

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

106 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
2/16/10

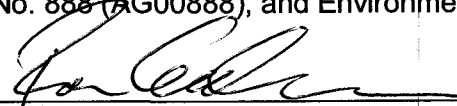
SUBJECT: TENTATIVE PARCEL MAP NO. 36283 (Fast Track Authorization No. 2010-01) – No Further Environmental Documentation Required – Applicant: Lewis Retail Centers – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue – 10.89 Gross Acres - Zoning: Specific Plan (SP) PA 1 per SP00331 (The Enclave) – **REQUEST:** The Tentative Parcel Map is a Schedule 'E' subdivision of 10.89 gross acres into nine (9) commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331 – APN: 144-060-039 – Related Cases: SP00331, CZ06759, TR30971, PP19946, AG00888 and EIR00459

RECOMMENDED MOTION:

FIND THAT NOTHING FURTHER IS REQUIRED for Tentative Parcel Map No. 36283 because all potentially significant impacts were adequately analyzed in the earlier Environmental Impact Report No. 459, and have been avoided or mitigated pursuant to the Environmental Impact Report certified by the Riverside County Board of Supervisors on May 17, 2005; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36283**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project site is within the boundaries of Specific Plan No. 331 (SP00331), Change of Zone No. 6759 (CZ06759), Tentative Tract Map No. 30971 (TR30971), Plot Plan No. 19946 (PP19946), Agricultural Preserve Case No. 888 (AG00888), and Environmental Impact


Ron Goldman
Planning Director

(continued on attached page)

RG:vc


Prev. Agn. Ref.

District: Second | Agenda Number:

16.2

REVIEWED BY EXECUTIVE OFFICE

DATE 2/22/10
Tina Grande
Departmental Concurrence

Policy

Consent

Dept ecomm.:
Per Exec. Ofc.:

The Honorable Board of Supervisors
RE: TENTATIVE PARCEL MAP NO. 36283
Date: 2/16/10
Page 2 of 2

Report No. 459 (EIR00459) (SCH No. 2003061045). The Specific Plan (Resolution No. 2005-197) and Change of Zone (Ordinance No. 348.4300) were adopted on June 21, 2005, the Tentative Tract Map was approved with certification of the Environmental Impact Report on May 17, 2005, the Agricultural Preserve Case (Resolution No. 2006-263) was certified on July 11, 2006 by the Riverside County Board of Supervisors, and the Plot Plan was approved on June 27, 2005 by the Planning Director.

The proposed subdivision consists of 10.89 gross acres out of the 112 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the adopted Specific Plan which proposed a land use plan, design guidelines, and designation of planning areas associated with the development of the Enclave Specific Plan, which includes 490 residential units on 97 acres and 15 acres of Commercial; the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 10 Acre Minimum (A-2-10) to Specific Plan (SP); the approved Tentative Tract Map which subdivided the 112 acre site into 490 residential lots ranging from 2,000 to 7,200 square foot minimum lot sizes, one 15 acre commercial site, 5 park sites, and 49 open space lots; the certified Agricultural Preserve Case which diminished Mira Loma Agricultural Preserve No. 4, and canceled the associated land conservation contract; and the approved Plot Plan which proposed a retail center of 6 (six) separate buildings to be occupied by a grocery store, drug store, bank, fast food restaurant, and a variety of specialty stores totaling 98,689 leasable square footage and 543 parking spaces.

Agenda Item No.:
Area Map: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Board of Supervisors: February 16, 2010

Tentative Parcel Map No. 36283
(Fast Track Authorization No. 2010-01)
E.A. Number: 42259 / E.I.R. Number: 459
Applicant: Lewis Retail Centers
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36283 is a Schedule 'E' subdivision of 10.89 gross acres into nine (9) commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331.

The proposed subdivision is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue.

BACKGROUND:

The project site is within the boundaries of Specific Plan No. 331 (SP00331), Change of Zone No. 6759 (CZ06759), Tentative Tract Map No. 30971 (TR30971), Plot Plan No. 19946 (PP19946), Agricultural Preserve Case No. 888 (AG00888), and Environmental Impact Report No. 459 (EIR00459) (SCH No. 2003061045). The Specific Plan (Resolution No. 2005-197) and Change of Zone (Ordinance No. 348.4300) were adopted on June 21, 2005, the Tentative Tract Map was approved with certification of the Environmental Impact Report on May 17, 2005, the Agricultural Preserve Case (Resolution No. 2006-263) was certified on July 11, 2006 by the Riverside County Board of Supervisors, and the Plot Plan was approved on June 27, 2005 by the Planning Director.

The proposed subdivision consists of 10.89 gross acres out of the 112 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the adopted Specific Plan which proposed a land use plan, design guidelines, and designation of planning areas associated with the development of the Enclave Specific Plan, which includes 490 residential units on 97 acres and 15 acres of Commercial; the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 10 Acre Minimum (A-2-10) to Specific Plan (SP); the approved Tentative Tract Map which subdivided the 112 acre site into 490 residential lots ranging from 2,000 to 7,200 square foot minimum lot sizes, one 15 acre commercial site, 5 park sites, and 49 open space lots; the certified Agricultural Preserve Case which diminished Mira Loma Agricultural Preserve No. 4, and canceled the associated land conservation contract; and the approved Plot Plan which proposed a retail center of 6 (six) separate buildings to be occupied by a grocery store, drug store, bank, fast food restaurant, and a variety of specialty stores totaling 98,689 leasable square footage and 543 parking spaces.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant Land |
| 2. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, south and west, and Commercial Retail to the east. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) PA 1 per SP00331 (The Enclave) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan (SP) to the south, east and west, |

ARR 2/14

- | | |
|--|---|
| 5. Specific Plan Land Use (Figure V-1): | and One-Family Dwelling (R-1) to the north.
Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the north, south and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east. |
| 7. Project Data: | Total Acreage: 10.89 gross
Total Proposed Commercial Parcels: 9
Proposed Schedule Subdivision: 'E' |
| 8. Environmental Concerns: | See Environmental Impact Report No. 459 |

RECOMMENDATIONS:

FIND THAT NOTHING FURTHER IS REQUIRED for Tentative Parcel Map No. 36283 because all potentially significant impacts were adequately analyzed in the earlier Environmental Impact Report No. 459, and have been avoided or mitigated pursuant to the Environmental Impact Report certified by the Riverside County Board of Supervisors on May 17, 2005; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36283**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed subdivision is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed subdivision is consistent with the Specific Plan (SP) PA 1 per SP00331 (The Enclave) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule 'E' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed subdivision is consistent with the adopted policies of The Enclave Specific Plan No. 331 Planning Area 1.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed subdivision is clearly compatible with the present and future logical development of the area.
7. The proposed subdivision is consistent with the provisions of the 2001 and 2008 Compatibility Land Use Plan for the Chino Airport.

8. The proposed subdivision will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
9. The proposed subdivision will not have a significant effect on the environment.

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

1. The project site is currently designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Specific Plan Land Use Plan in the Eastvale Area Plan.
2. The proposed subdivision, commercial parcels, is permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the north, south and west, and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east.
4. The current zoning for the subject site is Specific Plan (SP) PA 1 per SP00331 (The Enclave).
5. The proposed subdivision, commercial parcels, is permitted subject to the approval of a tentative parcel map in the Specific Plan (SP) PA 1 per SP00331 (The Enclave) zone.
6. The proposed subdivision is consistent with the development standards set forth in the Specific Plan (SP) PA 1 per SP00331 (The Enclave) zone.
7. The project site is surrounded by properties which are zoned Specific Plan (SP) to the south, east and west, and One-Family Dwelling (R-1) to the north.
8. Within the vicinity of the proposed subdivision there are Single Family Residences to the north, south and west, and Commercial Retail to the east.
9. The improvements proposed for the subdivision are consistent with the Schedule 'E' map requirements of Ordinance No. 460.
10. The project site is located within the boundaries of the Chino Airport Influence Area Zone D. The proposed subdivision will not generate any construction and as such does not produce any occupancy of buildings that would necessitate review by the Airport Land Use Commission.
11. This subdivision is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. In accordance with CEQA Guidelines 15162, the proposed subdivision would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier EIR (EIR00459) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed subdivision. It has been determined that:

- a. No new substantial changes are proposed in the subdivision which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No new substantial changes occur with respect to the circumstances under which the subdivision is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A Redevelopment Project Area;
 - f. A Policy Area;
 - g. A WRCMSHCP Criteria Cell;
 - h. A High Fire area;
 - i. A County Fault Zone;
 - j. A Flood Zone;
 - k. An Area Drainage Plan Area; or,
 - l. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Eastvale Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Jurupa Community Service District;
 - e. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW);
 - f. The Enclave Specific Plan No. 331 Planning Area 1;
 - g. The Chino Airport Influence Area Zone D;
 - h. A High Paleontological Potential (High B);
 - i. An Area Very High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 144-060-039.
5. This project was filed with the Planning Department on 12/23/2009.

6. This project was reviewed by the Land Development Committee 1 time on the following date 2/04/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,855.74.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36283
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 2

Date Drawn: 2/3/2010
Vicinity Map



Zoning District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 34

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) 853-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>.

