 fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$78 fee)
3. Mitigation Measures were, were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations , was, was not adopted for the project.
6. A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, 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
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature
Y:\files\FORMS\CEQA\CEQA\tr29646.nod.wpd

Senior Planner
Title

November 14, 2001
Date

TO BE COMPLETED BY OPR
Date Received for Filing and
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case #: EA 37959

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NEGATIVE DECLARATION

Project/Case Number or Name: Tentative Tract Map No. 29646 / Tentative Tract Map No. 29648

Environmental Assessment No. EA 37959

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY: *See attached Initial Study.*

COMPLETED/REVIEWED BY:

By: James Quirk Title: Senior Planner

Date: October 11, 2001

Applicant/Project Sponsor: B & C Land - Boulder Springs, LLC

Date Submitted: April 20, 2000

ADOPTED BY:

- Board of Supervisors
- Planning Commission
- East Area Planning Council
- Planning Director
- Other _____

Person Verifying Adoption: James Quirk

Title: Senior Planner

Date: November 14, 2001

The 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
- Riverside County Planning Department, 82-675 Highway 111, 2nd Floor, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact James Quirk, at (909) 955-2402.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0112761

1080 Lemon Street
Second Floor
Riverside, CA 92502
(909) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(909) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: B & C LAND BOULDER SPRINGS \$1,328.00
paid by: CK 1130
CFG FOR EA37959 TR29646 TR29648
paid towards: CFG01847 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Oct 31, 2001 08:54
NMAZIK posting date Oct 31, 2001

Account Code	Description	Amount
5703-322-490-9923	CF&G TRUST	\$1,250.00
5703-322-490-9923	CF&G TRUST: RECORD FEES	\$78.00

Overpayments of less than \$5.00 will not be refunded!

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.

EA42146, Tentative Parcel Map No. 36124

Project Title/Case Numbers

Jeff Horn
County Contact Person

951-955-4641
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

B & C Land, Boulder Springs LLC
Project Applicant

341 West Second Street, San Bernardino, CA 92401
Address

Located near the northeast corner of Wood Road and Cajalco Road
Project Location

Tentative Parcel Map No. 36124 proposes to subdivide 15.02 gross acres into eight (8) commercial parcels with a minimum 0.82 acre lot size
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 28, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Project Planner
Title

November 30, 2009
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42146 ZCFG05500

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R0904033

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: B&C LAND-BOULDER SPRINGS LLC
paid by: CK 001737
CA F&G FEE FOR PM36124
paid towards: CFG05500 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$64.00

By _____ Mar 25, 2009 16:41
SBROSTRO posting date Mar 25, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!