

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

140B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 29, 2010

**SUBJECT: TENTATIVE TRACT MAP NO. 33372** – (Mitigated Negative Declaration) – Applicant: Hunsaker & Associates – Engineer / Representative: Hunsaker & Associates - Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Ac. Min.) – Location: Northerly of 13<sup>th</sup> Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12<sup>th</sup> Street – 58.31 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** The Tentative Parcel Map is a Schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on August 20, 2008.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40069**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

*Carolyn Syms Luda*  
\_\_\_\_\_  
Carolyn Syms Luda  
Planning Director

Initials:  
CSL:vc  
DM.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
DATE *12/29/10*  
Jennifer Sargent  
Departmental Concurrence

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

Prev. Agn. Ref. 12/23/08 item 1.5

District: Fifth

Agenda Number:

The Honorable Board of Supervisors  
Re: TENTATIVE TRACT MAP NO. 33372  
Page 2 of 2

**APPROVED TENTATIVE TRACT MAP NO. 33372**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.:  
Area Plan: Lakeview/Nuevo  
Zoning District: Nuevo Area  
Supervisory District: Fifth District  
Project Planner: Matt Straite  
Planning Commission Hearing: August 6,  
2008  
Continued From: July 23, 2008

TENTATIVE TRACT MAP No. 33372  
E.A. Number: 40069  
Applicant: Hunsaker & Associates  
Engineer/Rep.: Hunsaker & Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

The following Condition of Approval has been changed at the Planning Commission hearing:

### 50.PLANNING.31      **DRY SEWER**

Prior to map recordation the land owner shall provide evidence to the Planning Department indicating that an "agreement" has been entered between the land owner and the water and sewer utility provider (currently EMWD) which will permit the installation of a sewer system within the property boundary which will be activated when a backbone sewer line is available within 1,500 feet of the property limits.

The Agreement must be approved by the Board of the sewer utility provider (currently EMWD) which shall include the following:

- 1) a stand-by fee provided to the Utility provider; and,
- 2) A mechanism for the maintenance of the dry sewer system during the period it remains inactive; and,
- 3) A requirement to inspect the dry sewer line prior to the connection to the backbone sewer line (if applicable per the sewer provider); and,
- 4) A requirement to install any necessary extensions of a backbone sewer line from the boundary of the Property to the main backbone sewer line (if applicable per the sewer provider). All required CEQA for such an extension shall be provided at the time the extension is required.

Agenda Item No.: 5.2  
Area Plan: Lakeview/Nuevo  
Zoning District: Nuevo Area  
Supervisorial District: Fifth District  
Project Planner: Matt Straite  
Planning Commission Hearing: August 20,  
2008  
Continued From: August 6, 2008

TENTATIVE TRACT MAP No. 33372  
E.A. Number: 40069  
Applicant: Hunsaker & Associates  
Engineer/Rep.: Hunsaker & Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 33372 proposes a Schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.

The project is located northerly of 13<sup>th</sup> Street, easterly of Lakeview Avenue, westerly of North Drive and southerly of 12<sup>th</sup> Street.

### ISSUES OF POTENTIAL CONCERN:

At the June 25, 2008 hearing the Commission directed Staff to set up a meeting with Commissioner Snell and Charles Bachmann, Assistant General Manager, of Engineering for the Eastern Municipal Water District (EMWD) to discuss Dry Sewer issues.

A consensus was reached that a condition of approval was needed that would allow the applicant to enter into an agreement with the water and sewer utility provider (currently EMWD) for the maintenance of a dry sewer system prior to map recordation. Said condition of approval would permit the installation of a dry sewer system with a mechanism for maintenance by EMWD before being activated when a backbone sewer line is available within 2,000 feet of the property limits.

The condition of approval states the following:

#### 50.PLANNING.31 DRY SEWER

Prior to map recordation the land owner shall provide evidence to the Planning Department indicating that an "agreement" has been entered between the land owner and the water and sewer utility provider (currently EMWD) which will permit the installation of a sewer system within the property boundary which will be activated when a backbone sewer line is available within 2,000 feet of the property limits.

The Agreement must be approved by the Board of the water and sewer utility provider (currently EMWD) which shall include the following:

- 1) A stand-by fee provided to the Utility provider; and,
- 2) A mechanism for the maintenance of the dry sewer system during the period it remains inactive; and,
- 3) A requirement to inspect the dry sewer line prior to the connection to the backbone sewer line (if applicable per the water and sewer provider); and,



4) A requirement to install any necessary extensions of a backbone sewer line from the boundary of the property to the main backbone sewer line (if applicable per the water and sewer provider). All required CEQA review for such an extension shall be provided at the time the extension is required.

**FURTHER PLANNING CONSIDERATIONS:**

**August 6, 2008**

The proposal was continued from the August 6, 2008 Planning Commission Hearing to allow time for staff to meet with the applicant and agree upon a condition of approval that would permit dry sewers within the property boundary.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. Existing Land Use (Exhibit 1):     | Single Family Residential structure which is to be removed.  |
| 2. Surrounding Land Use (Exhibit1):   | Scattered residential and vacant land uses to the north, south, east and west.                                     |
| 3. Existing Zoning (Exhibit 2):       | Residential Agricultural (R-A)   |
| 4. Surrounding Zoning (Exhibit 2):    | Residential Agricultural (R-A)   |
| 5. General Plan Land Use (Exhibit 5): | Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum)   |
| 6. Project Data:                      | Total Acreage: 58.31 acres<br>Total Proposed Lots: 98<br>Proposed Min. Lot Size: 20,000 square feet<br>Schedule: B |
| 7. Environmental Concerns:            | See attached Environmental Assessment  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40069**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33372**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.

5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) on the Lakeview/Nuevo Area Plan.
2. The proposed use, 98 residential lots with a minimum lot size of 20,000 square feet is a permitted use in the Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum).
4. The zoning for the subject site is Residential Agricultural (R-A).
5. The project site is surrounded by properties which are zoned Residential Agricultural (R-A).
6. Scattered residential units have been constructed and are existing in the project vicinity.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 40069 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology/ Soils
  - d. Hazards/ Hazardous Materials
  - e. Hydrology/ Water Quality
  - f. Recreation
  - g. Utility and Service Systems
  - h.

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**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. A city sphere of influence;
  - b. A 100-year flood plain, or dam inundation area; or,
  - c. A fault zone.
3. The project site is located within:
  - a. The boundaries of the Nuview Union and Perris Union High School Districts;
  - b. Community Service Area #146A;
  - c. The Lakeview/Nuevo area drainage plan;
  - d. The Stephens Kangaroo Rat Fee Area; and,

- e. Zone B of Ordinance 655, 34.57 miles from Mount Palomar.
4. The subject site is currently designated as Assessor's Parcel Number 427-030-001, 427-030-002 and 427-030-013.

MS:bc  
Y:\Planning Case Files-Riverside office\TR33372\August 20, 2008 PC\TR33372-Staff Report for 8.20.08 PC.doc  
Date Prepared: 08/06/08

**PLANNING COMMISSION  
MINUTE ORDER AUGUST 20, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.2: TENTATIVE TRACT MAP NO. 33372** – Intent to a Adopt a Mitigated Negative Declaration – Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre Minimum) – Location: Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street – 58.31 Gross Acres – Zoning: Residential Agriculture (R-A) - APN(s): 427-030-001, 002, 013. (Continued from 4/16/08, 6/25/08, 7/23/08 and 8/6/08). (Legislative)

II. **PROJECT DESCRIPTION**

Tentative Tract Map proposes a Schedule B subdivision of 58.31 gross acres into 98 single family residential lots.

**MEETING SUMMARY**

The subject proposal did not require a presentation.

Project Planner, Matt Straite, (951) 955-0545, or E-mail at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

The following spoke in favor of the subject proposal:

David Ernst, Applicant, One Betterworld Circle #300, Temecula, California 92590

No one spoke in neutral or opposition to the subject proposal.

III. **CONTROVERSIAL ISSUES**

NONE

IV. **PLANNING COMMISSION ACTION**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40069**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33372**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

V. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER AUGUST 6, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 3.1: TENTATIVE TRACT MAP NO. 33372** – Intent to a Adopt a Mitigated Negative Declaration – Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre Minimum) – Location: Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street – 58.31 Gross Acres – Zoning: Residential Agriculture (R-A) - APN(s): 427-030-001, 002, 013. (Continued from 4/16/08 and 6/25/08). (Legislative)
- II. PROJECT DESCRIPTION**  
The tentative tract map proposes a Schedule B subdivision of 58.31 gross acres into 98 single family residential lots.
- III. MEETING SUMMARY**  
The subject proposal did not require a presentation.  
Project Planner, Matt Straite, (951) 955-8631, or E-mail at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).
- The following did not wish to speak but want to be recorded as in favor of the subject proposal:  
Pam Santone, Other Interested Person, P.O. Box 647. Nuevo, California 92567  
Chuck Santone, Other Interested Person, P.O. Box 647. Nuevo, California 92567  
Pat Ratliff, Other Interested Person, P.O. Box 304, Nuevo, California 92567
- No one spoke in neutral or opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Porras absent), continued the subject proposal without discussion to 8/20/08.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER JULY 23, 2008  
RIVERSIDE COUNTY ADMISTRATIVE CENTER**

- I. AGENDA ITEM 3.1: TENTATIVE TRACT MAP NO. 33372** – Intent to a Adopt a Mitigated Negative Declaration – Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre Minimum) – Location: Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street – 58.31 Gross Acres – Zoning: Residential Agriculture (R-A) - APN(s): 427-030-001, 002, 013. (Continued from 4/16/08 and 6/25/08). (Legislative)
- II. PROJECT DESCRIPTION**  
Tentative Tract Map proposes a Schedule B subdivision of 58.31 gross acres into 98 single family residential lots.
- MEETING SUMMARY**  
The subject proposal did not require a presentation.  
Project Planner, Matt Straite, (951) 955-0545, or E-mail at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).
- No one spoke in favor, neutral or opposition to the subject proposal.
- III. CONTROVERSIAL ISSUES**  
NONE
- IV. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0, continued the subject proposal without discussion to August 20, 2008.
- V. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER JUNE 25, 2008  
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 5.7: TENTATIVE TRACT MAP NO. 33372** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre Minimum) – Location: Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street – 58.31 Gross Acres – Zoning: Residential Agriculture (R-A) - (Continued from 4/16/08 and 5/28/08). (Legislative)
- II. **PROJECT DESCRIPTION**  
Tentative Tract Map proposes a Schedule B subdivision of 58.31 gross acres into 98 single family residential lots.
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Matt Straite, (951) 955-0545, or E-mail at mstraite@rctlma.org.
- The following spoke in favor of the subject proposal:  
Dimuth Wijemanne, Applicant's Representative, Ellis LLC, 4000 Barranca Parkway, #110, Irvine, Ca 92604
- The following spoke in neutral of the subject proposal:  
Marcelino Vargas, Neighbor, 3727 Ellis Street, Corona, Ca 92879  
Gricelda Pascual, Neighbor, 3727 Ellis Street, Corona, Ca 92879
- No one spoke in opposition to the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Snell absent), continued the subject proposal to 7/23/08  
(VOTE 4-0, Commissioner Snell absent)
- APPROVAL** of **PUBLIC USE PERMIT NO. 894**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

**PLANNING COMMISSION  
MINUTE ORDER MAY 28, 2008  
RIVERSIDE COUNTY ADMISTRATIVE CENTER**

- I. AGENDA ITEM 5.8: TENTATIVE TRACT MAP NO. 33372 – EA 40069 –**  
Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre Minimum) – Location: Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street – 58.31 Gross Acres – Zoning: Residential Agriculture (R-A) - APN(s): 427-030-001, 002, 013. (Continued from 4/16/08). (Legislative)
- II. PROJECT DESCRIPTION**  
REQUEST: Tentative Tract Map proposes a Schedule B subdivision of 58.31 gross acres into 98 single family residential lots.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Matt Straite, (951) 955-0545, or E-mail at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).
- The following spoke in favor of the subject proposal:  
Will Rogers, Applicant, The Garrett Group, One Better World Circle, Temecula, Ca 92590
- No one spoke in neutral or opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0, continued the subject proposal with discussion to June 25, 2008.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER APRIL 16, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: TENTATIVE TRACT MAP NO. 33372 – EA 40069 –**  
Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre Minimum) – Location: Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street – 58.31 Gross Acres – Zoning: Residential Agriculture (R-A) - APN(s): 427-030-001, 002, 013. (Legislative)
- II. PROJECT DESCRIPTION**  
Tentative Tract Map proposes a Schedule B subdivision of 58.31 gross acres into 98 single family residential lots.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Matt Straite, (951) 955-8631, or E-mail at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).
- The following spoke in favor of the subject proposal:  
Will Rogers, Applicant, The Garrett Group, One Better World Circle, Temecula, Ca 92590  
Kay Hampton, Neighbor, UCCRC, 21940 Gibson, Nuevo, Ca 92584  
Pat Ratliff, Neighbor, UCCRC, 21845 Poppy Lane, Nuevo, 92567
- No one spoke in neutral or opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 5-0, continued the subject proposal to May 28, 2008.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