Assessors Bk. Pg. 144-06
Thomas Bros. Pg. 712 J1
Edition 2009



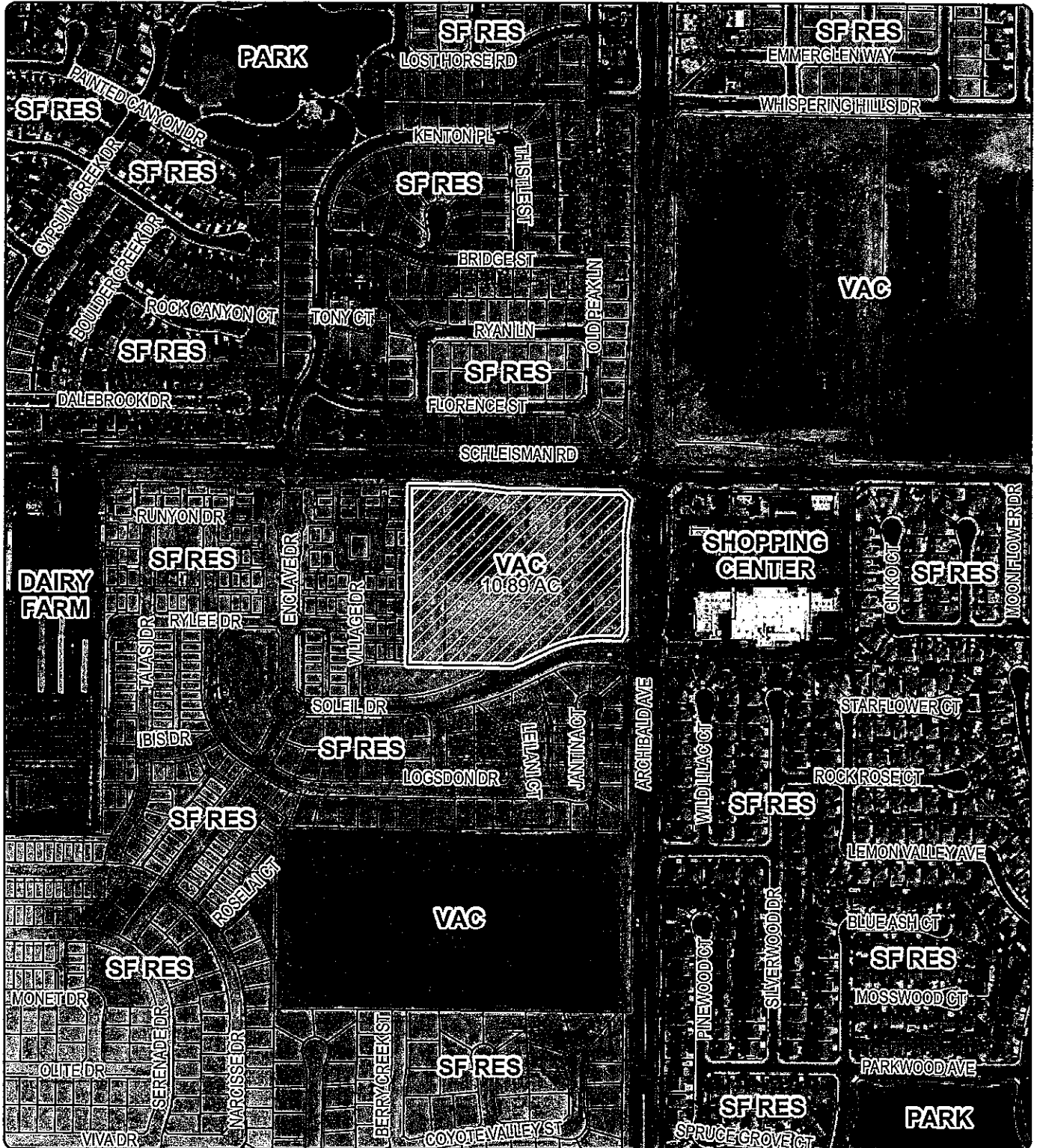
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36283

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 2/3/2010
Exhibit 1

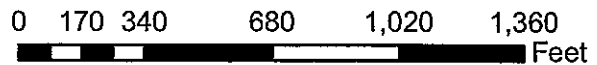


Zoning District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 34

Assessors Bk. Pg. 144-06
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Edition 2009



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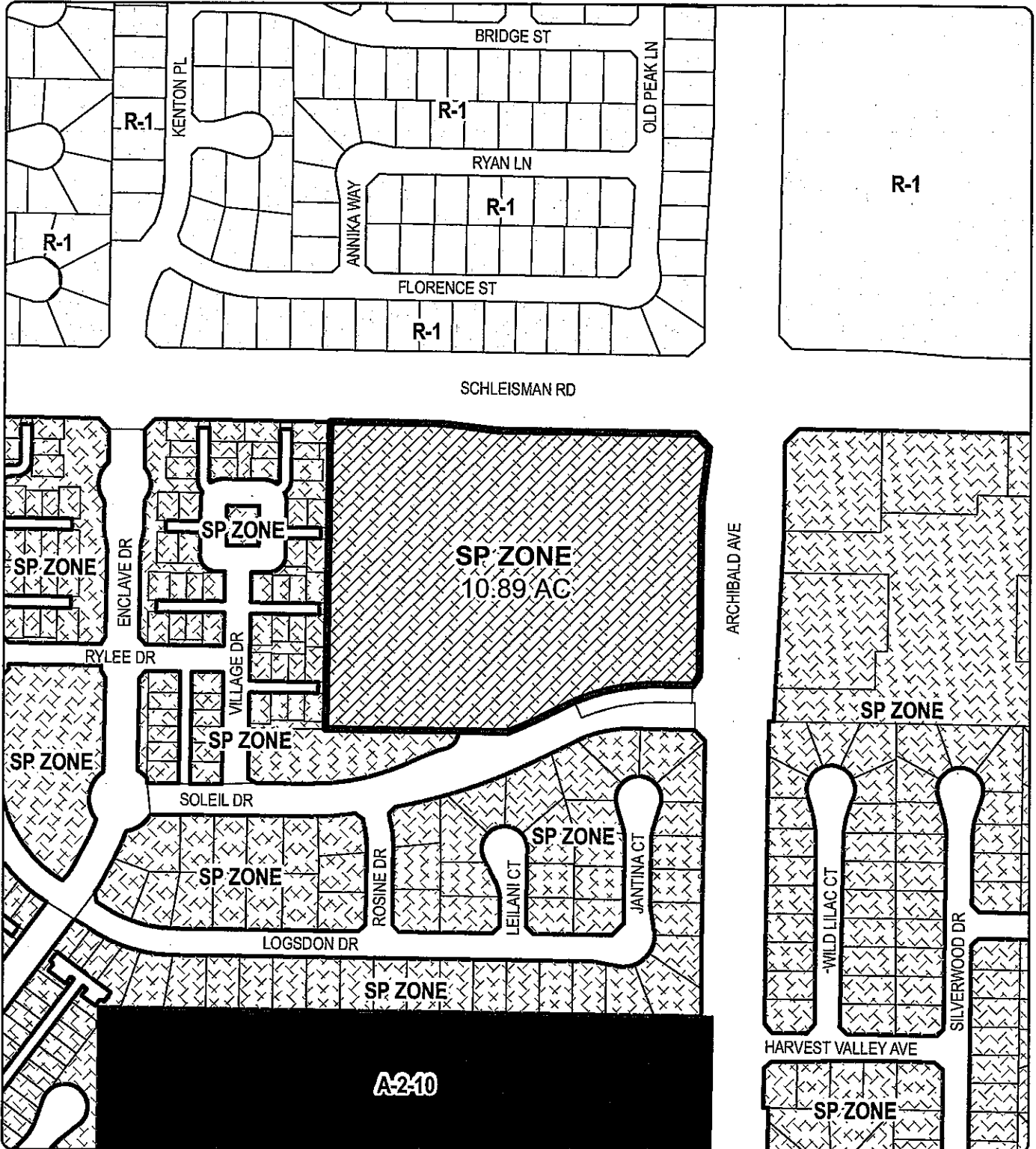
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36283

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 2/3/2010
Exhibit 2



Zoning District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 34

Assessors Bk. Pg. 144-06
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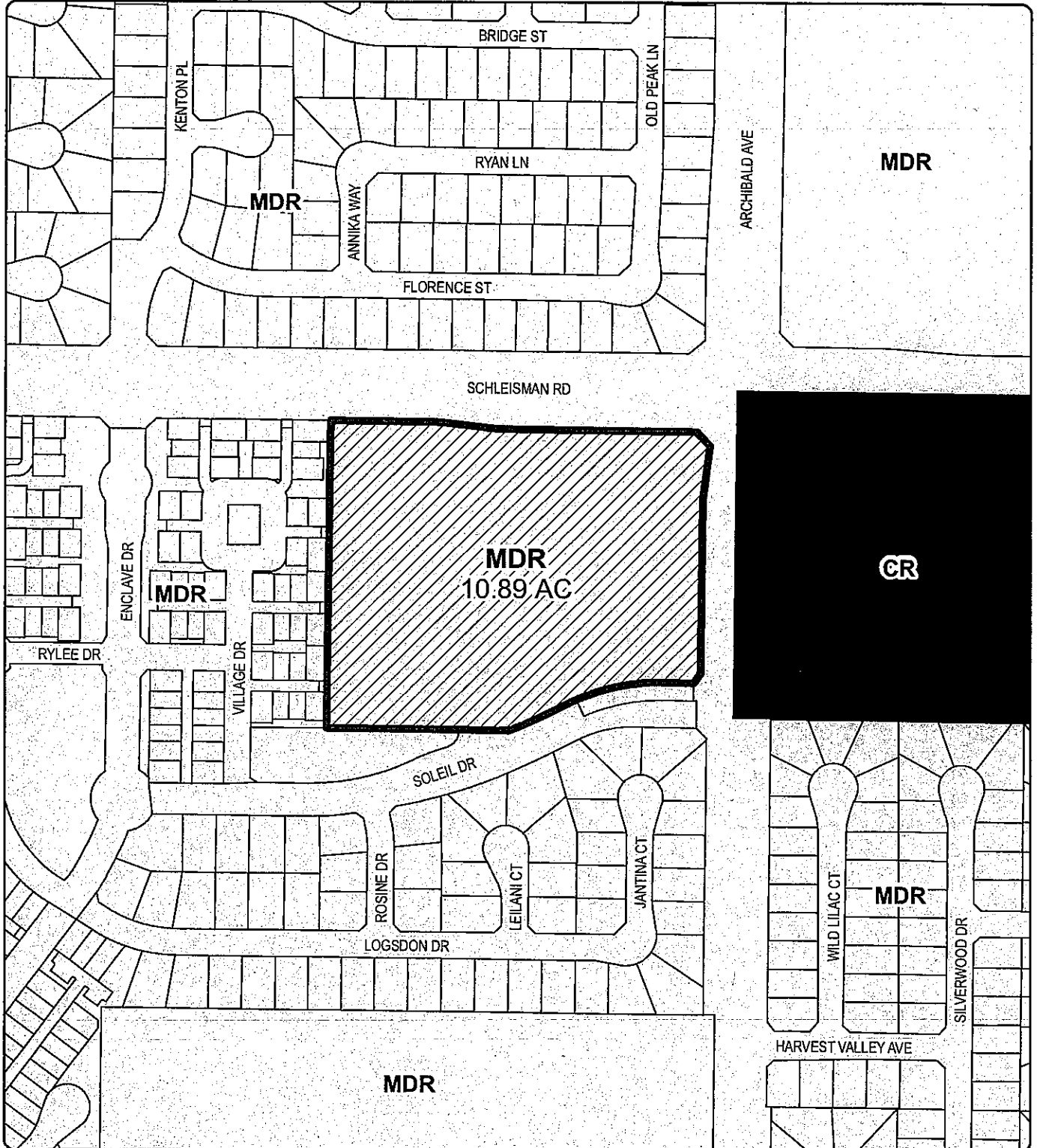
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36283

EXISTING GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 2/3/2010
Exhibit 5



Zoning District: Prado-Mira Loma
Township/Range: T2SR7W
Section: 34

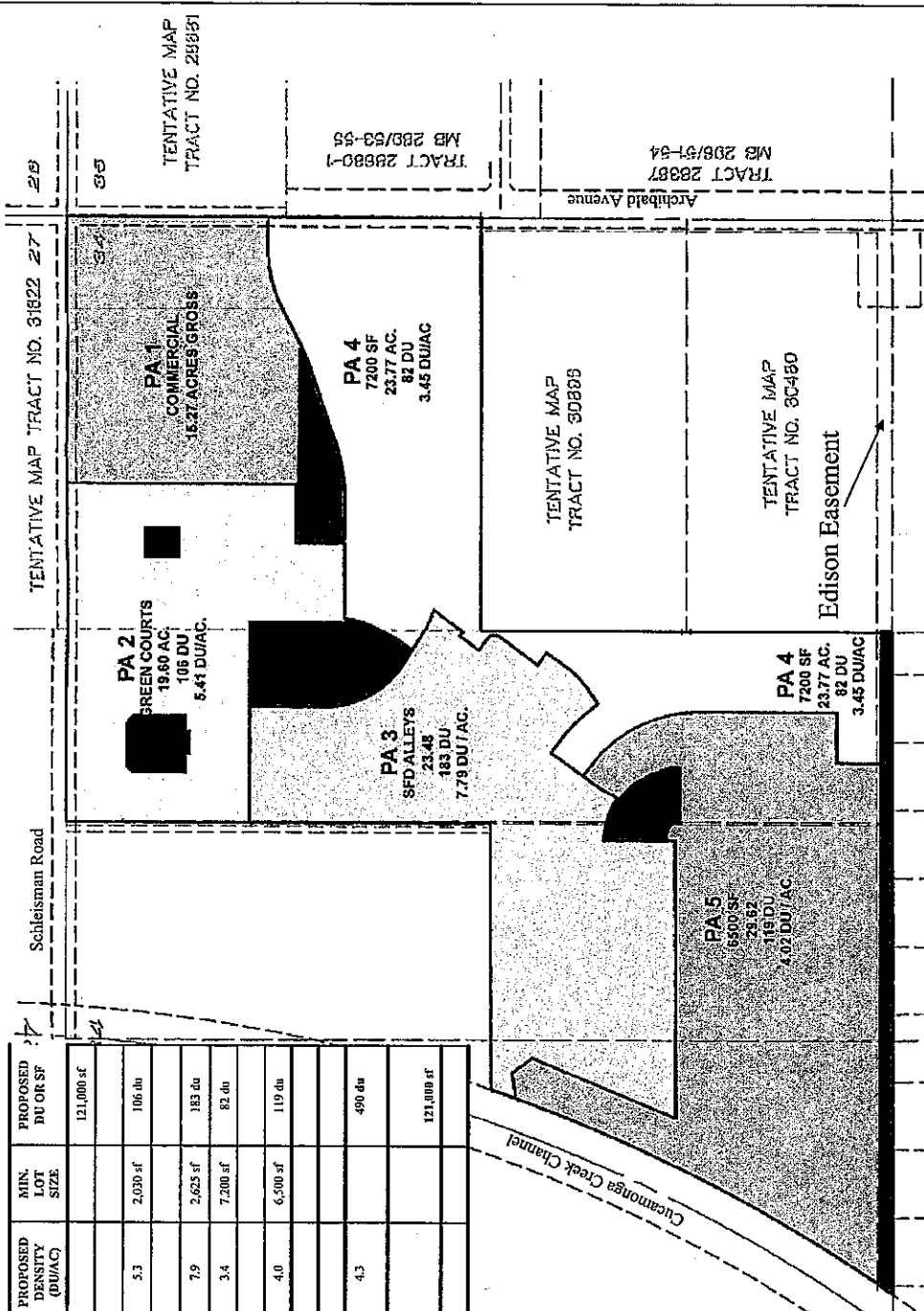
Assessors Bk. Pg. 144-06
Thomas Bros. Pg. 712 J1
Edition 2009



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Table V-A-2, Land Use Summary Table

PLANNING AREA	LAND USE	APPROX. ACRES	PROPOSED DENSITY (DU/AC)	MIN. LOT SIZE	PROPOSED DU OR SF
1	Commercial	15			121,000 sf
2	Parks	0.92			
	High Density - Green Courts	20	5.3	2,030 sf	106 du
	Parks	2.68			
3	High Density-Alley Loaded	23	7.9	2,625 sf	183 du
4	Medium Density Residential	24	3.4	7,200 sf	82 du
	Parks	0.91			
5	Medium Density Residential	30	4.0	6,500 sf	119 du
	Parks	2.55			
	PARKS TOTAL	7.06			
	RESIDENTIAL TOTAL (includes park acreage)	97	4.3		490 du
	COMMERCIAL TOTAL	15			121,000 sf
	TOTAL SITE ACREAGE	112			



Not to Scale



The Enclave Specific Plan

Comprehensive Land Use Plan
WEBB
 ALBERT A. WEBB ASSOCIATES
 PLANNING, CONSULTING
 Figure V-1

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42259
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36283 (Fast Track Authorization No. 2010-01)
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Christian Hinojosa, Project Planner
Telephone Number: (951) 955-0972
Applicant's Name: Lewis Retail Centers
Applicant's Address: 26632 Towne Center Drive, Suite 320; Upland, CA 91786
Engineer's Name: Albert A. Webb Associates
Engineer's Address: 3788 McCray Street; Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 36283 is a Schedule 'E' subdivision of 10.89 gross acres into nine (9) commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331.

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

C. Total Project Area: 10.89 Gross

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 10.89	Lots: 9	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Gross			
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A		Sq. Ft.: N/A	

D. Assessor's Parcel No: 144-060-039

E. Street References: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue

F. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 7 West, Section 34

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Eastvale Area Plan of the Riverside County General Plan and urban development exists to the north, south, east, and west of the site. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the north, south, east, and west. Single family residences and commercial retail uses currently surround the project site. The project site is currently vacant. The topography of the area is relatively flat.

The project site is within the boundaries of Specific Plan No. 331 (SP00331), Change of Zone No. 6759 (CZ06759), Tentative Tract Map No. 30971 (TR30971), Plot Plan No. 19946 (PP19946), Agricultural Preserve Case No. 888 (AG00888), and Environmental Impact Report No. 459 (EIR00459) (SCH No. 2003061045). The Specific Plan (Resolution No. 2005-197) and Change of Zone (Ordinance No. 348.4300) were adopted on June 21, 2005, the Tentative

Tract Map was approved with certification of the Environmental Impact Report on May 17, 2005, the Agricultural Preserve Case (Resolution No. 2006-263) was certified on July 11, 2006 by the Riverside County Board of Supervisors, and the Plot Plan was approved on June 27, 2005 by the Planning Director.

The proposed subdivision consists of 10.89 gross acres out of the 112 gross acres envisioned in the EIR. The EIR analyzed the environmental impacts associated with the adopted Specific Plan which proposed a land use plan, design guidelines, and designation of planning areas associated with the development of the Enclave Specific Plan, which includes 490 residential units on 97 acres and 15 acres of Commercial; the adopted Change of Zone which changed the zoning designation from Heavy Agricultural - 10 Acre Minimum (A-2-10) to Specific Plan (SP); the approved Tentative Tract Map which subdivided the 112 acre site into 490 residential lots ranging from 2,000 to 7,200 square foot minimum lot sizes, one 15 acre commercial site, 5 park sites, and 49 open space lots; the certified Agricultural Preserve Case which diminished Mira Loma Agricultural Preserve No. 4, and canceled the associated land conservation contract; and the approved Plot Plan which proposed a retail center of 6 (six) separate buildings to be occupied by a grocery store, drug store, bank, fast food restaurant, and a variety of specialty stores totaling 98,689 leasable square footage and 543 parking spaces.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed subdivision meets the requirements of the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) general plan land use designation. The proposed subdivision meets all other applicable land use policies, including the adopted policies of The Enclave Specific Plan No. 331 Planning Area 1. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for land use related impacts. Therefore, no new environmental documentation is required.
- 2. Circulation:** The proposed subdivision has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed subdivision. The proposed subdivision meets all other applicable circulation policies of the General Plan. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for circulation related impacts. Therefore, no new environmental documentation is required.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project site. This subdivision will comply with all Multipurpose open space standards set forth in the Eastvale Area Plan. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for open space related impacts. Therefore, no new environmental documentation is required.
- 4. Safety:** The proposed subdivision is within the Chino Airport Influence Area Zone D and an area of very high liquefaction potential. The proposed subdivision is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed subdivision has allowed for sufficient provision of emergency response services to the future users of the project. The proposed subdivision meets all other applicable Safety element policies. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for safety related impacts. Therefore, no new environmental documentation is required.

5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the project. The proposed subdivision meets all other applicable General Plan Noise element policies. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for noise related impacts. Therefore, no new environmental documentation is required.
6. **Housing:** The proposed subdivision is a Schedule E parcel map for an approved retail center. The subdivision does not propose the creation of residential lots. The proposed subdivision could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for housing related impacts. Therefore, no new environmental documentation is required.
7. **Air Quality:** The proposed subdivision is in conformance with the Air Quality Element of the General Plan. The proposed subdivision meets all other applicable Air Quality element policies. Environmental Impact Report No. 459 has adequately analyzed Specific Plan No. 331 for air quality related impacts. Therefore, no new environmental documentation is required.