Supervisor Ashley  
District 5

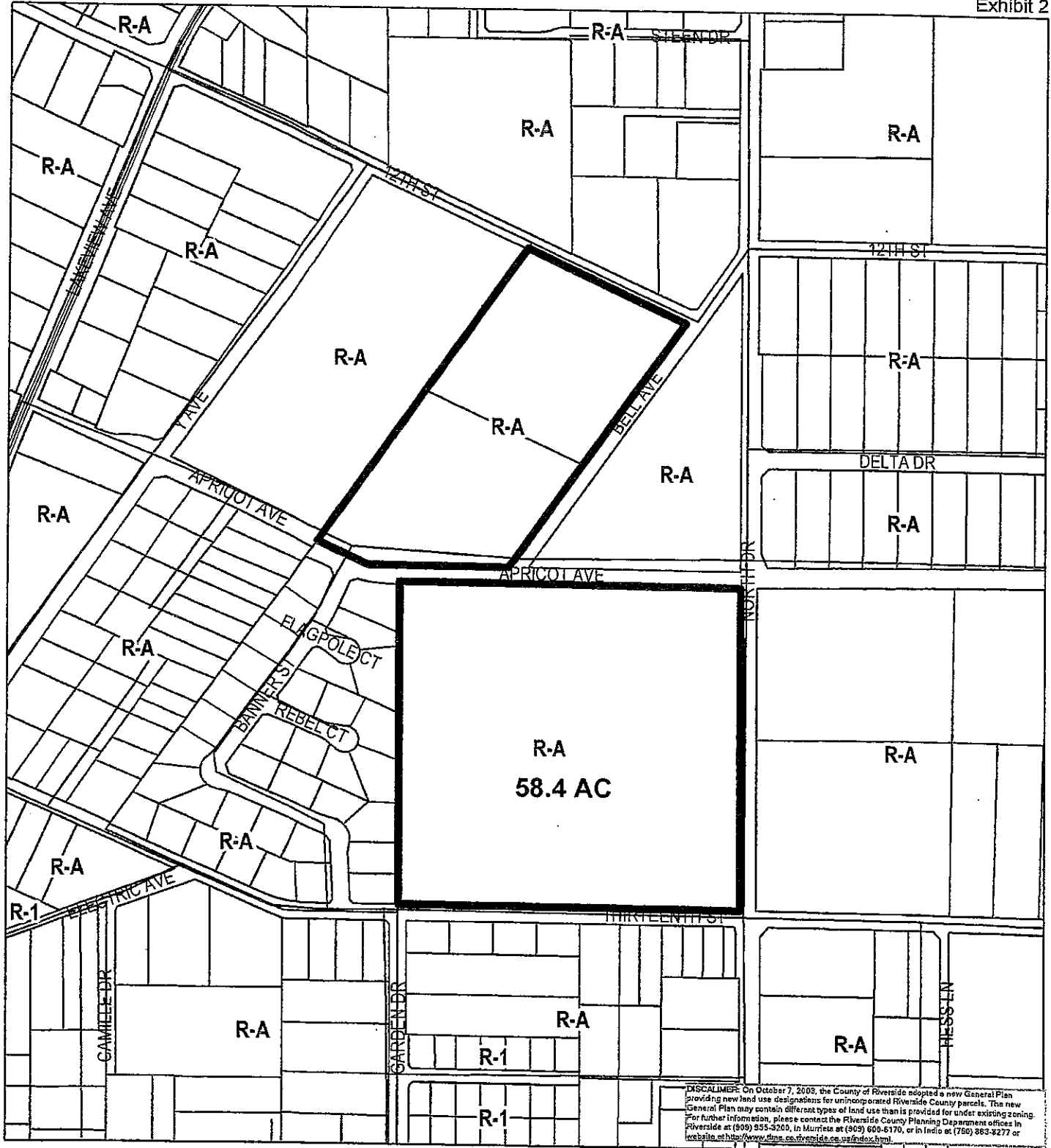
DATE DRAWN: 1/9/07

# TR33372 EXISTING ZONING

Planner: Matt Straite

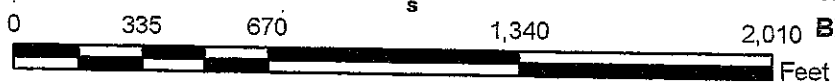
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Exhibit 2

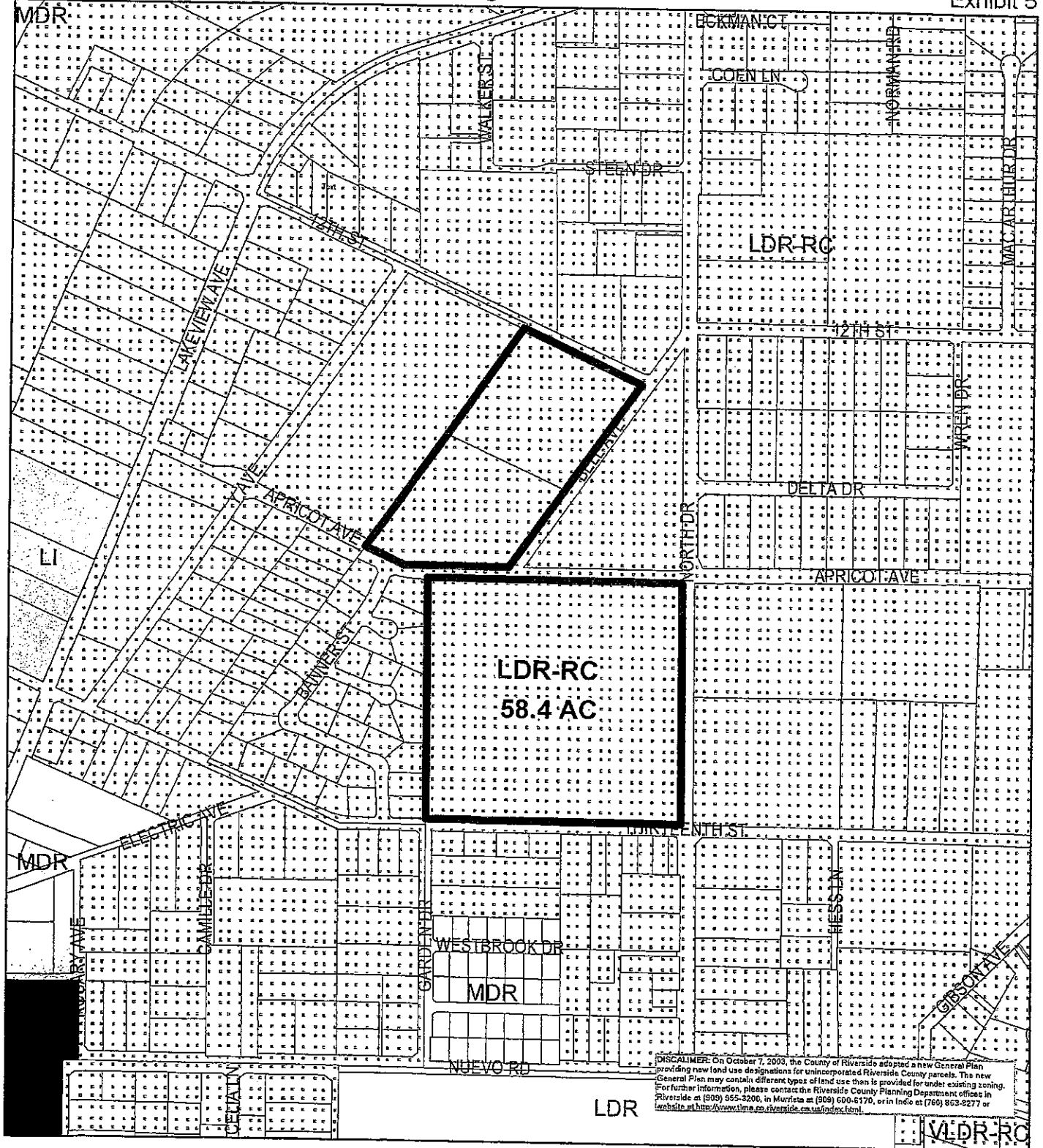


## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Nuevo**  
Township/Range: T4SR2W  
Section: 19



ASSESSORS  
BK. PG. 437-03  
THOMAS  
BROS.PG 778 J6

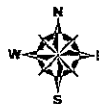


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone Area: **Nuevo**

Township/Range: **T4SR2W**

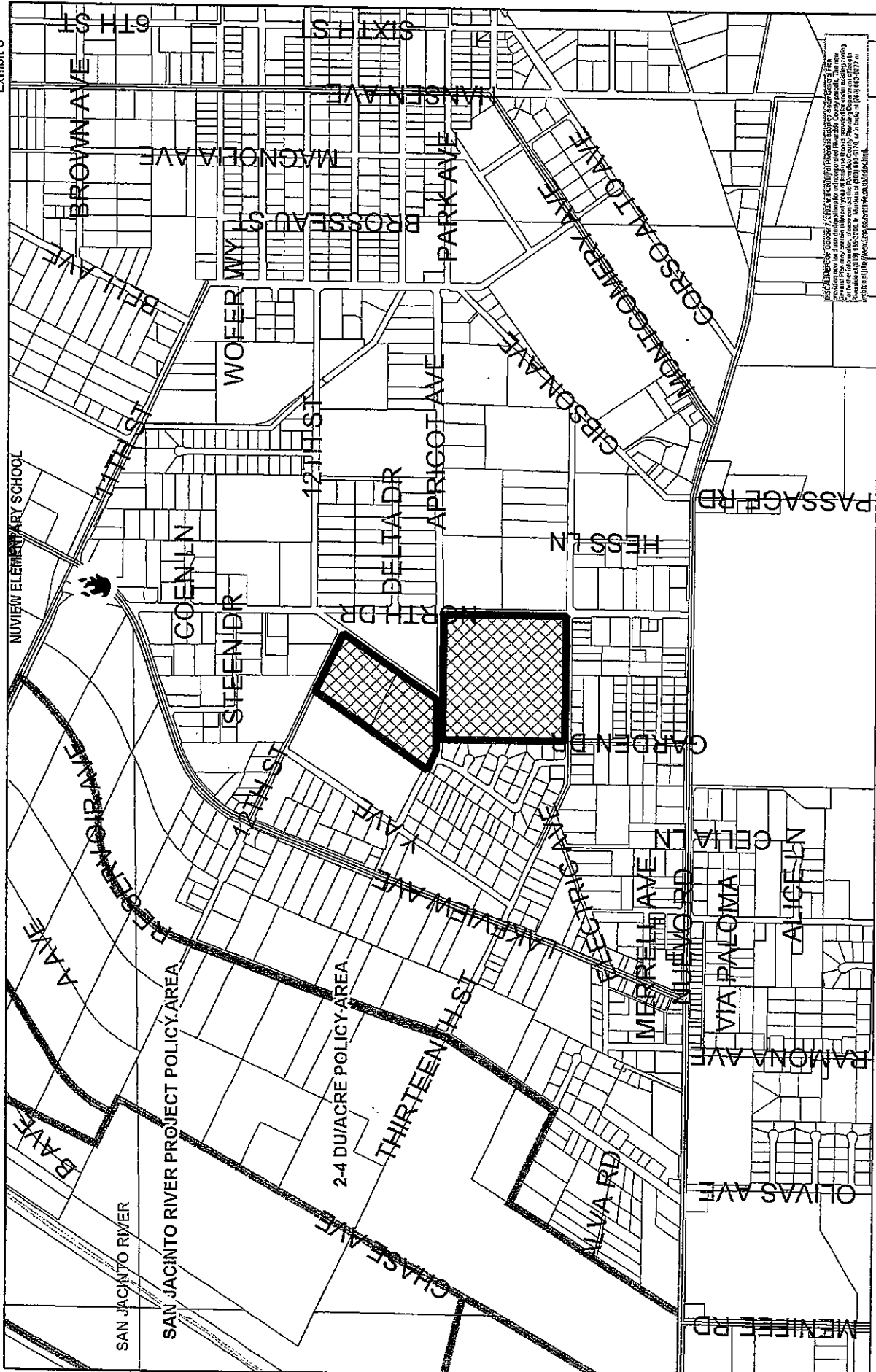
Section : **19**



ASSESSORS BK. PG. **437-03**

THOMAS BROS. PG **778 J6**

# TR33372 POLICY AREAS



RECORDS MANAGEMENT / GIS / INFORMATION SERVICES / PLANNING DEPARTMENT  
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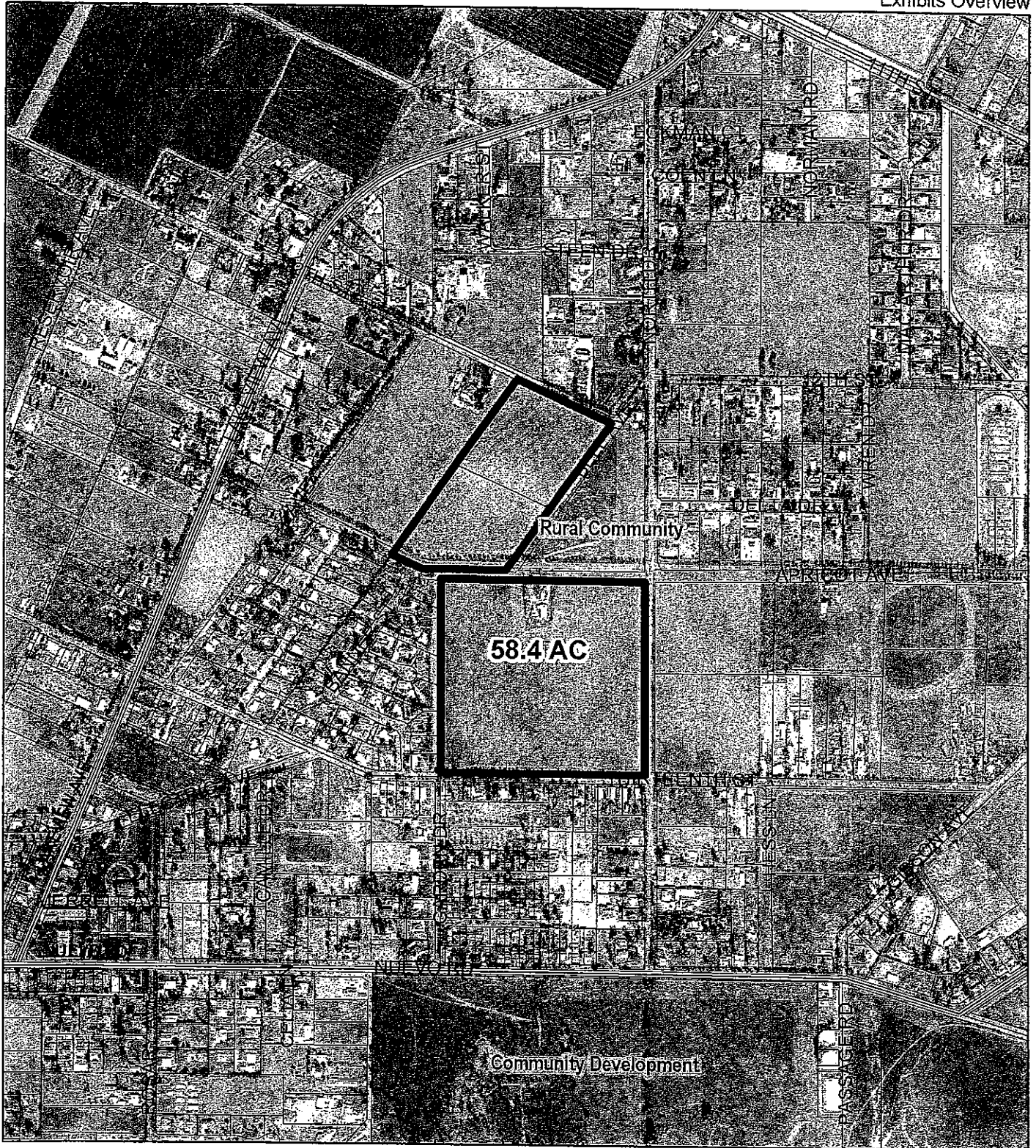
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Nuevo**  
 Area:  
 Township/Range: T45R2W  
 Section : 19