B. General Plan Area Plan(s): Eastvale Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding

1. **Area Plan(s):** Eastvale

2. **Foundation Component(s):**

To the North: Community Development

To the South: Community Development

To the East: Community Development

To the West: Community Development

3. **Land Use Designation(s):**

To the North: Medium Density Residential

To the South: Medium Density Residential

To the East: Commercial Retail

To the West: Medium Density Residential

4. **Policy Area(s):** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The Enclave Specific Plan No. 331

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 1

I. **Existing Zoning:** Specific Plan (SP) PA 1 per SP00331 (The Enclave)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:**

To the North: One-Family Dwelling (R-1)

To the South: Specific Plan (SP)

To the East: Specific Plan (SP)

To the West: Specific Plan (SP)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input 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

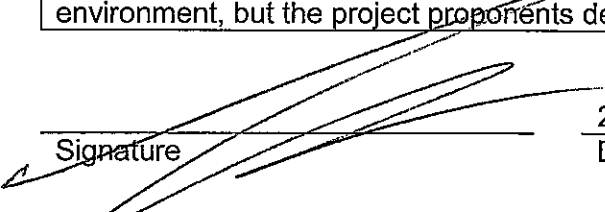
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR (EIR00459) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

2/09/2010

Date

Christian Hinojosa, Project Planner
Printed Name

For Ron Goldman, Planning Director

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- RCLIS: Riverside County Land Information System database.
- MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.
- RCIP: Riverside County Integrated Plan (General Plan), Adopted October 07, 2003.
- EIR00459: Environmental Impact Report No. 459

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

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

FINAL MAP Parcel Map #: PM36283

Parcel: 144-060-039

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 Commercial Parcel Map No. 36283 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Commercial Parcel Map No. 36283, dated February 17, 2010.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule 'E' subdivision of 10.89 gross acres into nine (9) commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331.

The proposed subdivision is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period 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.

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CEL MAP Parcel Map #: PM36283

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10. GENERAL 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.

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. 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. 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. 5 MAP-G1.6 DUST CONTROL RECOMMND

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

E. JEL MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

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.

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

PARCEL MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

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

Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval 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-G2.24 LU 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).

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 JCSD WATER AND SEWER SERVICE RECOMMND

This project is proposing Jurupa Community Services District (JCSD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with JCSD as well as all other applicable

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10. GENERAL CONDITIONS

10.E HEALTH. 1 JCSO WATER AND SEWER SERVICE (cont.) RECOMMND

agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 LEA CONTACT - MEDICAL WASTE RECOMMND

The applicant is advised to contact the County of Riverside, Local Enforcement Agency (LEA) regarding any issues related to the proper handling and disposal of medical waste. Please contact the LEA at 951.955.8982.

FIRE DEPARTMENT

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

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

10.FIRE. 2 MAP-#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. 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT RECOMMND

Parcel Map No. 36283 is a Schedule "E" subdivision of 10.89 gross acres into 9 commercial parcels within the Planning Area 1 of the Enclave Specific Plan No. 331. The site is located in the Eastvale area, north of Soleil Drive, south of Schleisman Road, and west of Archibald Avenue. PP 19946 is an approved use case for which grading permits have

PARCEL MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT (cont.)

RECOMMND

already been issued and is part of this subdivision.

Offsite runoff tributary to the site is collected and conveyed into the District's Eastvale Master Drainage Plan (MDP) Line B. As a result, except for nuisance nature local runoff, the site is considered free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage.

Based on PP19946 and the exhibit for this proposal, the onsite runoff would drain southerly via a storm drain system through adjacent properties which are part of the Enclave Specific Plan (Tract 30971). If any parcels within this development precedes the development of these adjacent properties, then the ultimate condition storm drain proposed by Tract 30971 or a functional equivalent as approved by the General Manager - Chief Engineer shall be constructed by this development to Cucamonga Creek.

The plot plan development was approved under a previous MS4 permit which did not require a Water Quality Management Plan (WQMP). If the parcel map subdivision proceeds with complete implementation of the plot plan, a WQMP will not be required. However, if new development cases are submitted for each individual parcel, then a WQMP will be required.

Thus a note shall be placed on the environmental constraint sheet stating, "New development cases submitted for any of the parcels within this Parcel map subdivision will be required to mitigate for water quality. Therefore, a project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

This site is located within the bounds of the Eastvale Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$7777 per acre, the fee due will be based on the fee in effect at the time of payment.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP PERP DRAINAGE PATTERNS-FAC RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwater are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading.

10.FLOOD RI. 5 MAP OWNER MAINT NOTICE RECOMMND

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

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

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

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

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

10.FLOOD RI. 8 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 9 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the

PARCEL MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 10 MAP CONSTRUCT ULTIMATE OUTLET RECOMMND

The applicant proposed to drain onsite runoff southerly via a storm drain system to adjacent properties which are part of the Enclave Specific Plan (Tract 30971). If this development precedes the development of these adjacent properties then the ultimate condition storm drain proposed by Tract 30971 or a functional equivalent as approved by the General Manager - Chief Engineer shall be constructed by this development to Cucamonga Creek.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 1 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. 2 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

PARCEL MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 it 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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (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. 3 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. 4 MAP - FEES FOR REVIEW RECOMMND

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

Parcel MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - 2ND DIST LS GUIDELINES RECOMMND

The land divider shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 and October 8, 2002.

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. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 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. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 17 MAP - WASTE MANAGEMENT LETTER RECOMMND

January 25, 2010

The Riverside County Waste Management Department has reviewed the proposed project located northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue, in the Prado-Mira Loma Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste

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10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - WASTE MANAGEMENT LETTER (cont.)

RECOMMND

impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

4. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Any questions, please contact Mirtha Liedl, Planner from the Riverside County Waste Management Department Phone (951) 486-3284.

10.PLANNING. 18

USE - ALUC MITIGATION

RECOMMND

The Riverside County Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any use other than the day care center and restaurant within the proposed buildings for PP19946S1. The square footage of classroom area in the day care center shall be limited to a maximum of 10,260 square feet and the dining area in the affected restaurant shall be limited to a maximum of 1,680 square feet. The Planning Department is subject to review detailed floor plans for these structures and any change in use that would increase parking requirements (as an indicator of possible increases in human intensity) to assure conformance.

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E. ZONING MAP Parcel Map #: PM36283

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve a Level of Service 'C' for the following intersections based on the traffic study assumptions.

I-15 NB Ramps/Limonite Avenue
I-15 SB Ramps/Limonite Avenue
Hamner Avenue/Limonite Avenue
Sumner Avenue/Limonite Avenue
Harrison Avenue/Limonite Avenue
Archibald Avenue/Limonite Avenue
Sumner Avenue/Schleisman Road
Harrison Avenue/Schleisman Road
Archibald Avenue/Schleisman Road
Hellman Avenue/Schleisman Road
Grove Avenue/Pine Avenue
Chino Corona Road/Pine Avenue
Euclid Avenue/Pine Avenue
Euclid Avenue/Kimball Avenue
Commercial Driveway/Schleisman Road (Project Access)
'B' Street/Archibald Avenue (Project Access)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 4 MAP - 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. 5 MAP - OFF-SITE PHASE RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE (cont.) RECOMMND

to County maintained roads as approved by the
Transportation Department.

10.TRANS. 6 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. 2 MAP - EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 2 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#46-WATER PLANS (cont.) RECOMMND

minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP WQMP NOTE ON ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating, "New use cases submitted for any parcels within this subdivision will be required to mitigate for water quality. Therefore, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

50.FLOOD RI. 2 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 Eastvale 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.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP BMP - MAINT & INSPECT

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 4 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 5 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 6 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 7 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.

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 8 MAP - SP PA LEGAL DESCRIPTION RECOMMND

The land divider or their successors-in-interest shall submit to the County Planning Department a correct legal description for Planning Area 1 of Specific Plan No. 331.

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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. 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. 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 35 feet of frontage measured at the front lot line.
- D. The total number of commercial lots on the final map shall be nine (9) lots.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the following locations:

None

50.TRANS. 2 MAP - TS/GEOMETRICS RECOMMND

The intersection of West Project Access (NS) at Schleisman Road (EW) shall be improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMND

Northbound: one right-turn lane
Southbound: N/A
Eastbound: three through lanes, one right-turn lane
Westbound: one left-turn lane, three through lanes
NOTE: The project access shall be restricted from
left-out turning movements.

The intersection of East Project Access (NS) at Schleisman Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A (right-turn in only)
Southbound: N/A
Eastbound: three through lanes, one right-turn lane
Westbound: three through lanes
NOTE: The project access shall be restricted from
right-out turning movements.

The intersection of Archibald Avenue (NS) and Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, three through lanes, one right-turn lane
Southbound: one left-turn lane, three through lanes, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

50.TRANS. 3

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 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. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP19946, TR30971 (P/P No. 944-G).

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 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 for Soleir Drive 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10

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. 11

MAP - DEDICATION

RECOMMND

Soleil Drive (privately maintained) is designated as a Collector road and shall be improved with 46 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 78' to 95' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/78'-95') (Modified for increased improvements from 44' to 46' and increased right-of-way from 74'-78' to 95'.)

NOTE: 1. A 5' sidewalk shall be constructed 6' from curb line within the 15' parkway on the project side.

2. A 6' landscaped entry median shall be constructed at the center of the street as approved by the Director of Transportation.

50.TRANS. 12

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. 13

MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - IMP PLANS (cont.)

RECOMMND

a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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: http://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. 14 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Streetlights.
- (2) Traffic signals located on Schleisman Road and Archibald Avenue, and Archibald Avenue at intersection of Soleil Drive.
- (3) Street sweeping.

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP NO PRECISE GRADE 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).

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 3 MAP ADP FEES RECOMMND

PM36283 is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 4 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with all applicable current State and Local Regulations.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - NO BUILDING PERMITS RECOMMND

No building permits shall be attached to this Parcel Map. All building permits should be attached to Plot Plan No. 19946.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMND

business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org/NPDES, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 2 MAP BMP MAINTENANCE & INSPECT RECOMMND

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.)

RECOMMND

all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

None

90.TRANS. 2 MAP - WRCOG TUMF

RECOMMND

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

E. JEL MAP Parcel Map #: PM36283

Parcel: 144-060-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 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. 4 MAP - E STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be 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. 5 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 6 MAP - 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 #: PM36283

Parcel: 144-060-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Streetlights.
- (2) Traffic signals located on Schleisman Road and Archibald Avenue, and Archibald Avenue at intersection of Soleil Drive.
- (3) Street sweeping.

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

DATE: January 5, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Hazardous Material
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. Surveyor: Dave Duda
Riv. Co. ALUC: John Guerin
Chino Airport: General Manager
2nd District Supervisor

2nd District Planning Commissioner
Corona/Norco Unified School Dist.
Jurupa Community Service Dist.
Eastern Information Center
U.S. Postal Service San Bernardino
Center for Community Action & Env.
Southern California Edison
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 36283 – EA42259 – Applicant: Lewis Operating Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) – Location: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue – 10.89 Gross Acres - Zoning: Specific Plan Zone – **REQUEST: The Tentative Parcel Map is a Schedule 'E' subdivision of 10.89 gross acres into 9 commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331 – APN: 144-060-039 – Related Cases: SP00331, GPA00653, CZ06759, PP19946 and EIR00459**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 4, 2010**. 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at chinojos@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.



Fast Track Authorization

Case No.: GPA00653;
CZ06759;PM36283; PP19946

ETA No. 2010-01

SUPERVISOR: Tavaglione

SUPERVISORIAL DISTRICT: 2

Company/Developer: Lewis Operating Corp.

Contact: Mark Wendel

Address: 1156 N. Mountain Avenue, Upland, CA 91786

Phone: (909) 949-6743

Fax: (909) 351-5571

Email: _____

Architectural Firm: Webb Associates

Contact: Flo Smith

Address: 3788 McCray Street, Riverside, CA 92506

Phone: (951) 686-1070

Fax: (951) 788-1256

Email: flo.smith@webbassociates.com

Engineering Firm: N/A

Contact: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 144-060-039

Cross Streets/Address SWC of Schleisman Road and Archibald Avenue

Land Use Designation MDR

Zoning SP-331

Site Acreage 11.12

Redevelopment Project Area/Sub-Area N/A

Unincorporated Community East Vale

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care

Workforce Housing Other _____

Permanent Full-Time Jobs 175

Wages per Hour \$6-10

Construction Jobs 100

Capital Investment \$24,000,000

Taxable Sales \$20,000,000

Bldg Size 94,000

Project Type Commercial Industrial Office Residential Other Retail Center

Industrial Classification N/A

Commercial Classification Neighborhood Shopping Center

Project Description:

Retail commercial center which will also include drive-thru restaurants and a gas station totaling 94,000 sq. ft.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Dan Martinez, Managing Director of EDA

2-11-10
Date

Betty A. Anderson, President
Jane F. Anderson, Vice-President
R. M. "Cook" Barela, Director
Kathryn Bogart, Director
Kenneth J. McLaughlin, Director



February 9, 2010

Mr. Rick Manners
The Enclave Holding Company, LLC
1156 N. Mountain Avenue
Upland, CA 91786

RE: WATER AND SEWER AVAILABILITY FOR PARCEL MAP 36283 LOCATED
SOUTHWEST OF THE INTERSECTION OF SCHLEISMAN ROAD AND ARCHIBALD
AVENUE IN THE EASTVALE AREA

Dear Mr. Manners:

The Jurupa Community Services District's ability to provide water and sewer service to the subject property has been reviewed. The Developer may be affected by reimbursement agreements for installation of temporary or permanent water and sewer facilities undertaken by others that are required to provide service to the subject property. When there are Water and Sewer Master Plan lines fronting a development both lines are to be installed by the Developer. The District requires the Developer to have water facilities extended full frontage and may require sewer facilities to be extended full frontage of the project.

Water service is available from an existing 18-inch diameter waterline in Archibald Avenue and a 30-inch diameter waterline in Schleisman Road. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the existing water system.

Sewer service is available from an existing 21-inch diameter sewerline in Archibald Avenue. Gravity Flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of waste water generated by the project.

If for any reason facilities are not installed by others as indicated, the Developer will be required to construct the facilities to service their property.

The District's current water supply exceeds the projected maximum day demand projected in the next five years (see attached Figure 1 – "Supply vs. Maximum Day Demand, 2009 – 2014"). In addition the District presently maintains excess wastewater capacity at the City of Riverside Wastewater Reclamation Plant and the Western Riverside County Regional Wastewater Treatment Plant.

The District can issue a sewer and water availability letter provided that the above requirements are met, the District continues to develop the water supply with the projects currently budgeted and proceed with the acquisition of treatment plant capacity at the City of Riverside and Western Riverside County Regional Wastewater Treatment Plant facilities.

The District is currently investigating the potential use of reclaimed water (including but not limited to non-potable groundwater for irrigation purposes) for the project area. The developer of the proposed project will be required to participate in the final adopted program with regard to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.

Sewer and water plans for the subject property must be received by the District no later than one (1) year from the date of this letter or a new request for water and/or sewer availability must be made. In no event will the District be liable for supplying service to the above referenced property beyond two (2) years without a new request.

Sincerely,



Nickie Hamic
Development/Engineering
Representative

Betty A. Anderson, President
Jane F. Anderson, Vice-President
R.M. "Cook" Barela, Director
Kathryn Bogart, Director
Kenneth J. McLaughlin, Director



February 9, 2010

County of Riverside
Department of Environmental Health
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Re: PARCEL MAP 36283

Dear Gentlemen:

The Jurupa Community Services District will provide water and sewer services to the above referenced property conditional upon compliance with District rules, regulations and payment of appropriate fees.

The District must receive sewer and water plans for the subject property no later than one (1) year from the date of this letter or a new request for water and/or sewer availability must be made. In no event will the District be liable for supplying service to the above referenced property beyond two (2) years without a new request.

Sincerely,

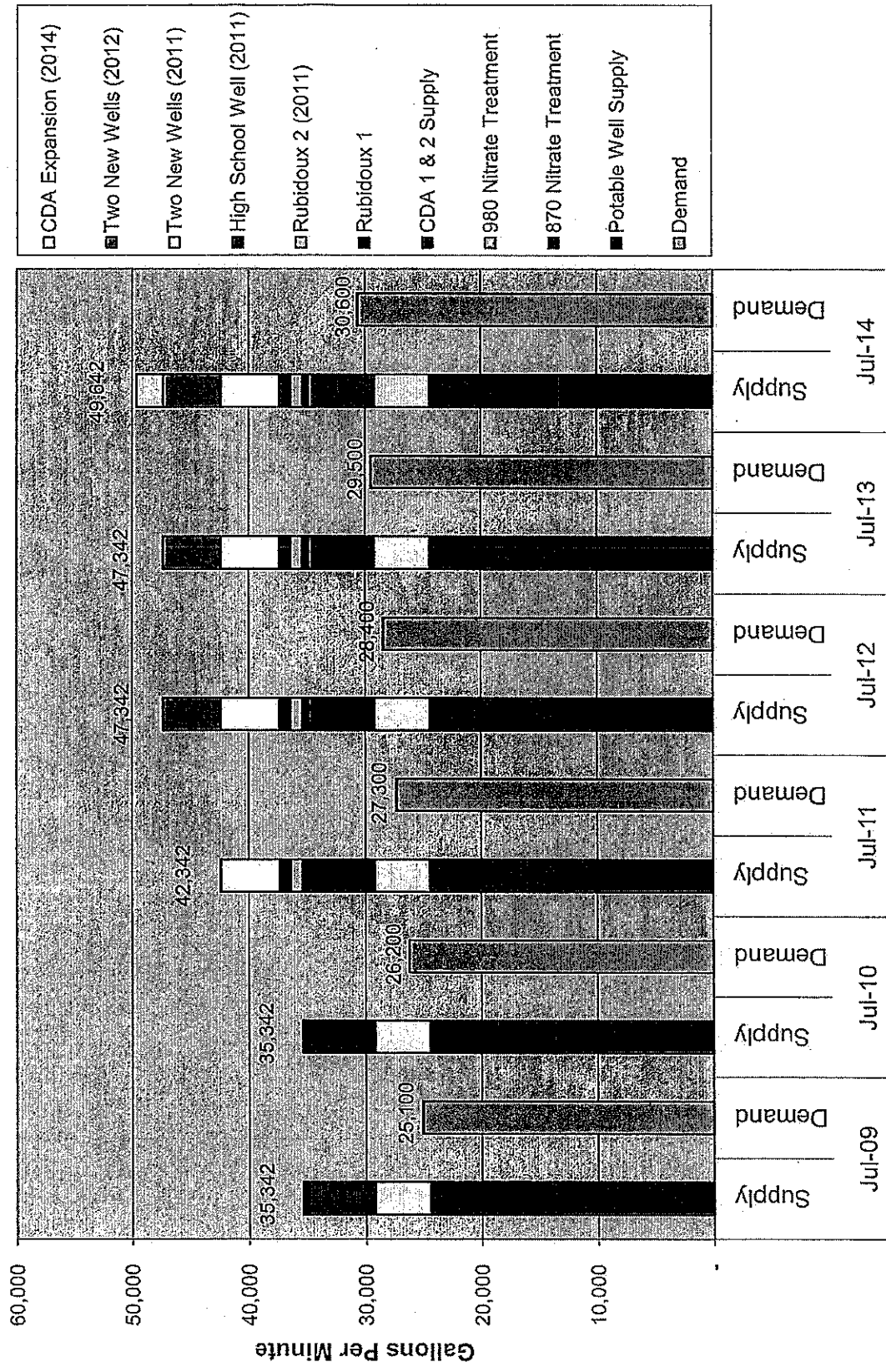
A handwritten signature in cursive script that reads "Nickie Hamic".

Nickie Hamic
Development/Engineering
Representative

3445 I. Project
4203 Engineer/nh

FIGURE 1

Jurupa Community Services District Supply vs Maximum Day Demand, 2009~2014



Original 2007-2012 Projection presented to JCSD Board of Directors on November 7, 2007 - Updated May 2009

JURUPA COMMUNITY SERVICES DISTRICT
INFORMATION FORM FOR LAND DEVELOPMENTS
REQUIRING WATER AND SEWER AVAILABILITY

LAND DEVELOPMENT CATEGORY:

Tentative Parcel Map No.: 36283 No. Parcels/Lots: 9
Mobile Home, R.V., T.T., Park Name: _____ Total Acres: 11±
Use Case No., PU, CU, P/P, etc.: _____ Zoning: _____
Other SGD, GP of Lots, etc.: _____ Map Schedule: _____
Area: JCSD

WATER: DOMESTIC

1. Estimate daily and peak demands and fire requirements demands for development (domestic, irrigation and commercial uses).
Average Demand = 11 ac x 1.28 gpm/ac = 14 gpm
Maximum Demand = 14 gpm x 2.7 = 38 gpm
The fire flow requirements for the subject site are unknown at this time since the applicant needs to obtain this information from the Riverside County Fire Department.