ASSESSORS **437-03**  
 BK. PG.  
 THOMAS **778 J6**  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

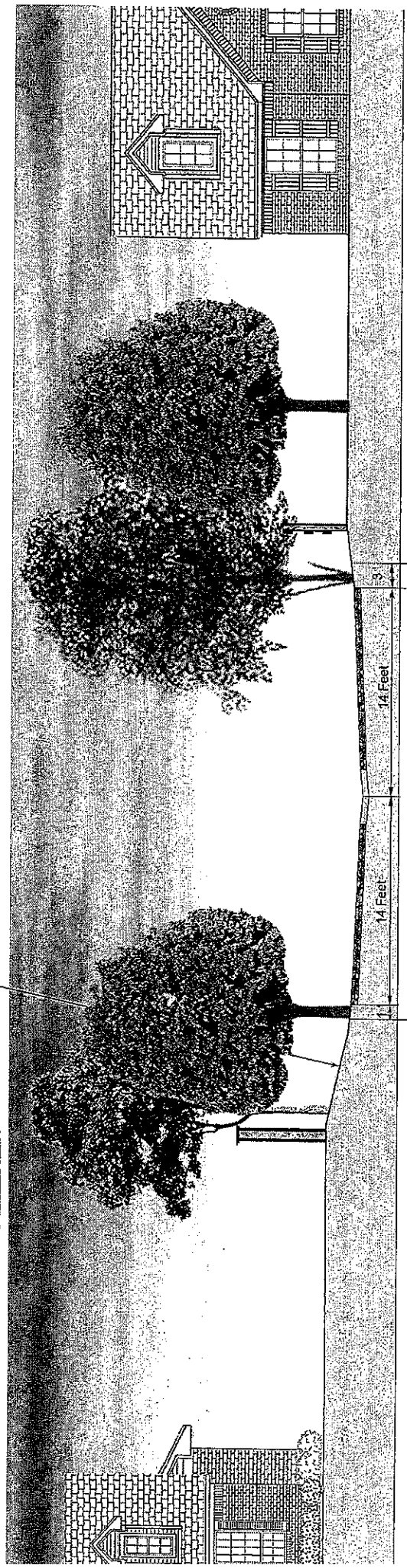
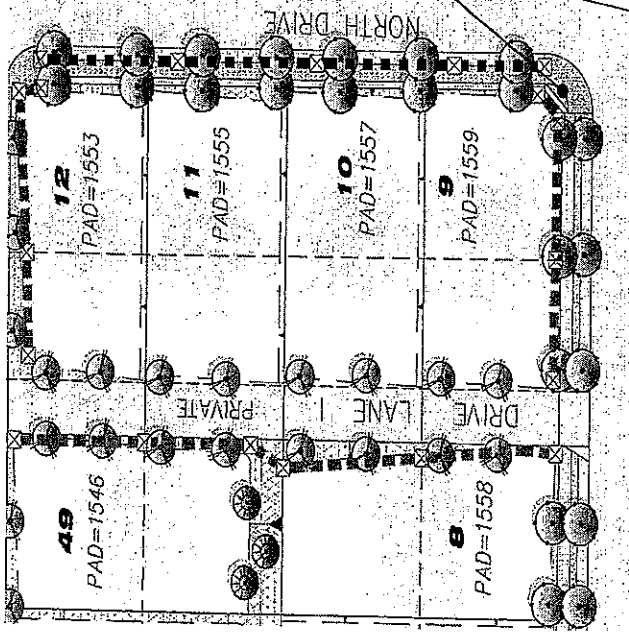
Area  
Plan: **Nuevo**  
Township/Range: T4SR2W  
SECTION: 19



ASSESSORS  
BK. PG. 437-03  
THOMAS  
BROS.PG 778 J6

# Homeland Ranch Tract # 333372

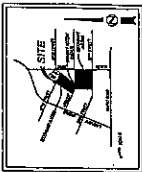
HOA to maintain Drivelanes and landscaping between walls and fences



DRIVE LANES F, G, H & I

(PRIVATE DRIVE EASEMENT)  
PER LANCHESTER/ARLENO  
DESIGN GROUP INC.

# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP TRACT NO. 33372



### APPLICANT/LAND OWNER:

THE COUNTY OF RIVERSIDE  
COUNTY ENGINEER

### ENGINEER/REPRESENTATIVE:

THE COUNTY OF RIVERSIDE  
COUNTY ENGINEER

### LEGAL DESCRIPTION:

THE TRACT DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE COUNTY OF RIVERSIDE, CALIFORNIA, BEING THE TRACT OF LAND DESCRIBED IN THE TENTATIVE TRACT MAP NO. 33372, AS FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15TH DAY OF APRIL, 1964, AND BEING THE TRACT OF LAND DESCRIBED IN THE TENTATIVE TRACT MAP NO. 33372, AS FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA, ON THIS 15TH DAY OF APRIL, 1964.

### GENERAL NOTES:

1. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP.
2. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP.
3. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP.
4. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP.

### ZONING AND LAND USE SUMMARY:

SECTION	LAND USE	PERMITS	REMARKS
SECTION A-A'	RESIDENTIAL	RESIDENTIAL	
SECTION B-B'	RESIDENTIAL	RESIDENTIAL	
SECTION C-C'	RESIDENTIAL	RESIDENTIAL	
SECTION D-D'	RESIDENTIAL	RESIDENTIAL	
SECTION E-E'	RESIDENTIAL	RESIDENTIAL	
SECTION F-F'	RESIDENTIAL	RESIDENTIAL	
SECTION G-G'	RESIDENTIAL	RESIDENTIAL	
SECTION H-H'	RESIDENTIAL	RESIDENTIAL	
SECTION I-I'	RESIDENTIAL	RESIDENTIAL	
SECTION J-J'	RESIDENTIAL	RESIDENTIAL	
SECTION K-K'	RESIDENTIAL	RESIDENTIAL	
SECTION L-L'	RESIDENTIAL	RESIDENTIAL	
SECTION M-M'	RESIDENTIAL	RESIDENTIAL	
SECTION N-N'	RESIDENTIAL	RESIDENTIAL	
SECTION O-O'	RESIDENTIAL	RESIDENTIAL	
SECTION P-P'	RESIDENTIAL	RESIDENTIAL	
SECTION Q-Q'	RESIDENTIAL	RESIDENTIAL	
SECTION R-R'	RESIDENTIAL	RESIDENTIAL	
SECTION S-S'	RESIDENTIAL	RESIDENTIAL	
SECTION T-T'	RESIDENTIAL	RESIDENTIAL	
SECTION U-U'	RESIDENTIAL	RESIDENTIAL	
SECTION V-V'	RESIDENTIAL	RESIDENTIAL	
SECTION W-W'	RESIDENTIAL	RESIDENTIAL	
SECTION X-X'	RESIDENTIAL	RESIDENTIAL	
SECTION Y-Y'	RESIDENTIAL	RESIDENTIAL	
SECTION Z-Z'	RESIDENTIAL	RESIDENTIAL	

THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE TRACT MAP.

### UTILITY AND SERVICE AGENCIES:

- SCHOOL DISTRICT:** ELECTRIC
- WATER:** WATER SUPPLY
- SEWER:** SEWER
- CABLE:** CABLE
- TELEPHONE:** TELEPHONE
- GAS:** GAS

### PARTWORK QUANTITIES:

PREPARED FOR: COUNTY OF RIVERSIDE  
COUNTY ENGINEER

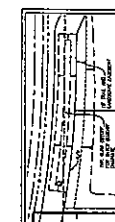
APPROVED AS TENTATIVE TRACT MAP NO. 33372  
COUNTY ENGINEER

### LOT SUMMARY TABLE:

SECTION	LOT NO.	ACRES	REMARKS
SECTION A-A'	1-10	0.10	
SECTION B-B'	11-20	0.10	
SECTION C-C'	21-30	0.10	
SECTION D-D'	31-40	0.10	
SECTION E-E'	41-50	0.10	
SECTION F-F'	51-60	0.10	
SECTION G-G'	61-70	0.10	
SECTION H-H'	71-80	0.10	
SECTION I-I'	81-90	0.10	
SECTION J-J'	91-100	0.10	
SECTION K-K'	101-110	0.10	
SECTION L-L'	111-120	0.10	
SECTION M-M'	121-130	0.10	
SECTION N-N'	131-140	0.10	
SECTION O-O'	141-150	0.10	
SECTION P-P'	151-160	0.10	
SECTION Q-Q'	161-170	0.10	
SECTION R-R'	171-180	0.10	
SECTION S-S'	181-190	0.10	
SECTION T-T'	191-200	0.10	
SECTION U-U'	201-210	0.10	
SECTION V-V'	211-220	0.10	
SECTION W-W'	221-230	0.10	
SECTION X-X'	231-240	0.10	
SECTION Y-Y'	241-250	0.10	
SECTION Z-Z'	251-260	0.10	

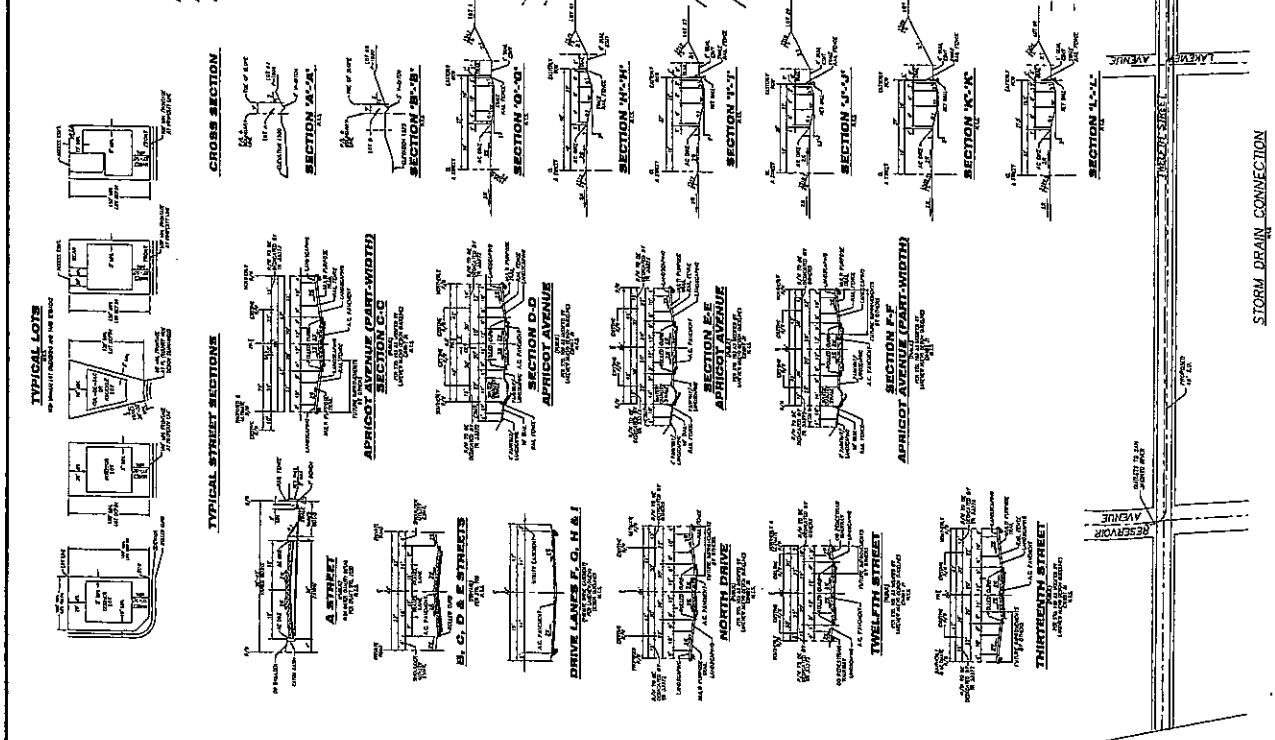
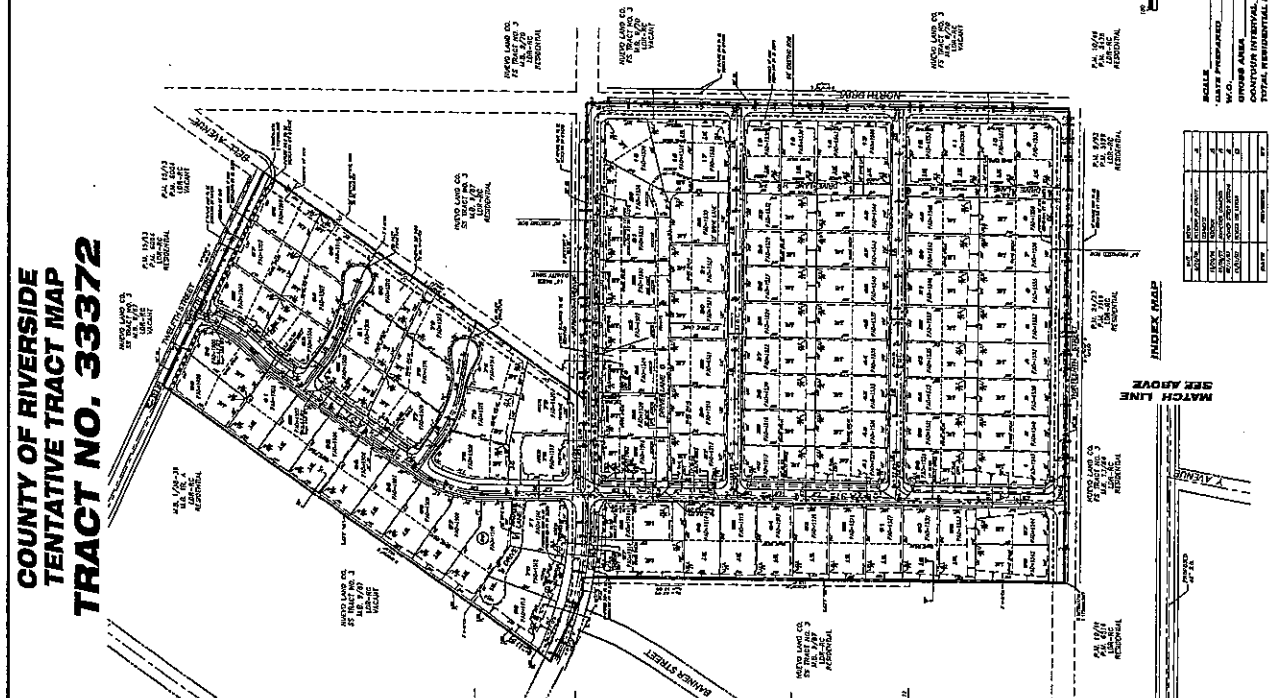
### LEGEND/ABBREVIATIONS:

- 1. LOT
- 2. SECTION
- 3. TRACT
- 4. COUNTY
- 5. STATE
- 6. FEDERAL
- 7. NATIONAL
- 8. INTERNATIONAL
- 9. LOCAL
- 10. REGIONAL
- 11. DISTRICT
- 12. ZONE
- 13. AREA
- 14. QUARTER
- 15. BLOCK
- 16. CORNER
- 17. POINT
- 18. MARK
- 19. MONUMENT
- 20. BOUNDARY
- 21. EASEMENT
- 22. RIGHT OF WAY
- 23. ENCUMBRANCE
- 24. LIEN
- 25. INTEREST
- 26. CLAIM
- 27. DEFENSE
- 28. OBJECTION
- 29. EXCEPTION
- 30. RESERVATION
- 31. COVENANT
- 32. RESTRICTION
- 33. CONDITION
- 34. WARRANTY
- 35. TITLE
- 36. DEED
- 37. CONTRACT
- 38. AGREEMENT
- 39. INSTRUMENT
- 40. DOCUMENT
- 41. RECORD
- 42. FILE
- 43. BOOK
- 44. PAGE
- 45. VOLUME
- 46. SERIES
- 47. SET
- 48. COLLECTION
- 49. GROUP
- 50. FAMILY
- 51. CLASS
- 52. ORDER
- 53. RANK
- 54. GRADE
- 55. CLASSIFICATION
- 56. CATEGORIZATION
- 57. IDENTIFICATION
- 58. LABELING
- 59. MARKING
- 60. SIGNING
- 61. NOTING
- 62. RECORDING
- 63. FILING
- 64. DEPOSITING
- 65. DELIVERING
- 66. TRANSFERRING
- 67. ASSIGNING
- 68. CONVEYING
- 69. PASSING
- 70. HANDING
- 71. GIVING
- 72. SELLING
- 73. BUYING
- 74. PURCHASING
- 75. ACQUIRING
- 76. OBTAINING
- 77. RECEIVING
- 78. ACCEPTING
- 79. ENDORSING
- 80. ENDORSEMENT
- 81. SIGNATURE
- 82. INITIALS
- 83. MARKS
- 84. CHARACTERS
- 85. SYMBOLS
- 86. SIGNS
- 87. MARKERS
- 88. INDICATORS
- 89. POINTERS
- 90. DIRECTORS
- 91. GUIDES
- 92. HELPERS
- 93. ASSISTERS
- 94. AIDERS
- 95. SUPPORTERS
- 96. BACKERS
- 97. UNDERPINNERS
- 98. STAYERS
- 99. STAYERS
- 100. STAYERS



### LOT STATISTICS:

LOT STATISTICS: TOTAL LOTS: 260, TOTAL ACRES: 26.0, AVERAGE LOT SIZE: 0.10 ACRES.



### SCALE:

1" = 100'

COUNTY ENGINEER

APPROVED AS TENTATIVE TRACT MAP NO. 33372

COUNTY ENGINEER

### INDEX MAP:

SEE ABOVE

MATCH LINE

### STORM DRAIN CONNECTION:

RESERVOIR

THIRTIETH STREET



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40069  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 33372  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Matt Straite, Project Planner  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Hunsaker & Associates  
**Applicant's Address:** 43460 Ridge Park Dr., Ste. #220, Temecula, CA 92590

### I. PROJECT INFORMATION

**A. Project Description:** Tentative Tract Map No. 33372 proposes a schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.

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

**C. Total Project Area:** 58.31 Gross Acres

<b>Residential Acres:</b> 58.31	<b>Lots:</b> 98	<b>Units:</b> 98	<b>Projected No. of Residents:</b> 294
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A	<b>Lots:</b> 2		

**D. Assessor's Parcel No(s):** 427-030-001, 427-003-002, 427-030-013

**E. Street References:** Northerly of 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th Street

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 19, Township 4 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Currently the project site has one residential structure which is located in the southern portion, while the rest of the site is vacant land. Surrounding land uses include a mixture of Single Family Residential and vacant land to the north, south, east and west. The project site's topography is relatively flat.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is located in the Lakeview/ Nuevo Area Plan of the RCIP. The land use designation is Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) General Plan Land Use designation. The project adheres to the land use policies of the General Plan including density, slope characteristics, and access.
- 2. Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets all other applicable circulation policies of the General Plan.



3. **Multipurpose Open Space:** No natural open space was required to be preserved within the boundaries of this project. The project avoids all natural watercourses and floodplains.
4. **Safety:** The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, high liquefaction area, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all applicable Noise Element policies.
6. **Housing:** The proposed project provides the appropriate amount of housing units for the site.
7. **Air Quality:** The project proposes residential uses which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

**B. General Plan Area Plan(s):** Lakeview/Nuevo

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

**D. Land Use Designation(s):** Low Density Residential (1/2 Acre Minimum)

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

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

**G. Adjacent and Surrounding**

1. **Area Plan(s):** Lakeview/Nuevo

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

3. **Land Use Designation(s):** Low Density Residential (RC:LDR) (1/2 Acre Minimum)

4. **Overlay(s) and Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Residential Agricultural (R-A)

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

**K. Adjacent and Surrounding Zoning:** Residential Agricultural (R-A)

### **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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Agriculture Resources           | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation                |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic               |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                    | <input type="checkbox"/> Other                                |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance   |

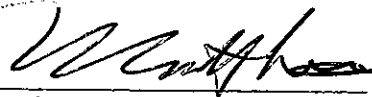
**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment <b>NOTHING FURTHER IS REQUIRED</b> because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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.



3/24/08

Signature

Date

Matt Straite

For Ron Goldman, Planning Director

Printed Name



## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

### Findings of Fact:

a) The project site is located 2 miles south of Ramona Expressway which is a County Eligible Scenic Highway. This project will not block any scenic views due to the distance from the highway.

Development of the project site will not affect any scenic resources, as adjacent lands are vacant and are planned for similar residential development or have rural residential development which does not contain any scenic resources of significance. The design of the proposed residential development will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines as well as the Lakeview Nuevo Design Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655

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

Findings of Fact:

a) According to the Riverside County Integration Project (RCIP), the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions (COA 50.PLANNING.20). This is a standard condition of approval for projects within this area and therefore is not considered mitigation pursuant to CEQA. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project proposes a single-family residential development. The project site is in immediate proximity of other similar existing and planned uses and therefore would not generate any unacceptable light levels. While the adjacent properties are vacant or have lower density residential development, residential development is planned for the vacant properties and the anticipated level of light created by the proposed project would not expose the lower density residential properties to unacceptable light levels. All lighting will be consistent with the Lakeview Nuevo Design Guidelines.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-2 "Agricultural Resources," GIS database, RCIP EIR No. 441 and Project Materials.

Findings of Fact:

a) The proposed project site is designated as Prime Farmland but is not located within an agricultural preserve. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. The project will not cause additional impacts to agricultural resources which have not been previously analyzed; therefore the project will not cause a significant impact to agricultural lands.

b) There are no existing agricultural uses within the vicinity of the proposed project. There are also no Williamson Act contracts within the vicinity of the proposed project. The proposed development will not conflict with exiting agricultural uses or any Williamson Act contracts.

c) The Residential Agricultural (R-A) zoning which exists for the project site and land which surrounds it, does allow for some agricultural uses. The Residential Agricultural zone is not subject to Ordinance No. 625 "Right to Farm," therefore the proposed development will not place non agricultural uses in conflict with agriculturally zoned property.

d) The project site is proposing residential development, which could encourage the addition of more residential development with the vicinity. The half acre lots proposed are consistent with the lots surrounding the development except to the west where the lots are smaller. The lot size proposed will help insure that the rural nature of the area is maintained, and will therefore not effect the conversion of farmland in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

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

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of 98 residential dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) The proposed residential use will not have a significant impact to air quality, or contribute substantially to an existing or projected air quality violation.

c) Although the proposed project will add ninety eight residential structures to the area, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than the population at large. Sensitive receptors (and the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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

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

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policy or ordinance?

Source: GIS database, WRCMSHCP, On-site Inspection, Burrowing Owl Report PDB No. 04217 by Glenn Lukos Associates, dated 4-24-06

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a general biological study to be prepared and a focused survey for burrowing owl. The studies concluded that no sensitive species exist on site.
- b) Based on the biological review conducted by the Environmental Programs Department, the habitat modifications that will occur, as a result of the proposed project, will not have an adverse effect on any endangered, or threatened species.
- c) Based on the biological review conducted by the Environmental Programs Department, the habitat modifications that will occur, as a result of the proposed project, will not have an adverse effect on any candidate, sensitive or special status species.
- d) The Environmental Programs Department has requested that prior to any grading by the proposed project a 30 day Burrowing Owl Survey shall be conducted. This will ensure that the native owl is not on the site and will not be harmed by the proposed development. (COA. 60. EPD. 1).
- e) Based on the biological review conducted by the Environmental Programs Department, the proposed project does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The proposed site is not in close proximity to any federally protected wetlands therefore there will be no adverse impact through direct removal, filling, hydrological interruption, or other means.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources.

Mitigation: The proposed project will be required to perform a burrowing owl survey 30 days prior to commencement of grading activities (COA. 60.EPD.1)

Monitoring: Monitoring shall be done by the Environmental Programs Department and the Building and Safety Department.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, Archeological Study PD-A 3576 by McKenna, dated 10-27-05.

Findings of Fact:

a-b) The records search failed to indicate the presence of any recorded historic resources within the boundaries of the subject site and the results of the field assessment were equally negative. There is one residence on the project site to be removed. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Archaeological Study PD-A 3576, Dated 10-27-05, Performed by McKenna.

Findings of Fact:

a) According to the Phase I Cultural Assessment, no cultural resources were observed within the project boundaries during the field survey. It is not anticipated that the proposed project will alter or destroy an archaeological site. A note will be added to the Environmental Constraints Sheet which will state that the property is not subject to any surface alteration restrictions. (COA. 50. PLANNING. 15).

The Phase I Cultural Assessment has concluded that there were no cultural resources observed. The potential for cultural resources to appear during grading still exists, therefore the project has been conditioned to retain an archaeologist for consultation and comment for the proposed grading. (COA. 60. PLANNING. 2).

b) Based on the findings of the Phase I Cultural Assessment, it is not anticipated that the proposed project will cause a substantial adverse change in the significance of an archaeological resource.

c) It is not anticipated the proposed project will disturb any human remains, but the project has been conditioned to notify the Riverside County Coroners office if human remains are found on the site during grading/construction (COA. 10. PLANNING. 18). This is a standard condition and is not considered mitigation for CEQA purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Based on the findings of the Phase I Cultural Assessment, the proposed project shall not restrict any existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist for consultation during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until significant resources have been evaluated (COA 60.PLANNING.2).

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

**9. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", GIS database, Archaeological Study PD-A 3576, Dated 10-27-05, Performed by McKenna.

Findings of Fact:

a) The proposed project is located within a High B paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high. The site was surveyed for paleontological resources as part of PD-A 3576. The report did not identify any paleontological resources on the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**GEOLOGY AND SOILS** Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) According to RCLIS (GIS Database), the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. The proposed project will not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to RCLIS (GIS Database), the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. The proposed project is not subject to rupture of a known earthquake fault.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**11. Liquefaction Potential Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS Database), the proposed project site is located within an area with very low to low potential for liquefaction. Review by the County Geologist has determined that there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**12. Ground-shaking Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. International Building Code (IBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As IBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**13. Landslide Risk**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**14. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas", Resolution No. 94-125

Findings of Fact:

a) According to RCLIS (GIS Database), the proposed project is susceptible to subsidence. Prior to the issuance of a grading permit, the following special geologic studies shall be submitted to the of Building and Safety Department: A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set. (COA 60.PLANNING.1)

Mitigation: The project has been conditioned to submit a subsidence study which shall address the potential impact of subsidence on this project (COA. 60. PLANNING. 1)

Monitoring: Monitoring will occur through the Building and Safety Department.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

a) A review of this project by the Geology Department indicated the project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation required.