2. Source of water for developer:
 - a. If local district wells water are to be used, provide information with regards to any over drafting impacts on the ground water basin being served from this development.
The District wells are located within the Chino Ground Water Basin, which is an adjudicated basin. All municipal water entities that exceed their safe yield pay a pump tax, which is used by the Water Master to recharge the ground water basin with State Water Project water. The Chino Basin has been maintained by the Water Master in a safe yield condition under this method of operation.

 - b. Source:
Local wells/imported Northern California Water, or Colorado River water.
The water source will be from local wells, including treated groundwater from the Chino I Desalter, the Chino II Desalter and the Roger Teagarden Ion Exchange Treatment Plant.

 - c. Are there additional sources of water needed for this project? Provide details.
The District's current water supply exceeds the projected maximum day demand projected in the next five years. The District continues to develop additional water supply resources which are currently budgeted.

3. Location of closest main line of sufficient size to supply development.
 - a. If offsite water is needed, state approximate length of offsite improvements needed.
Offsite water improvements will not be needed.

 - b. At what point or points of the subdivision or development shall the off-site connect?
Offsite connections will not occur.

- c. If water currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?
An existing 18-inch diameter line fronts the development in Archibald Avenue and an existing 30-inch diameter line fronts the development in Schleisman Road. These lines will be available to the subject site. A fire flow test will be required to determine flow rates and residual pressure capabilities of this waterline. A comparison of this flow must be made to the Riverside County Fire Department requirements.
- d. Is additional plant pumping capability required for this development, if so, state quantity and location.
Additional plant pumping is not required.
- e. Will adequate storage and pressure for fire flow be available? Explain.
Adequate storage exists. Adequate pressure and fire flow must be verified by comparison to the requirements of the Riverside County Fire Department.

SEWER:

1. Estimate waste flow from the project (MGD).
 $Q_{pk} = 2.000 \text{ gpd/ac} \times 11 \text{ ac} \times 3.0 = 0.07 \text{ MGD}$
2. Name and location of sewage treatment facility to treat wastes for this development.
Wastewater treatment will occur at the Western Riverside County Regional Wastewater Treatment Plant.
3. Does treatment facility have capacity for this development?
Wastewater Treatment Plant capacity for the subject project may have to be purchased. Treatment Plant capacity needs to be verified by the District.
4. Location of nearest trunk line of sufficient capacity to accept the waste flow from intended project.
An existing 21-inch diameter line fronts the development in Archibald Avenue. This line has the capacity to accept the generated waste flow.
5. Is offsite needed; if so, provide approximate length. At what point or points of the subdivision or development shall the offsite connect?
Offsite improvements will not be needed.
6. How will the disposal of waste water from this project be accommodated, i.e., construction of lift stations or force mains?
Wastewater will be accommodated by gravity flow in the District's sewer main.
7. If sewer currently fronts intended development, will it be available to each and every lot? What is the size and capacity of lines?
An existing 21-inch diameter line fronts the development in Archibald Avenue. Gravity flow to the existing line is contingent upon final project grading. The existing line in Archibald Avenue is three-quarters full at 4.37 MGD at a slope of 0.22% (District Standards specify that a 21-inch diameter line flowing three-quarters full is at design capacity).

RECLAIMED WATER:

1. Is, or will reclaimed water be available to this development? If so, what is degree of treatment?
What is the distance to the project?

The potential use of reclaimed water for the project area is currently under review.

2. Does this project have areas that can use reclaimed water? If so, does the sewer agency require such use?

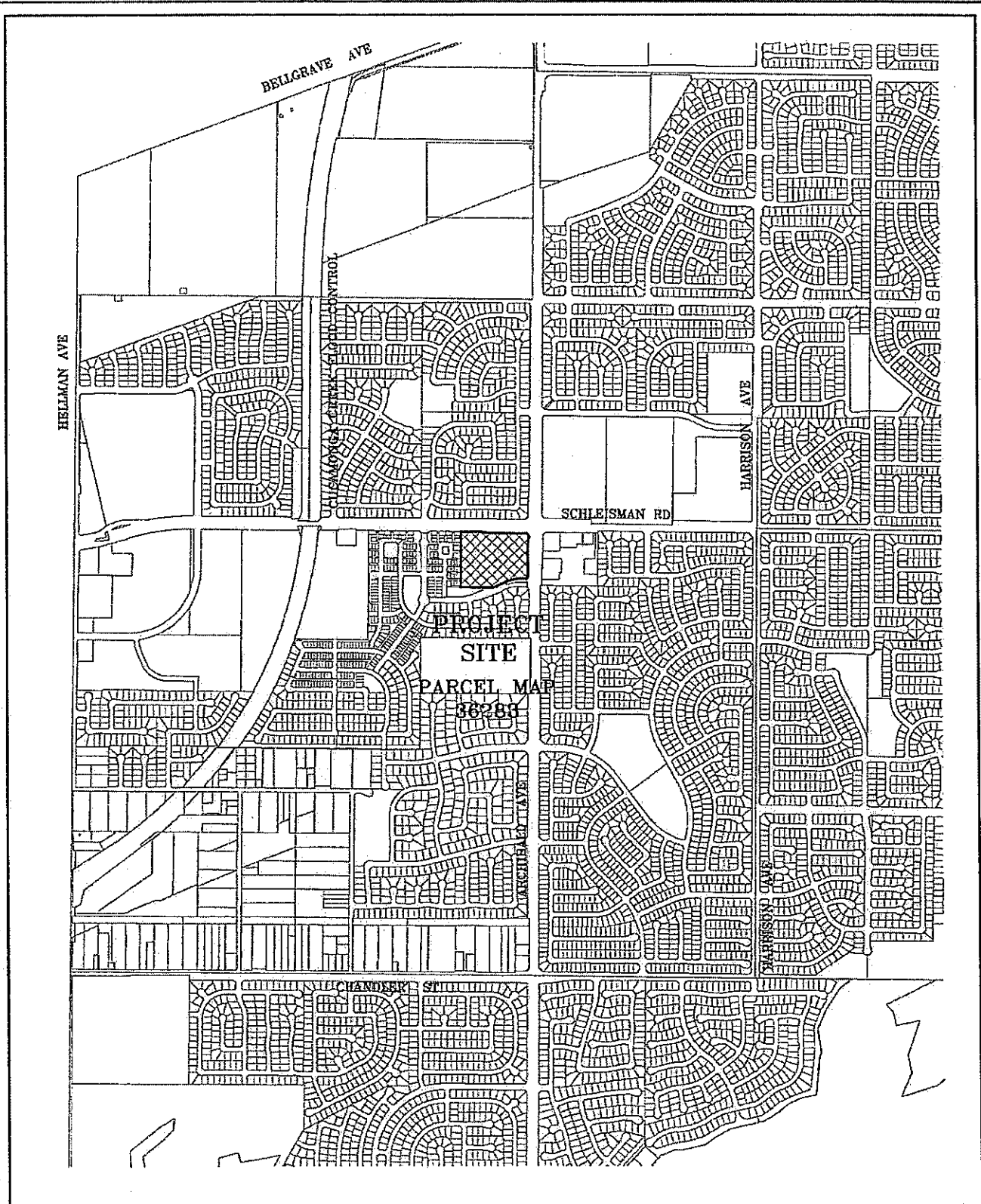
The potential use of reclaimed water for the project area is currently under review.

REMARKS: _____


SIGNATURE _____

DATE _____

JURUPA COMMUNITY SERVICES DISTRICT

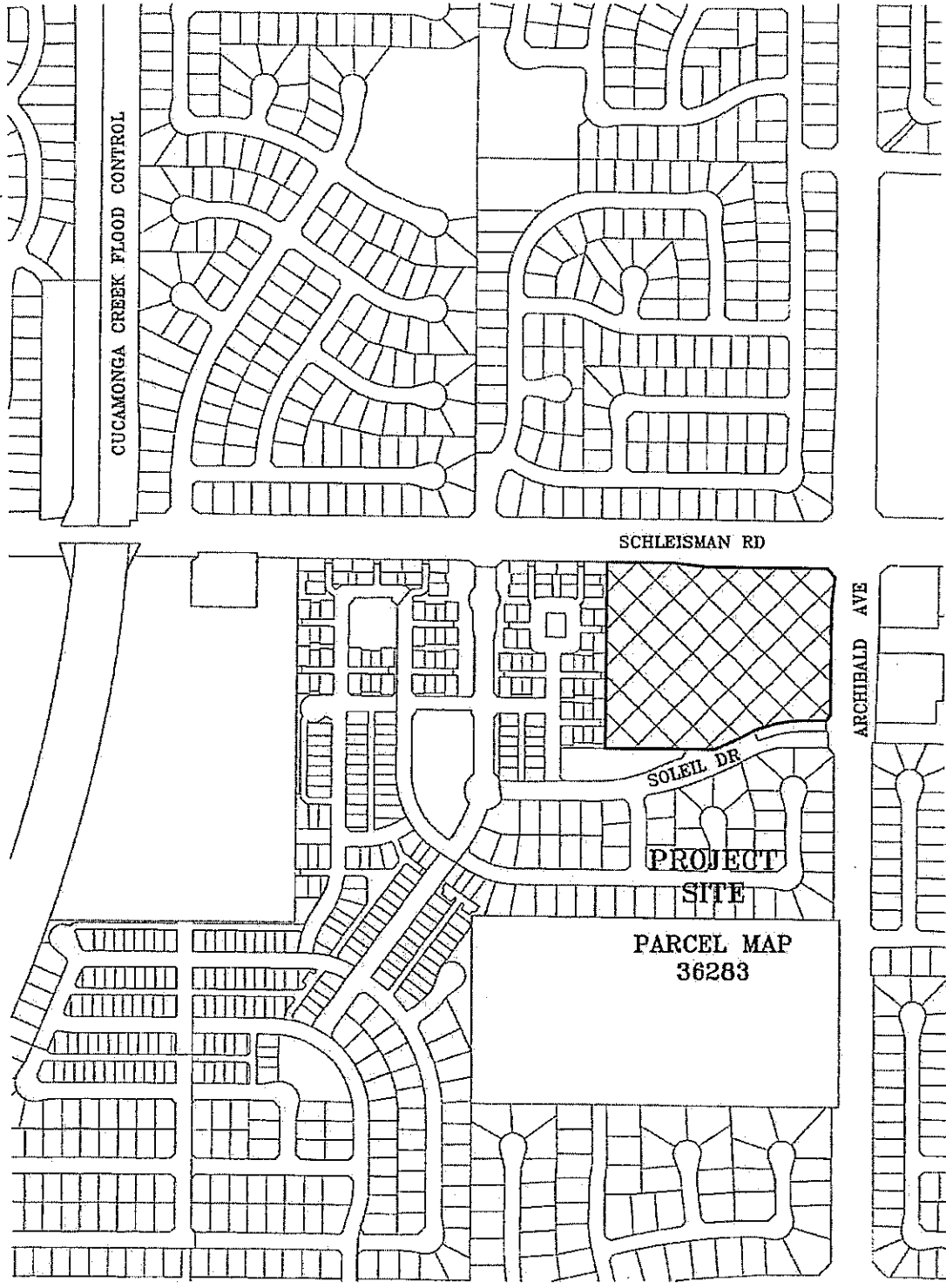



 JURUPA
 COMMUNITY SERVICES DISTRICT
 ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS



 Not to Scale

Project Location

Jurupa Community Services District




 COMMUNITY SERVICES DISTRICT
 ALBERT A
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS


 Not to Scale

Project Location

Jurupa Community Services District



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 25, 2010

Christian Hinojosa, Project Planner
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92592-1409

RE: Tentative Parcel Map No. 36283 - Schedule E
Proposal: Divide 10.89 acres into 9 commercial parcels within Planning Area 1 of the Enclave Specific Plan No. 332
APN: 144-060-039
Related Cases: SP 331, GPA 653, CZ 6759, PP 19946, EIR 469

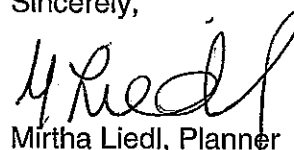
Dear Mr. Hinojosa:

The Riverside County Waste Management Department has reviewed the proposed project located northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue, in the Prado-Mira Loma Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

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

Sincerely,



Mirtha Liedl, Planner

PD #76397v2

Hinojosa, Christian

From: Rush, Adam
Sent: Tuesday, February 09, 2010 3:49 PM
To: Hinojosa, Christian
Subject: FW: Enclave- ALUC occupancy loads for PP19946S1
Attachments: PP19946S1Occupancy.pdf

-----Original Message-----

From: Guerin, John
Sent: Tuesday, January 26, 2010 2:40 PM
To: Rush, Adam
Cc: Santos, Barbara; Boothe, Bahelila; Cooper, Ed
Subject: RE: Enclave- ALUC occupancy loads for PP19946S1

Thank you for the extra effort on this matter. Yes, a condition is needed to address the matter.

As an alternative to a limit on number of people, which would be difficult to enforce, a limit on the total square footage of classroom area in the day care center (10,260) and a limit on the total square footage of dining area in the restaurant (1,400) - the numbers used in these tables - would also be acceptable. Additionally, since their total is 412 rather than 450, we could possibly allow up to 1,680 square feet of dining area (rather than the 1400 cited).

The average intensity standard of 150 per acre for the project site is clearly met, and this was the only single-acre area where conformance with the standard was in question.

-----Original Message-----

From: Rush, Adam
Sent: Tuesday, January 26, 2010 1:56 PM
To: Guerin, John
Cc: Santos, Barbara; Boothe, Bahelila
Subject: FW: Enclave- ALUC occupancy loads for PP19946S1

John,

Per our meeting, the applicant's architect has prepared the attached analysis that verifies the total occupancy load, at any one time, for both the Restaurant and Day care is no more than 407 persons.

With this information, the Planning Department is able to add a condition to the Substantial Conformance to this effect and would not require an ALUC review.

Please let me know if you have any questions.

Sincerely,

-----Original Message-----

From: Mo Faghihi [mailto:mo.faghihi@webbassociates.com]
Sent: Friday, January 22, 2010 2:23 PM
To: Rush, Adam
Cc: Rick Manners; Jason Ardery

Subject: Enclave- ALUC occupancy loads for PP19946S1

Adam,

Attached please find the email and the attachment from Rick Manners. Based on the attached analysis, the total occupancy load for both buildings is less than 450 per acre. Therefore, Lewis Companies have no objections for the addition of the condition by the planning Department to limit the occupancy load as John Guerin had requested. Therefore, as we discussed, there won't be any need for ALUC review of the substantial conformance application for PP19946. Please confirm our understanding.

Thanks,

Mo Faghihi
Sr. Vice President

Corporate Office
3788 McCray St | Riverside, CA 92506
951.686.1070 | F. 951.788.1256
mo.faghihi@webbassociates.com

Desert Region
36951 Cook St #103 | Palm Desert, CA 92211 T.
T. 760.568.5005 | F. 760.568.3443
www.webbassociates.com

Envision the future now!

ü Please consider the environment before printing this email.

-----Original Message-----

From: Rick Manners [mailto:Rick.Manners@lewisop.com]
Sent: Friday, January 22, 2010 10:06 AM
To: Mo Faghihi
Subject: FW: Scanned image from AR-M620N - Enclave- ALUC occupancy loads

Mo
Attached are our architect's occupancy breakdowns for the Daycare and Pad B ; fast food building per yesterdays' meeting with John from ALUC. Also attached re: the daycare is Tutor Time's assessment of their occupancy load for a 13,500sf facility.
Worst case, based upon our architect's analysis, total occupants between the 2 buildings is 412 people vs. ALUC 450 maximum per acre.
THX

Rick Manners
Director of Retail Project Development
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, Ca. 91785- 0670
909.946.7562
909.912.8154 fax
rick.manners@lewisop.com

-----Original Message-----

From: Image Scanning
Sent: Friday, January 22, 2010 10:05 AM
To: Rick Manners

Subject: Scanned image from AR-M620N

DEVICE NAME:

DEVICE MODEL: SHARP AR-M620N

LOCATION:

FILE FORMAT: PDF MMR(G4)

RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.

This file can be read by Adobe Acrobat Reader.

The reader can be downloaded from the following URL:

<http://www.adobe.com/>

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Webb Associates shall have no liability therefore. The user agrees to release and hold A.A. Webb Associates harmless from all liability arising from such unauthorized use or from any changes made to the media by the user. Transmittal or delivery of this electronic media shall not constitute a waiver or assignment of any copyright or intellectual property rights of A.A. Webb Associates. This electronic message or disc and any attachments may contain PRIVILEGED, CONFIDENTIAL or otherwise LEGALLY PROTECTED INFORMATION intended solely for the use of the intended recipient. If the reader of this message is not believed to be the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying or other use of this message, disc or any attachments is strictly prohibited. If you have received this material in error, please notify the sender immediately by telephone at 951-686-1070 or by email, and permanently delete this material and all copies or backups thereof. Thank you.

Rick Manners

From: Mjenhl2 [mjenhl2@aol.com]
Sent: Friday, January 22, 2010 7:13 AM
To: Rick Manners
Subject: Re: The Enclave - Archibald & Schleisman - Tutor Time

There will be approximately 260 children at maximum capacity with a total of 25 teachers and or administrators. Please note that teachers are not at total capacity normally, nor are children. I would go with about 20 teachers / admin at one time.

Mark

In a message dated 01/21/10 17:32:24 Eastern Standard Time, Rick.Manners@lewisop.com writes:

Hello

It's been some time since we last spoke -- hope you 're doing well and staying busy !

Re: our Enclave project ; can you tell me the number of occupants a 13,500sf Tutor Time typically assumes?

Total of teachers, kids, administrators, any others who would be in the facility during normal operating hours ?

The County asked for this info as part of our approval processing .

I would appreciate your response by Monday , if possible.

Thanks .

Rick Manners

Director of Retail Project Development

Lewis Retail Centers

1156 N. Mountain Avenue

Upland, Ca. 91785- 0670

Enclave- DriveThru Occupant Load 1/22/10

Building Use/ Estimated Area	SF per Occupant Per 2007 CBC Table 1004.1.1	Allowable Occupant Load
Drive-Thru Rest./ 3,500 SF		
Dining (40%)/ 1,400 SF	15	93
Kitchen (45%)/ 1,925 SF	200	10
Accessory Areas (15%)/ 525 SF	300	2
	Total	105 Occ's

Enclave- Daycare Occupant Load 1/22/10

Building Use/ Estimated Area	SF per Occupant Per 2007 CBC Table 1004.1.1	Allowable Occupant Load
Day Care/ 13,500 SF		
Classrooms (76%)/ 10,260 SF	35	293
Office Area (4%)/ 540 SF	100	5
Accessory Areas (20%)/ 2,700 SF	300	9
	Total	307 Occ's

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

DATE: January 5, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Hazardous Material
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. Surveyor: Dave Duda
Riv. Co. ALUC: John Guerin
Chino Airport: General Manager
2nd District Supervisor

2nd District Planning Commissioner
Corona/Norco Unified School Dist.
Jurupa Community Service Dist.
Eastern Information Center
U.S. Postal Service San Bernardino
Center for Community Action & Env.
Southern California Edison
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 36283 – EA42259 – Applicant: Lewis Operating Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) – Location: northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue – 10.89 Gross Acres - Zoning: Specific Plan Zone – **REQUEST:** The Tentative Parcel Map is a Schedule 'E' subdivision of 10.89 gross acres into 9 commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331 – APN: 144-060-039 – Related Cases: SP00331, GPA00653, CZ06759, PP19946 and EIR00459

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 4, 2010.** 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at chinojos@rctlma.org / MAILSTOP# 1070.