Monitoring: No monitoring required.

16. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Lakeview/Nuevo Area Plan Figure 13 "Steep Slope", Figure 14 "Slope Instability"

Findings of Fact:

a) The topography of the proposed site is comparatively flat. The proposed subdivision will have inconsequential impacts to topography when grading is required to provide separate access to the newly created parcels. Potential impacts are considered less than significant.

b) The project is proposing cut or fill slopes greater than 2:1 or higher than 10 feet. The proposed project has been conditioned to plant and irrigate all manufactured slopes steeper than 4:1 and 3 feet or greater in height (COA. 90. BS GRADE. 1), as well as the grade shall be properly sloped to direct drainage away from foundation walls (COA. 90. BS GRADE. 2). The proposed project has been conditioned to not have slopes greater than 2:1 unless otherwise approved by the Department of Building & Safety Department (COA. 10. BS GRADE. 5).

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. The only existing structure on the site which is using septic will be removed, therefore resulting in a less than significant impact to the subsurface sewage disposal system.

Mitigation: The project has been conditioned to properly landscape slopes which are 4:1 or greater than 3 feet to ensure that erosion will not occur (COA. 90. BS GRADE. 1). The proposed project shall not create slopes greater than 2:1 unless otherwise approved (COA. 10. BS GRADE. 5).

Monitoring: Monitoring will occur through the Department of Building & Safety: Plan Check Process.

17. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection, Riverside County General Plan Figure S-6 "Engineering Geological Materials Map" Riverside County Geology Department review

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

- a) The proposed project will not result in substantial soil erosion or the loss of topsoil, therefore the impact will be less than significant.
- b) The Riverside County Geology Department has not indicated that the project is located on expansive soil, therefore the proposed project poses no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**18. Erosion**

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

Source: Lakeview/Nuevo Area Plan Figure 13 "Steep Slope"

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The project site is not located near any water bodies.
- b) Riverside County Flood Control Division has indicated that the project will not increase water erosion on or off site, therefore there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Integrated Project, Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The RCIP Figure S-8, indicates that the proposed project is in an area which has been identified as having a moderate wind erodibility rating. The moderate rating relates to a less than significant impact in wind erosion and blowsand potential, either on or off site.

Mitigation: No mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials, Riverside County General Plan Figure S-18 "Inventory of Facilities Storing Hazardous Materials"

Findings of Fact:

a) A Phase I Environmental Assessment consists primarily of a historical research of a given site to establish what uses existed in the past and an assessment of possible contaminants relating to those uses. Due to the apparent previous agricultural uses which were active at the project site, a Phase I study has not been requested. The Environmental Health Department has requested a Phase II Environmental Assessment which shall address possible on site pesticides and other hazardous materials relating to the previous use. (COA. 60. E. HEALTH. 1).

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will provide adequate access to the proposed residential use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment.

Mitigation: The Phase II Environmental Assessment shall identify any hazards as well as mitigation measures for the site. (COA. 60. E HEALTH. 1)

Monitoring: The monitoring shall be conducted by the Environmental Health Department and the Building & Safety Department.

21. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to the RCLIS (GIS database), the proposed project is not located within the vicinity of any airports. The proposed project will not result in an inconsistency with an Airport Master Plan.

b) According to the RCLIS (GIS database), the proposed project is not located within the vicinity of any airports. The proposed project will not require the review of the Airport Land Use Commission.

c) According to the RCLIS (GIS database), the proposed project is not located within the vicinity of any airports. The proposed project is not located within an airport land use plan, therefore the project will not result in a safety hazard for people residing or working in the project area.

d) According to the RCLIS (GIS database), the proposed project is not located within the vicinity of any airports. The proposed project is not within the vicinity of any private airstrips or heliports, therefore the project will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**22. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within an area susceptible to high fire risk.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Review

Findings of Fact:

a) The proposed project will alter the existing drainage pattern of the site in order to overcome the issues that may impede development. The review conducted by the Riverside County Flood Control District indicates that the proposed project will direct on and off site flows to the proposed Line C, provided that an adjacent project's detention basin is constructed. This redirection of drainage flows has been identified as significantly reducing the existing flood hazards to downstream properties. The project has been conditioned to construct both the detention basin proposed by the adjacent project and the Lakeview-Nuevo MDP Line C improvements totaling more than one mile. (COA. 10. FLOOD RI. 1, 60. FLOOD RI. 9) This will prevent substantial erosion or siltation, as well as reduce the risk for flooding hazards which may harm structures or humans within the project vicinity.

The proposed project has been conditioned to coordinate development with adjacent properties to ensure that water courses remain unobstructed and stormwaters are not diverted from one watershed to another (10. FLOOD RI. 6)

b&h) The project has been conditioned to submit a final site specific Water Quality Management Plan to address water quality issues which may be associated with the proposed development (COA. 10 FLOOD RI. 17, 50. FLOOD RI. 9, 60. FLOOD RI. 8, 80. FLOOD RI. 4). The project has been conditioned to construct all Best Management Practices described in the project specific WQMP (90. FLOOD RI. 3). The project is proposing BMP facilities that will require maintenance and the District is requiring that a financial mechanism be identified, so as to not burden future homeowners with maintenance costs (10. FLOOD RI. 18). Initial residents shall be educated on stormwater quality as a means of raising environmental awareness (90. FLOOD RI. 2).

c) It is not expected that development of this subdivision will substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

d) It is anticipated that the proposed project will contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, therefore it has been requested that the project build certain improvements, such as the adjacent project drainage basin and Line C improvements (COA. 10. FLOOD RI. 1, 60. FLOOD RI. 9).

The project has been conditioned to employ temporary erosion control measures, following rough grading at the site to prevent the flow of debris from the site. Plans must be submitted to ensure that erosion control measures are taken (COA. 60. FLOOD RI. 3)

e-f) The proposed project is not located in a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project has been conditioned to address all on site created flows that may contribute to the 100 year flood (COA 10. FLOOD RI. 3, 10. FLOOD RI. 4)

g) The proposed project is not located on a site that has a natural slope of greater than 25%. If the proposed development creates 5,000 or more square feet of impervious service than the project will be required to submit a Water Quality Management Plan. (COA 50. FLOOD RI. 4)



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The proposed project has been conditioned to coordinate development with adjacent properties to ensure that water courses remain unobstructed and stormwaters are not diverted from one watershed to another (10. FLOOD RI. 6). The project will also be responsible for off site improvements, such as the adjacent Tract Map's detention basin, and improvements to the Lakeview-Nuevo MDP Line C (60. FLOOD RI. 9). The proposed project shall submit a WQMP and implement all BMP's proposed (COA. 10 FLOOD RI. 17, 50. FLOOD RI. 9, 60. FLOOD RI. 8, 80. FLOOD RI. 4, 90. FLOOD RI. 3, 90. FLOOD RI. 2)

**Monitoring:** Mitigation monitoring will occur through the Riverside County Flood Control District and the Building & Safety: Plan Check Process.

**24. Floodplains**

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

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

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

**Findings of Fact:**

a) According to RCLIS (GIS database), the proposed project is not located in a 100 year flood zone. The proposed project is not intended to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) According to RCLIS (GIS database), the proposed project is not located in a 100 year flood zone. It is not intended that the proposed project will create a change in absorption rates or the amount of surface runoff.

c) According to RCLIS (GIS database), the proposed project is not located in a 100 year flood zone. The proposed project is not located in a Dam Inundation area and will not expose people or structures to a significant risk, loss or death because of flooding.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) According to RCLIS (GIS database), the proposed project is not located in a 100 year flood zone. It is not intended that the proposed project will create a change in the amount of surface water in any water body.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is consistent with the Rural Community - Low Density Residential (RC:LDR) (1/2 Acre Minimum) designation of the General Plan (RCIP). The proposed project will not result in a substantial alteration of the present or planned land use of the area.

b) According to RCLIS GIS database, the proposed project is not located within a city sphere of influence, therefore there will be no impact to the land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is consistent with the site's existing zoning. The subject site is zoned Residential Agriculture (R-A) and the project is proposing 98 residential lots with a half acre minimum lot size.

b) The proposed project is consistent with the site's existing surrounding zoning. The surrounding zoning is Residential Agriculture (R-A), which is the same as the proposed site's zoning, therefore there will be no impact regarding potential zoning inconsistency.

c) The existing and planned surrounding land uses are residential. The project is proposing 98 Single Family Residential lots, which will be consistent with the existing and proposed uses in the vicinity.

d) Under the RCIP Lakeview/Nuevo Area Plan, the land use designation is Rural Community – Low Density Residential (RC:LDR) (1/2 Acre Minimum). The proposal to subdivide 58 acres into (98) 1/2-acre parcels is consistent with the General Plan Land Use Designation.

e) It is not intended that the proposed project will disrupt or divide the physical arrangement of an established community because the surrounding uses are residential and the site currently only contains one structure, which is to be removed.

Mitigation No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-b) The RCIP indicates that the project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The proposed subdivision of 58 acres into 98 lots in an area surrounded with single-family development will not result in impacts to mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The proposed project is not within the vicinity of any mining activities, therefore the proposed project will not lead to incompatible land uses or expose people and property to hazards from quarries or mines.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**NOISE** Would the project result in:

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within an airport land use plan. People will not be exposed to excessive noise levels.

b) According to RCLIS (GIS database), the proposed project is not located within the vicinity of a private air strip. People will not be exposed to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**29. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

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

According to RCLIS (GIS database), the project site is not located near a railroad.

Mitigation: No mitigation measures.

Monitoring: No monitoring measures.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

According to RCLIS (GIS database), the proposed project site is located near the proposed Mid-County Parkway. Residential developments which are approved prior to the approval of the proposed Mid County Parkway will be mitigated through the EIR which is associated with the highway. Noise issues for nearby residential development will be mitigated at that time.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**31. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

The project site is not subject to "other" noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**32. Noise Effects on or by the Project**

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The proposed project in itself, a land subdivision, will not create substantial noise, but future single-family development may create unavoidable incremental noise. The proposed project and the noise levels created by the project will be consistent with the General Plan envisioned uses for the site.

b) Short-term grading and construction noise will be generated by construction on the site, however this noise should be comparable to the periodic noise generated by existing agricultural uses in the area. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repair at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

c) The proposed project will not expose persons to or generate noise levels in excess of established standards.

d) The proposed project will not expose persons to or generate excessive ground borne vibrations or noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**POPULATION AND HOUSING** Would the project

<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project site currently has one residential structure which will be demolished but replaced with 98 residential lots. It will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities therefore; it will not create a demand for additional housing.
- c) The proposed project site currently has one residential structure, therefore it will not displace a substantial number of existing residents that would result in the need for more housing.
- d) The project is not in or near a County Redevelopment Project Area.
- e) The project will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project should not have a significant impact on fire services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**35. Sheriff Services**

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

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659, the proposed project should not have a significant impact on sheriff services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**36. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

This project is located within the Nuview Union/Perris Union High School Districts and impacts to school facilities will be mitigated in accordance with State law. (COA 80.PLANNING.11 and 12) This is a standard condition and shall not be considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**37. Libraries**

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

Findings of Fact:

The proposed subdivision will result in an incremental increase of demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659, the project should not have a significant impact on library services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**38. Health Services**

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not physically alter or impact health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**RECREATION**

**39. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Ordinance No. 810

Findings of Fact:

a) The proposed project does not include any recreational facilities, but along with additional future development, the project may require the construction or expansion of recreational facilities. The project will be required to pay QUIMBY fees which will lessen the impacts of the proposed development to less than significant. Given that this project proposes ninety eight new units and two open space lots the effects on existing regional facilities is considered less than significant.

b) The proposed project may result in the accelerated deterioration of parks or recreational facilities because this project proposes ninety eight new units. The project will be required to pay QUIMBY fees which will lessen the impacts of the proposed development to less than significant. The effects on existing regional facilities is considered less than significant.

c) The proposed project is located within a Community Service Area 146A which they are subject to pay QUIMBY Fees.

Mitigation: No mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring required.

**40. Recreational Trails**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments, Lakeview/Nuevo Area Plan Figure 8 "Trails and Bikeway System"

Findings of Fact:

The RCIP and the Lakeview/Nuevo Design Guidelines locates a community, and several local trails on the project site. The trails are located adjacent to the westerly portion of "A" street, northerly portion of Thirteenth St., the westerly portion of North Drive and the southerly portion of Apricot Ave. The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within the proposed trail portions. The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement until such time as the maintenance takes over by an appropriate maintenance district.

Mitigation: The land divider/permit holder shall submit plans which delineate grading adjacent to or within the proposed trail portions. The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement until such time as the maintenance takes over by an appropriate maintenance district. (COA.10.PLANNING.5, 50.PLANNING.10, 60.PLANNING.4)

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

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Result in inadequate emergency access or access

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to nearby uses?				
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The proposed project may result in an inconsequential increase in traffic in the project area. The project is proposing 98 residential units which will increase traffic, but to a level that is less than significant.