COMMENTS: *This project is located within Airport Compatibility Zone D of Chino Airport. Accordingly, ALUC requests review of the parcel map and the substantial conformance to the plot plan.*

DATE: February 3, 2010 SIGNATURE: John J. G. Guerin

PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <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 36283

DATE SUBMITTED: 12/23/09

APPLICATION INFORMATION

Applicant's Name: Rick Manners

E-Mail: rick.manners@lewisop.com

Mailing Address: 1156 N. Mountain Avenue
Upland, CA 91786
City State ZIP

Daytime Phone No: (909) 946-7562 Fax No: (909) 912-8154

Engineer/Representative's Name: Jason Ardery, Webb Associates E-Mail: jason.ardery@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 248-4266 Fax No: (951) 788-1256

Property Owner's Name: The Enclave Holding Company, LLC E-Mail: rick.manners@lewisop.com

Mailing Address: 1156 N. Mountain Avenue
Upland, CA 91786
City State ZIP

Daytime Phone No: (909) 946-7562 Fax No: (909) 912-8154

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.

Rick Manners

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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. The Enclave Holding Company Company, LLC, a DE limited liability co., By: North Mountain Corporation, a CA corp. - Its Sole Manager

David L. Linden, VP, Director of Asset Management

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 144-060-039

Section: 54 Township: 2 South Range: 7 West

Approximate Gross Acreage: 10.90

General location (cross streets, etc.): North of Soleil Drive, South of Schleisman Road, East of _____, West of Archibald Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2008 Pg. 712 Grid J1 & Pg. 713 Grid A1

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 Map to subdivide property into nine (9) parcels for a retail shopping center

Related cases filed in conjunction with this request:

Substantial Conformance PP19946S1

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

If yes, provide Case No(s). PP19946 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 39896 E.I.R. No. (if applicable): EIR 459

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: _____

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) Exists into site

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) Exists into site

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 7,500

Estimated amount of fill = cubic yards 7,500

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

Import 0 Export 0 Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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) 402,500 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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

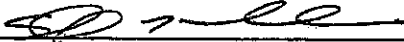
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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 11.14.09

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 ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
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 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 type="checkbox"/>
Industrial and commercial development where the land area ² 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–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input 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 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 ³ 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 ⁴ . "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 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 type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The 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 . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> 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.	

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/2/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 36283 For

Company or Individual's Name Planning Department

Distance buffered ~~600~~ 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

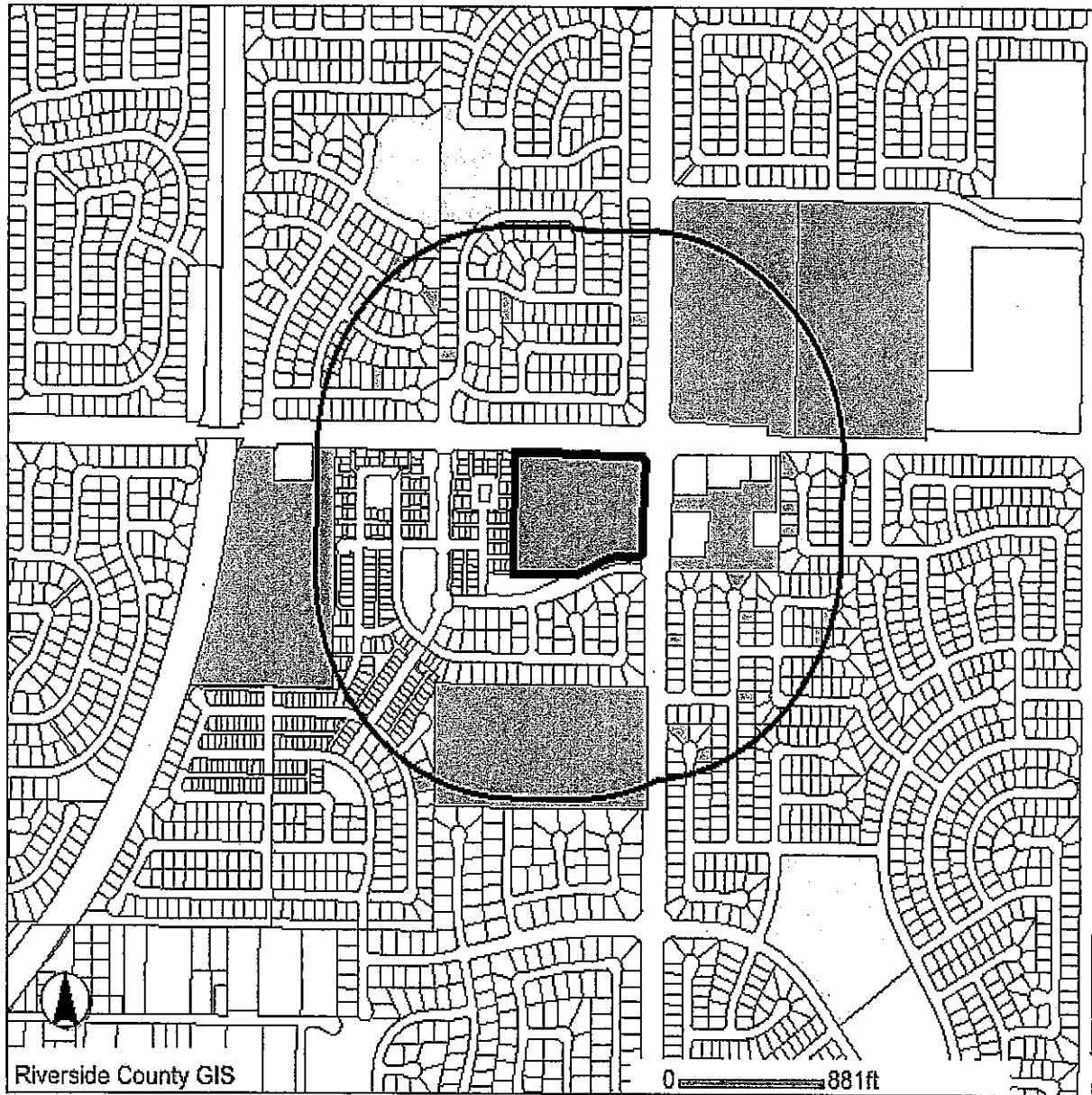
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked by
Vanessa C
RP: 8.2.10.

1200 feet buffer

**Selected parcel(s):**

144-030-029 144-030-030 144-060-007 144-060-039 144-060-041 144-160-037 144-160-040
 144-160-041 144-170-005 144-170-032 144-170-035 144-170-039 144-172-004 144-260-012
 144-260-013 144-260-021 144-280-023 144-280-026 144-280-028 144-481-014 144-481-018
 144-491-016 144-491-036 144-560-001 144-562-007 144-650-037

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...02/2/2010

APN: 144030029 ASMT: 144030029
JHB COLONY INV
C/O JOHN C TROUTMAN
4100 NEWPORT PL STE 800
NEWPORT BEACH CA 92660

APN: 144030030 ASMT: 144030030
OAKVILLE RESERVE
C/O VANDER DUSSEN
4100 NEWPORT PLACE NO 800
NEWPORT BEACH CA 92660

APN: 144060007 ASMT: 144060007
MBK HOMES LTD
175 TECHNOLOGY DR STE 200
IRVINE CA 92618

APN: 144060039 ASMT: 144060039
ENCLAVE HOLDING CO
C/O LEWIS OPERATING CORP
P O BOX 670
UPLAND CA 91785

APN: 144060041 ASMT: 144060041
SC EASTVALE DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
UPLAND CA 91785

APN: 144160037 ASMT: 144160037
JORGE AGUILAR
7231 PINEWOOD CT
CORONA CA 92882

APN: 144160040 ASMT: 144160040
BELINDA G ALTRINGER
MICHAEL ALTRINGER
1646 ZORO WAY
SAN DIEGO CA 92154

APN: 144160041 ASMT: 144160041
DANIEL Y JUN
5611 RIVER WAY UNT P
BUENA PARK CA 90621

APN: 144170005 ASMT: 144170005
FEDERAL NATL MORTGAGE ASSN
C/O GMAC
P O BOX 963
HORSHAM PA 19044

APN: 144170032 ASMT: 144170032
JIANGUO WANG
ANGEL YING CHI
15902A HALLIBURTON NO 280
HACIENDA HEIGHTS CA 91745

APN: 144170035 ASMT: 144170035
CHIEN LII CHANG
HAI YEN WANG CHANG
1606 LONGVIEW DR
DIAMOND BAR CA 91765

APN: 144170039 ASMT: 144170039
TRIMARK HUGHES CORONA VALLEY
ALBERTSONS INC
C/O NEW ALBERTSONS INC STORE NO 6641
P O BOX 29
BOISE ID 83726

APN: 144172004 ASMT: 144172004
LINDA PHAM
DAVID PHAM
1327 W HOLT AVE
POMONA CA 91768

APN: 144260012 ASMT: 144260012
EMILIO VALLEJO ZAVALZA
TERESA CARDENAS ZAVALZA
251 PIERRE RD
WALNUT CA 91789

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

Chino Airport
7000 Merrill Ave. #1
Chino, CA 91710-9091

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Jurupa Community Service District
11201 Harrell St
Mira Loma, CA 91752

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:

Rick Manners
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

Engineer:

Jason Ardery
Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Owner:

The Enclave Holding Company, LLC
1156 N. Mountain Avenue
Upland, CA 91786

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.

EA42259, Tentative Parcel Map No. 36283 (Fast Track Authorization No. 2010-01)

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lewis Retail Centers

Project Applicant

26632 Towne Center Drive, Suite 320; Upland, CA 91786

Address

The proposed subdivision is located in the Community of Eastvale within the Eastvale Area Plan in Western Riverside County; more specifically, northerly of Soleil Drive, southerly of Schleisman Road, and westerly of Archibald Avenue.

Project Location

The Tentative Parcel Map is a Schedule 'E' subdivision of 10.89 gross acres into nine (9) commercial parcels within Planning Area 1 of The Enclave Specific Plan No. 331.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 16, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00). Mitigation measures WERE made a condition of the approval of the project.
A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier 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.

Signature

Title

February 9, 2010

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#: ZEA42259 ZCFG05617 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0917280

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: MANNERS RICK \$64.00
paid by: CK 00080254
EA42259
paid towards: CFG05617 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 23, 2009 09:29
SBROSTRO posting date Dec 23, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0401608

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HEROLD DONNIE \$1,250.00
paid by: CK 123
paid towards: CFG02377 CALIF FISH & GAME - NEG DECL
CFG FOR EA38926 CZ06760 PM31057
at parcel #:
appl type: CFG1

By _____ Feb 04, 2004 08:38
CFEIST posting date Feb 04, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org