The proposed project may result in the temporary increase of traffic due to construction, which may temporarily impact circulation in the project area. Due to the short duration of grading and construction activities, this impact is not considered significant. However, all development projects within Riverside County are required to pay mitigation fees towards the incremental demand on public facilities prior to development pursuant to Ordinance No. 659.6 and Ordinance No. 824.2. The Transportation Uniform Mitigation Fee (TUMF) is imposed because it will be necessary for the residential and non-residential users of projects to have access to the Regional System. Such development will benefit from the Regional System improvements and the burden of such development will be mitigated in part by the payment of the TUMF.

b) The project will not result in inadequate parking capacity because garages and parking spaces are required to accommodate the individual homes.

c) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.

d-e) The project does not propose any design issues that would cause a change in air traffic patterns; alter waterborne, rail or air traffic; or substantially increase hazards to a design feature.

f) The proposed project will not substantially increase hazards to a design feature or incompatible use.

g-h) The Riverside County Transportation Department did not require a Traffic Study for the project proposal and deemed the project as designed to protect public health, safety, and welfare. The project is not anticipated to have any significant traffic or circulation impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The trails proposed for the project will be joint use trails in compliance with the Lakeview/Nuevo design Guidelines. Previously identified measures will mitigate these effects to less than significant levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**44. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project is being proposed with septic systems for each residence. The Regional Water Quality Control Board has indicated that the Lakeview/Nuevo area is an area of concern regarding 1/2 acre lots and the use of septic systems. The Department has issued a letter for this project requesting additional testing be done. The Department of Environmental Health has conditioned the project for this testing. The project must provide clearance from the Regional Water Quality Control Board for septic on the 98 lots (50.E Health.1).

Mitigation: The project must provide clearance from the Regional Water Quality Control Board for septic on the 98 lots (50.E Health.1).

Monitoring: Monitoring will be achieved through the Building and Safety Plan Check Process and by the Department of Environmental Health.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. These requirements are standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**46. Utilities**

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact:

a,b,c) The project proposes the addition of ninety eight residential dwellings. Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Each of the utility systems is available at the project site and lines will require to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and Verizon will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled by improvements which are being required by the Riverside County Flood Control District.

e) Implementation of this project will result in the construction of additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

h)The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Riverside County Integrated Project                      Jacobs Engineering    October 2003

Riverside County General Plan Final Program EIR

Burrowing Owl Report PDB No. 04217, Dated 4-24-06, Performed by Glenn Lukos Associates

Archaeological Study PD-A 3576, Dated 10-27-05, Performed by McKenna

Riverside County Land Information System (RCLIS) (GIS Database)

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

Location:                      County of Riverside Planning Department  
    4080 Lemon Street, 9th Floor  
    Riverside, CA 92505

Y:\Planning Case Files-Riverside office\TR33372\April 16, 2008 PC\TR33372-EA40069-(03-19-08).doc  
 Revised: 8/7/06



TRACT MAP Tract #: TR33372

Parcel: 427-030-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33372 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33372, Amended No. 6, dated 11/13/07.

PRELIMINARY LANDSCAPE/WALL & FENCE PLAN = preliminary landscape/ wall & fence plan, exhibit L & W, Amended No. 6, dated 11/13/07.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.

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.

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

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10. GENERAL CONDITIONS

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST (cont.)                      RECOMMND

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      RECOMMND

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

10.BS GRADE. 10                    MAP-G2.22 PVT RD GDG PMT                    RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    MAP - SEPTIC SIZING                    RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture units.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting, in the near future, regulations or standards for the permitting and operation of all onsite sewage disposal treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

10.E HEALTH. 2                    MAP - PERC RPT INFO                    RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per the preliminary septic system feasibility study submitted by Geo Tek Inc., dated March 16, 2004. Additional testing and reporting will be required

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10. GENERAL CONDITIONS

10.E HEALTH. 2                   MAP - PERC RPT INFO (cont.)                   RECOMMND

for each lot prior to building permit issuance.  
Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future  
Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT                   RECOMMND

Tract 33372 is a proposal to subdivide 58.3-acres into single family lots in the Lakeview/Nuevo area. The site is located on the northwest corner of Thirteenth Street and North Drive. This area of Lakeview has no flood control infrastructure in the immediate vicinity and experiences flooding during storm events; therefore, this development must protect itself from offsite flows, convey on and offsite flows to an adequate outlet and mitigate for water quality impacts.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

>>>>>Regional drainage issues>>>>>

The proponents of Tract 33372 have prepared a proposed drainage plan in two parts dated July 9, 2007 and July 23, 2007. The drainage plan proposes to modify and extend the District's Lakeview/Nuevo Master Drainage Plan. The plan proposes to upsize Lateral C shown in the District's 1985 master drainage plan to provide 100-year capacity and to account for the updated land uses shown in the County's current general plan. The study analyzes the Lateral C watersheds in more detail in order to account for lag times within the watersheds and shows that both the offsite flows tributary to Tract 33372 and the tract's onsite flows can be directed to the upsized Lateral C as proposed. The drainage study also shows that the District's existing Nuevo Channel has sufficient capacity to accept the flows delivered by the upsized version of Lateral C including on-site flows from Tract 33372. Plan and profile sheets have been submitted to show that directing flows from this site to Lateral C is a feasible.

Therefore, Tract 33372 shall construct Lakeview-Nuevo MDP Lateral C, from Thirteenth Street to the Districts' existing Nuevo Channel. It shall be noted that Lateral C may also be required to extend southerly (upstream) of Thirteenth Street to intercept flows and assure protection of Tract 33372. Lateral C consists of over one mile of storm drain and channel facilities. Lateral C would outlet to the District's existing Nuevo Channel near the intersection of Lakeview Avenue and Eleventh Street. The District will not allow the issuance of grading permits nor allow recordation of the final map until plans for Lateral C have been approved, bonds have been posted, and all offsite rights-of-way acquired.

>>>>>Local offsite drainage issues<<<<<

The site receives offsite flows along the southern boundary of the site along Thirteenth Street. These flows shall be collected and conveyed through the site as shown in concept on the tentative map exhibit.

The site also receives offsite flows from the southeast along North Drive. To assure collection of these tributary flows, a sufficient amount of inlets shall be constructed along North Drive to convey these flows to Lateral C as shown in concept on the tentative map exhibit.

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10. GENERAL CONDITIONS

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

The northern portion of the site receives offsite area to the east. Interceptor ditches are proposed to collect flows. The interceptor ditches shall comply with 10.FLOOD.RI.15. Storm drains are proposed to convey these flows through the site, bypassing the enhanced swales which are not designed to accommodate these flows.

>>>>Water quality<<<<<

A preliminary Water Quality Management Plan was submitted in support of this case. The water quality plan proposes the use of enhanced water quality swales for the majority of the tract. The sections shown on the tentative exhibit show that adequate area has been set aside to accommodate the 6 foot bottom width enhanced grassy swales. However, there are roughly 8 lots which do not drain to any of the proposed enhanced grassy swales. Substantial on-lot site design features such as gravel filled trenches adjacent to the individual driveways shall be constructed on these lots. The preliminary WQMP is adequate for tentative approval.

10.FLOOD RI. 3                    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. 4                    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. 6                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN (cont.)                    RECOMMND

the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 8                    MAP MAJOR FACILITIES - ADP                    RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Lakeview-Nuevo Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 15                    MAP INTERCEPTOR DRAIN CRITERIA                    RECOMMND

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

10.FLOOD RI. 17                    MAP SUBMIT FINAL WQMP >PRELIM                    RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 18

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District.



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10. GENERAL CONDITIONS

10.FLOOD RI. 18                    MAP WQMP ESTABL MAINT ENTITY (cont.)                    RECOMMND

The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 19                    MAP STORMDRAINS MAINTENANCE                    DRAFT

Since some of the interior streets will not be publicly maintained, and to ensure the public's health and safety, all onsite storm drains larger than 36 inches shall be maintained by the District and shall be located within a dedicated drainage easement.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP- MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 2                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 4                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5                   MAP - TRAIL MAINTENANCE                   RECOMMND

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

10.PLANNING. 7                   MAP - NO OFFSITE SIGNAGE                   RECOMMND

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

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

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A zone.
- b. The front yard setback is 20 feet.
- c. The minimum average width of each lot is 100 feet.
- d. The maximum height of any residential building is 40 feet.
- e. The minimum parcel size is 1/2 acre.
- f. No more than 50% of the lot shall be covered by structure.
- g. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

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

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

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10. GENERAL CONDITIONS

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

development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

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

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

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

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

10.PLANNING. 13                   MAP- REQUIRED MINOR PLANS                   RECOMMND

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

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10. GENERAL CONDITIONS

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

1. All Plans shall be consistent with the Lakeview/Nuevo Design Guidelines, PRELIMINARY LANDSCAPE AND FENCE AND WALL EXHIBIT.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases per the LANDSCAPE PHASING PLAN.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation & Planning Department.

5. Entry monument and gate entry plan.

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

10.PLANNING. 14 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Lakeview/ Nuevo design Guidelines adopted August 1, 2006 by the Board of Supervisors.

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

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP - Lkvw/Nuevo Imp Program                   RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

10.PLANNING. 18                   MAP - IF HUMAN REMAINS FOUND                   RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 19                   MAP - VIABLE LANDSCAPING                   RECOMMND

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

10.PLANNING. 20                   MAP - PROCEDURE FOR PHASING                   RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall

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10.PLANNING. 20                   MAP - PROCEDURE FOR PHASING (cont.)                   RECOMMND

conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

TRANS DEPARTMENT

10.TRANS. 1                       MAP - TS/EXEMPT   RECOMMND

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

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. 7                       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) and Lakeview/Nuevo Design Guidelines. It is understood that the tentative map

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10. GENERAL CONDITIONS

10.TRANS. 7                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

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. 8                    MAP - OFF-SITE PHASE                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                    MAP - EXPIRATION DATE                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    SARWQCB CLEARANCE LETTER REQ'D                    RECOMMND

Provide clearance letter from Santa Ana Regional Water Quality Control Board (SARWQCB) for all 98 lots proposed. Further engineering and/or information may be required pending SARWQCB review of proposed project.

FIRE DEPARTMENT

50.FIRE. 1                        MAP-#46-WATER PLANS                        RECOMMND

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

50.FIRE. 2                        MAP-#53-ECS-WTR PRIOR/COMBUS                        RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

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

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

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3                   MAP ONSITE EASE ON FINAL MAP (cont.)                   RECOMMND

stating, "Drainage easements shall be kept free of buildings and obstructions".

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

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

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

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

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

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

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. 7                    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. 8                    MAP ADP FEES                    RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lakeview-Nuevo Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10                    MAP OFFSITE FLOOD FACILITIES                    RECOMMND

Tract 33372 shall construct Lakeview-Nuevo MDP Lateral C, from Thirteenth Street to the Districts' existing Nuevo Channel. It shall be noted that Lateral C may also be required to extend southerly (upstream) of Thirteenth Street to intercept flows and assure protection of Tract 33372. The District will not allow recordation of the final map until plans for Lateral C have been approved, bonds have been posted, and the offsite right-of-way acquired.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 3                    MAP- SURVEYOR CHECK LIST                    RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 sq ft square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                   MAP- SURVEYOR CHECK LIST (cont.)                   RECOMMND

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

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

50.PLANNING. 7                   MAP- ANNEX TO PARK DISTRICT                   RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146A.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146A which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 10                  MAP- TRAIL MAINTENANCE                   RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of all trails located along the project site. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 15                  MAP- ECS NOTE ARCHAEOLOGICAL               RECOMMND

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

"County Archaeological Report no. PD-A-3576 was prepared for this property on 10-27-05 by McKenna and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15            MAP- ECS NOTE ARCHAEOLOGICAL (cont.)            RECOMMND

the results of the report."

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

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29            MAP - FEE BALANCE            RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 30            MAP- LKVW/NUEVO IMP PROGRAM            RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

50.PLANNING. 31            MAP- DRY SEWERS            RECOMMND

Prior to map recordation the land owner shall provide evidence to the Planning Department indicating that an "agreement" has been entered between the land owner and the water and sewer utility provider (currently EMWD) which

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP- DRY SEWERS (cont.)

RECOMMND

will permit the installation of a sewer system within the property boundary which will be activated when a backbone sewer line is available within 2,000 feet of the property limits.

The Agreement must be approved by the Board of the water and sewer utility provider (currently EMWD) which shall include the following:

- 1) a stand-by fee provided to the Utility provider; and,
- 2) A mechanism for the maintenance of the dry sewer system during the period it remains inactive; and,
- 3) A requirement to inspect the dry sewer line prior to the connection to the backbone sewer line (if applicable per the water and sewer provider); and,
- 4) A requirement to install any necessary extensions of a backbone sewer line from the boundary of the Property to the main backbone sewer line (if applicable per the water and sewer provider). All required CEQA for such an extension shall be provided at the time the extension is required.

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS

RECOMMND

Interior streets "B", "C", "D" and "E" are designated as Private Local streets and shall be improved with 36' full-width AC pavement and rolled curbs within the 44' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/44') (modified for right-of-way width)

"A" Street is designated as a (Public) local street and shall be improved with 36' full-width AC pavement and 6" AC dikes within the 56' to 62' full-width dedicated right-of-way in accordance with County Standard No. 105, Section B. (36'/56' to 62') (Modified)

50.TRANS. 3 MAP - PART-WIDTH

RECOMMND

Twelfth Street along project boundary (Public) is a paved County maintained road designated as a local street and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - PART-WIDTH (cont.)                      RECOMMND

shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline) and rolled curbs within a 55' part-width (30' on the project side and 25' on the opposite side of the centerline) dedicated right-of-way in accordance with County Draft Standard No. 105, Section D, and Lakeview Nuevo Design Guidelines. (Modified, concrete rolled curb instead of AC dike)

50.TRANS. 4                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 7                      MAP - OFF-SITE INFO                      RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 8                      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. 9                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on North Drive and Apricot Avenue and so noted on the final map.

50.TRANS. 12                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with Lakeview/Nuevo Design Guidelines.

50.TRANS. 13                      MAP - STRIPING PLAN                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13                    MAP - STRIPING PLAN (cont.)                    RECOMMND

paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

NOTE: The applicant shall provide a clear delineation to show a transition between private and public roads, and shall be responsible for any other Traffic Calming measures on "D" Street and "E" Street as approved by Transportation Department.

50.TRANS. 14                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with Lakeview-Nuevo Design Guidelines as directed by the Transportation Department.

50.TRANS. 15                    MAP - LANDSCAPING                    RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within North Drive and Apricot Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 17                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 18                      MAP - STREET LIGHT PLAN                      RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with Lakeview/Nuevo Design Guidelines. The design guidelines can be found here: <http://www.rctlma.org/planning/index.html>

NOTE: Interior roads shall be in accordance with Dark Sky Lighting Design criteria. Change is made per P.C. request on 5/28/08.

50.TRANS. 21                      MAP - STREET SWEEPING                      RECOMMND

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

50.TRANS. 22                      MAP - STREET LIGHTS-CSA/L&LMD                      RECOMMND

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

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

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

50.TRANS. 23                      MAP - LANDSCAPING APP. ANNEX                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 23                    MAP - LANDSCAPING APP. ANNEX (cont.)                    RECOMMND

Assessment District.

50.TRANS. 25                    MAP - ASSESSMENT DIST 1                    RECOMMND

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

50.TRANS. 31                    MAP- CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 36                    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. 37                    MAP - EXISTING MAINTAINED                    RECOMMND

Apricot Avenue from easterly parcel line of Lot No. 25 to 50' west of the westerly parcel line of Lot No. 70 is a paved County maintained road and shall be improved with concrete rolled curb located 20' on each side of the centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within 84 foot full-width dedicated right-of-way, in accordance with Lakeview-Nuevo Design Guidelines, Section C, page 38.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 37

MAP - EXISTING MAINTAINED (cont.)

RECOMMND

Apricot Avenue from the easterly parcel line of Lot No. 25 to North Drive along project boundary is a paved County maintained road and shall be improved with 32' of part-width A.C. pavement (20' on the project side and 12' on opposite side of the centerline) with rolled curb located 20' from the centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within a 72 foot part-width dedicated right-of-way, (42' dedication south of the centerline and 30' existing dedicated right-of-way north of the centerline), in accordance with Lakeview-Nuevo Design Guidelines, Section C, page 38.

Apricot Avenue 50' west from the easterly parcel line of Lot 7 to the westerly project boundary is a paved County maintained road and shall be improved with 32' of part-width A.C. pavement (20' on the project side and 12' on opposite side of the centerline), with rolled curb located 20' from the centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within a 72 foot part-width dedicated right-of-way, (42' dedication north of the centerline and 30' existing dedicated right-of-way south of the centerline), in accordance with Lakeview-Nuevo Design Guidelines, Section C, page 38.

Thirteenth Street along project boundaries is a paved County maintained road and shall be improved with 32' of part-width A.C. pavement, (20' on the project side and 12' on opposite side of the centerline) with rolled curb located 20' from the centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within a 72 foot part-width dedicated right-of-way, (42' dedication north of the centerline and 30' existing dedicated right-of way south of the centerline), in accordance with Lakeview-Nuevo Design Guidelines, Section C, page 38.

North Drive along project boundaries is a paved County maintained road and shall be improved with 32' of part-width A.C. pavement, (20' on the project side and 12' on opposite side of the centerline) with rolled curb located 20' from the centerline and match up asphalt

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50. PRIOR TO MAP RECORDATION

50.TRANS. 37                    MAP - EXISTING MAINTAINED (cont.) (cont.)                    RECOMMND

concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within a 72 foot part-width dedicated right-of-way, (42' dedication west of the centerline and 30' existing dedicated right-of-way east of the centerline), in accordance with Lakeview-Nuevo Design Guidelines, Section C, page 38.

50.TRANS. 38                    MAP - LAKEVIEW/NUEVO FUNDING                    RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB Fee as determined by the County, prior to the recordation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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. 4                    MAP-G2.7DRNAGE DESIGN Q100                    RECOMMND

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 13                    MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1                   GRADE - HAZMAT PHASE II (cont.)                   RECOMMND

samples or other requirements, contact Doug Thompson at  
(951) 358-5055.

60.E HEALTH. 2                   USE - EXISTING SSDS/WELLS                   RECOMMND

Obtain demolition permit for existing structures, septic  
systems and water wells.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                   MAP SUBMIT PLANS                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    RECOMMND  
deposit.

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

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

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

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

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

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

60.FLOOD RI. 7                    MAP ADP FEES                    RECOMMND

Tract 33372 is located within the limits of the Lakeview-Nuevo 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. 8                    MAP SUBMIT FINAL WQMP                    RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 MAP OFFSITE FLOOD FACILITIES

RECOMMND

Tract 33372 shall construct Lakeview-Nuevo MDP Lateral C, from Thirteenth Street to the Districts' existing Nuevo Channel. It shall be noted that Lateral C may also be required to extend southerly (upstream) of Thirteenth Street to intercept flows and assure protection of Tract 33372. The District will not allow the issuance of grading permits until plans for Lateral C have been approved, bonds have been posted, and the offsite right-of-way acquired.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SUBSIDENCE STUDY

RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director); the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2                    MAP - ARCHAEOLOGIST RETAINED (cont.)                    RECOMMND

archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 4                    MAP- TRAIL PLANS                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail adjacent to the westerly portion of A street, northerly portion of Thirteenth Street, the westerly portion of North Drive, and the southerly portion of Apricot Avenue delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Lakeview Nuevo Design Guidelines.

60.PLANNING. 17                    MAP- SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 58.31 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of grading permits, the Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18                   MAP - FEE BALANCE (cont.)                   RECOMMND

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19                   MAP - GRADING PLAN REVIEW                   RECOMMND

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

60.PLANNING. 25                   MAP - PLANNING DEPT REVIEW                   RECOMMND

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

60.PLANNING. 27                   MAP- LKVW/NUEVO IMP PROGRAM                   RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                   MAP- LKVW/NUEVO IMP PROGRAM                   RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                   MAP- LKVW/NUEVO IMP PROGRAM (cont.)                   RECOMMND

Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                   MAP - PERC TEST REQD                   RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

FIRE DEPARTMENT

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

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                   MAP SUBMIT PLANS                   RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                    MAP SUBMIT PLANS (cont.)                    RECOMMND

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

80.FLOOD RI. 3                    MAP ADP FEES                    RECOMMND

Tract 33372 is located within the limits of the Lakeview-Nuevo 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.

80.FLOOD RI. 4                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2                    MAP - FRONT YARD LANDSCAPING                    RECOMMND

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

80.PLANNING. 3                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11            MAP- SCHOOL MITIGATION            RECOMMND

Impacts to the Nuview Union District shall be mitigated in accordance with California State law.

80.PLANNING. 12            MAP- SCHOOL MITIGATION (2)            RECOMMND

Impacts to the Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 13            MAP - FEE BALANCE            RECOMMND

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

80.PLANNING. 17            MAP - MODEL HOME COMPLEX            RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

80.PLANNING. 19                    MAP- FINAL SITE PLAN                    RECOMMND

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

Subdivision development shall conform to the approved tract map and shall conform to the Lakeview/ Nuevo Design Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP- FINAL SITE PLAN (cont.)

RECOMMND

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

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

80.PLANNING. 20 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP- Walls/Fencing Plans (cont.)

RECOMMND

review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, THE PRELIMINARY WALL AND FENCE PLAN and the TENTATIVE MAP conditions of approval.

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

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

C. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. (Applicants shall provide specifications that shall be approved by the Planning Department).

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

80.PLANNING. 23 MAP- LKVW/NUEVO IMP PROGRAM

RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24                   MAP - FRONT YARD LANDSCAPING                   RECOMMND

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

80.PLANNING. 25                   MAP - LANDSCAPING SECURITIES                   RECOMMND

A cash bond shall be required to guarantee the installation of planting when the estimated cost is \$2,500 or less. The remaining performance security shall be released one year after installation is approved provided the plantings have been adequately maintained. Performance securities, in amounts to be determined by the Director of the Department of Building and Safety, to guarantee the installation of plantings in accordance with the approved plan, and adequate maintenance of the plantings for one year, shall be filed with the Department of Building and Safety.

80.PLANNING. 26                   MAP - LNDSCPE INSPECTION DEPOS                   RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 3                       MAP - GARAGE DOOR 1                       RECOMMND

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                   MAP BMP - EDUCATION                   RECOMMND

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

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

90.FLOOD RI. 3                   MAP IMPLEMENT WQMP                   RECOMMND

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

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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. 3                    MAP - LANDSCAPING COMPLIANCE                    RECOMMND

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

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146A.

90.PLANNING. 5                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

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

90.PLANNING. 6                    MAP - FENCING COMPLIANCE                    RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 58.31 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP- MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40069.

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

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

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 15 MAP- LKVW/NUEVO IMP PROGRAM

RECOMMND

This project lies within the proposed Lakeview Nuevo Implementation Program and/or its area of benefit. A mechanism for the funding of the Lakeview Nuevo Implementation Program is being established and will be applicable to developments within the program boundary and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15            MAP- LKVV/NUEVO IMP PROGRAM (cont.)            RECOMMND

area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the county.

90.PLANNING. 16            MAP - LNDSACP/IRRIG INSTALL INS            RECOMMND

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

90.PLANNING. 17            MAP - COMPLY W/ LNDSACP/IRRIG            RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - WRCOG TUMF                      RECOMMND

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

90.TRANS. 3                      MAP - STREET SWEEPING                      RECOMMND

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

90.TRANS. 4                      MAP - STREET LIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Lakeview/Nuevo Design Guidelines.

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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5                      MAP - UTILITY INSTALL                      RECOMMND

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

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



**COMPREHENSIVE PROJECT REVIEW**  
**(\*INITIAL CASE ACCEPTANCE) COMMENT AGENDA**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**9TH FLOOR, CAC - P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 22, 2005

Transportation  
Environmental Health  
Flood Control District  
Fire Department  
Building & Safety (Grading)  
Regional Parks & Open Space  
Geologist  
EPD  
Donna Duron  
Sheriff's Dept  
Riv. Co. Waste

Supervisor Tavaglione  
Commissioner snell  
Riverside Transit Agency  
Perris Union High School Dist  
Nuview Union School Dist.  
Nuview Water Company  
So. Calif. Edison  
So. Cal Gas  
Caltrans #8  
EIC(Attachment "A")  
Friends of Nuevo Community Council

**TENTATIVE TRACT MAP NO. 33372 – EA No. 40069 - Applicant: Hunsaker and Associates – Engineer/Rep.: Hunsaker and Associates. – Fifth Supervisorial District – Lakeview Nuevo Area Plan – Located north of 13th Street, east of Lakeview Avenue, west of North Drive, and south of 12th Street – 58.31 gross acres – R-A Zone. REQUEST: Tentative Tract Map No. 33372 proposes to subdivide 58.31 gross acres into 94 single family lots. APNs: 427-030-001, 002, 013 Concurrent Cases: N/A – Related Cases: N/A – 1st Transmittal**

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on April 21, 2005**. All County Agencies and Departments, please have draft conditions in the **Land Management System by the above date**. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Adam Rush**, Project Planner, at (909) 955-9076.

COMMENTS:

DATE:                      SIGNATURE:  
PLEASE PRINT NAME AND TITLE:  
TELEPHONE:

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



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

October 16, 2007

Matt Straite  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Subject: Tentative Tract Map No: 33372  
SCH#: 2007091068

Dear Matt Straite:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on October 12, 2007, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2007091068  
**Project Title** Tentative Tract Map No. 33372  
**Lead Agency** Riverside County Planning Department

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**Type** MN Mitigated Negative Declaration  
**Description** D  
Tentative Tract Map No. 33372 proposes to subdivide 58.31 gross acres into 94 single family lots, trails along Apricot Avenue, and several linear water quality swales/ basins.

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**Lead Agency Contact**

**Name** Matt Straite  
**Agency** Riverside County Planning Department  
**Phone** (951) 955-0545 **Fax**  
**email**  
**Address** 4080 Lemon Street, 9th Floor  
P.O. Box 1409  
**City** Riverside **State** CA **Zip** 92502-1409

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**Project Location**

**County** Riverside  
**City**  
**Region**  
**Cross Streets** Northerly of 13th St, easterly of Lakeview Ave, westerly of North Dr, and southerly of 12th St.  
**Parcel No.** 427-030-001, 002, 013  
**Township** 4S **Range** 2W **Section** 19 **Base** SBB&M

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways** San Jacinto River  
**Schools**  
**Land Use** Vacant and Single Family Residential/ Residential Agriculture (R-A)/ Rural Community: Low Density Residential (0.5 acre minimum).

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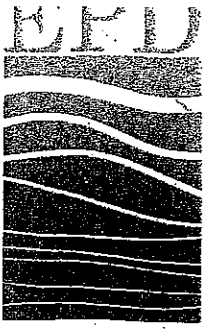
**Project Issues** Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Water Quality

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**Reviewing Agencies** Air Resources Board, Transportation Projects; Caltrans, District 8; Department of Water Resources; Department of Fish and Game, Region 6; Department of Health Services; Native American Heritage Commission; Department of Parks and Recreation; Regional Water Quality Control Board, Region 8; Resources Agency; State Water Resources Control Board, Clean Water Program; State Water Resources Control Board, Division of Water Rights; Department of Toxic Substances Control

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**Date Received** 09/13/2007 **Start of Review** 09/13/2007 **End of Review** 10/12/2007



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

**Environmental Programs Department**

*Carolyn Syms Luna*  
**Director**

May 8, 2006

The Garrett Group, LLC  
One BetterWorld Circle, Suite 300  
Temecula, California 92590  
Attention: Will Rogers

**RE: MSHCP Compliance Letter**  
Assessor's Parcel Number(s): 427-030-011, -002, and -013  
Case Number: TR33372

Dear Mr. Rogers:

This letter is to inform you that the subject property has fulfilled its requirements under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

You may contact the Planning Department at (951) 955-3200, or (951) 955-6429, and proceed with the planning process for this property.

If you have further questions concerning this letter or the MSHCP, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David W. Carr  
Ecological Resources Specialist

DWC

xc: Adam Rush, Planning Department

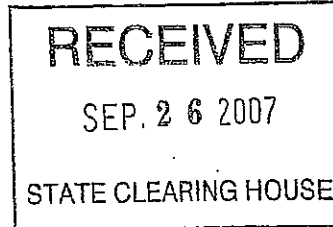
## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



clear  
 10/12/07  
 e

September 19, 2007



Mr. Matt Straite

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT

4080 Lemon Street, 9<sup>th</sup> Floor; P.O. Box 1409  
 Riverside, CA 92502-14090

Re: SCH#2007091068; CEQA Notice of Completion; proposed Mitigated Negative Declaration for Residential Project Tentative Tract Map No. 33372; Nuevo Community; Riverside County, California

Dear Mr. Straite:

The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

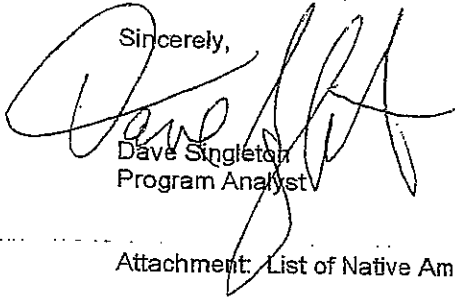
- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf>. The record search will determine:
  - If a part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section:
  - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
  - \* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts



Linda S. Adams  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Maureen F. Gorsen, Director  
5796 Corporate Avenue  
Cypress, California 90630



Arnold Schwarzenegger  
Governor

October 5, 2007

Mr. Matt Straite  
County of Riverside Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409  
Riverside, California 92502-1409

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION (ND) FOR  
TENTATIVE TRACT MAP NO. 33372 (SCH #2007091068)

Dear Mr. Straite:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "Tentative Tract Map No. 33372 proposes to subdivide 58.31 gross acres into 94 single family lots, trails along Apricot Avenue, and several linear water quality swales/basins."

Based on the review of the submitted document DTSC has the following comments:

- 1) The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The ND should identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
  - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
  - Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.
  - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
  - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
  - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
  - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
  - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.
- 4) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a Border Zone Property.
- 5) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper



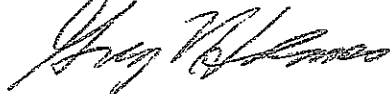
Mr. Matt Straite  
October 5, 2007  
Page 3

sampling should be conducted to make sure that the imported soil is free of contamination.

- 6) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
- 7) Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA please see [www.dtsc.ca.gov/SiteCleanup/Brownfields](http://www.dtsc.ca.gov/SiteCleanup/Brownfields), or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489 for the VCA.

If you have any questions regarding this letter, please contact Ms. Eileen Khachatourians, Project Manager, at (714) 484-5349.

Sincerely,



Greg Holmes  
Unit Chief  
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806

CEQA # 1859



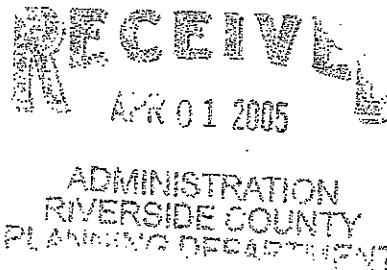
Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

March 30, 2005

Adam Rush, Project Planner

Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409



**RE: Tentative Tract Map No. 33372 – EA No. 39519**  
**Proposal: Subdivide 58.31 gross acres into 94 single family lots.**  
**APN#: 427-030-001**

Dear Mr. Rush:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of 13<sup>th</sup> Street, east of Lakeview Avenue, west of North Drive, and south of 12<sup>th</sup> Street Lane in the Lakeview Nuevo Zoning Area, 5<sup>th</sup> Supervisorial District. The project is a proposal to subdivide 58.31 gross acres into 94 single family lots. The project site is zoned R-A. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. 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 to:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- 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. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3285.

Sincerely,

Ron Wymore  
Planner

DM # 33271



# California Regional Water Quality Control Board

## Santa Ana Region



Linda S. Adams  
Secretary for  
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348  
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221  
[www.waterboards.ca.gov/santaana](http://www.waterboards.ca.gov/santaana)

Arnold  
Schwarzenegger  
Governor

March 6, 2008

Steve Speck  
Homeland Ranch 60, LLC  
43529 Ridge Park Drive  
Temecula, CA 92590

REQUEST FOR APPROVAL FOR THE USE OF ON-SITE SEPTIC TANK-  
SUBSURFACE DISPOSAL SYSTEMS AT TENTATIVE TRACT NO. 33372, NUEVO,  
RIVERSIDE COUNTY, APN 427-030-001, 002 & 013

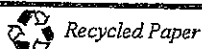
Dear Mr. Speck:

On February 18, 2005, our office issued a clearance (copy enclosed) for the construction of 94 single family homes on 58.31 acres within the Nuevo area of Riverside County (tentative tract no. 33372). Since there is no sewer available, on-site septic tank-subsurface disposal systems are proposed for each lot. On February 22, 2008, SV Engineering Consultants, on your behalf, submitted a revised tentative tract map (amendment #6) which includes an additional 4 lots (98 lots total) to be included in tentative tract map no. 33372. Therefore, the previous clearance is no longer applicable.

On October 13, 1989, the Regional Board adopted the Basin Plan amendment (Resolution No. 89-157) that requires new developments for which onsite subsurface system use is proposed to have a minimum one-half acre of land per dwelling unit. Your project as proposed complies with this requirement. However, the one-half acre requirements were not a conservative one; a more stringent lot size requirement could have been specified. Recognizing this, Provision I.G. of Resolution No. 89-157, as subsequently amended (copy enclosed), specifies that the minimum lot size requirement does not preclude the prescription of more stringent lot size requirements in specific areas if it is determined to be necessary to protect water quality.

On January 22, 2004, the Regional Board amended the Water Quality Control Plan for the Santa Ana Region (Basin Plan) to incorporate revised findings and management strategies pertaining to nitrogen and total dissolved solids (TDS) management in the ground and surface waters of the Region. The Basin Plan amendments were subsequently approved by the State Water Resources Control Board and the U.S. Environmental Protection Agency. These amendments include newly defined boundaries for groundwater subbasins, now termed "groundwater management zones", and new TDS and nitrogen objectives for the management zones. Data on existing quality in the management zones were also reviewed as part of the amendment process to determine, in part, whether the objectives were being met. Where the objectives are

*California Environmental Protection Agency*



not being met, that is, where the existing quality is poorer than the objectives, the Regional Board must employ regulatory strategies intended to assure that the poor quality conditions do not grow worse and, ideally, improve.

Your proposed project overlies the Lakeview-Hemet North groundwater management zones. The existing quality in these management zones is poorer than the established water quality objectives for both TDS and nitrogen. The Regional Board must therefore carefully consider the potential effects of new discharges to these management zones, such as from subsurface disposal systems, to prevent further water quality degradation. Due to the rapid increase of housing development projects within Riverside County and the absence of sewers for many of the existing and new developments proposed, especially in the Nuevo area of the County, Regional Board staff is very concerned that existing groundwater quality problems will be exacerbated by the proliferation of septic tank use in the area. Increased use of septic tank-subsurface disposal systems will lead to increased discharges of nitrates and total dissolved solids to the groundwater. Therefore, an investigation is appropriate to determine whether or not increased TDS and/or nitrogen loads that would result from your project would cause or contribute to water quality degradation and whether a more stringent lot size requirement, or an alternative wastewater disposal option, is warranted. Before approval for the use of subsurface disposal systems at your proposed development can be considered, a report containing the following information and documents shall be submitted to the Regional Board:

1. An analysis of the hydrogeology of the site and vicinity, including soil type and groundwater flow patterns;
2. Sampling of wells upgradient of the proposed project and downgradient of existing septic systems near the project. Samples must be analyzed for nitrogen isotope signature, general minerals, and pharmaceuticals;
3. An estimation of total nitrogen and TDS loads from the proposed project and projected potential impacts to groundwater quality;
4. The feasibility of sewerage the project versus septic system use (include cost estimate);
5. Documentation showing compliance with the California Environmental Quality Act.

We will be happy to work with you to identify appropriate sampling and analytical protocols. We recognize that pharmaceutical analyses are likely to be costly and that a limited number of laboratories may be available to conduct the analyses. Concerns regarding the water quality impacts of discharges of pharmaceuticals and other emerging contaminants have prompted efforts to form a Task Force that, it is hoped, will develop and implement a regionwide monitoring effort. Your participation in a regionwide monitoring program that is acceptable to the Regional Board would satisfy the requirement for you to conduct independent pharmaceutical monitoring. This should also provide a less expensive means of complying with the monitoring obligation. A meeting to discuss the formation of the Task Force is scheduled for April 15, 2008 at the



Santa Ana Watershed Project Authority (SAWPA) offices in Riverside. If formed, the Task Force would be administered by SAWPA. Please contact Mark Norton of SAWPA at 951-354-4221 for more information regarding this meeting and the formation of the Task Force.

We understand that currently you are in the process of recording the proposed tentative tract with Riverside County and are requesting an approval from our office to continue with the recordation process. This is to advise that we have no objections to proceeding with the recordation of tentative tract no. 33372.

If you have any questions, please contact Jun Martinez at (951) 782-3258 or Susan Beeson at (951) 782-4902.

Sincerely,



Gerard J. Thibeault  
Executive Officer

Enclosures: February 18, 2005  
Resolution No. 89-157

cc: Riverside County Planning Department – Matt Straite  
Riverside County Environmental Health – Matt Riha  
The Garrett Group – Will Rogers  
SAWPA - Mark Norton

SKB/mydoc/septic/cle/tr33372rev-nuevo.doc



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 12/9/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR33372 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

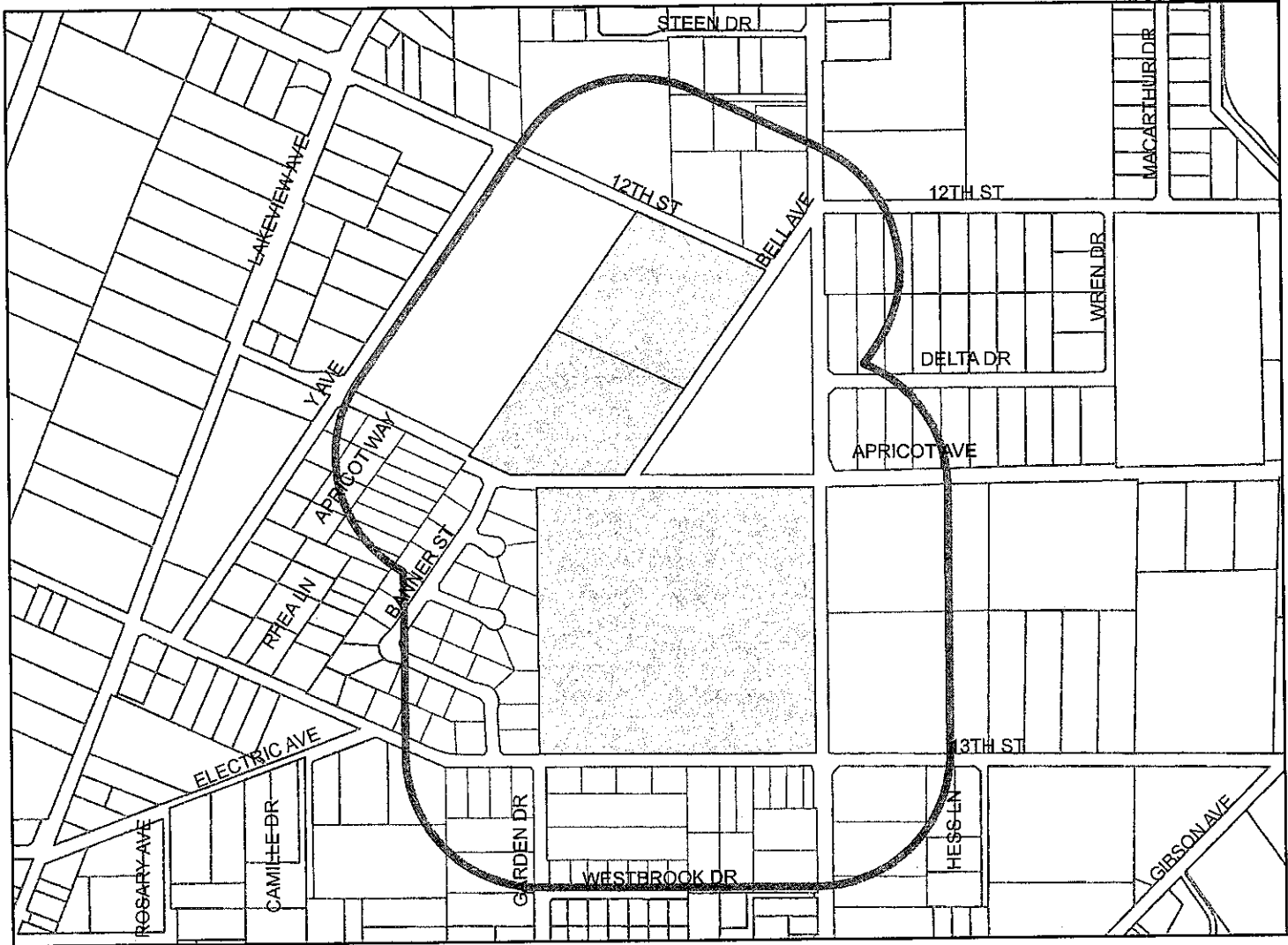
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by*  
*V. Caldeira*  
*12/9/2010*

## 600 feet buffer



### Selected Parcels

427-412-003	427-411-001	427-250-017	427-030-014	427-030-003	427-030-015	427-250-023	427-050-032	427-041-013	427-412-001
427-412-004	427-050-038	427-411-004	307-310-012	427-250-021	307-310-021	427-041-015	427-412-010	427-050-040	307-310-020
427-041-010	427-260-050	427-250-029	427-250-002	427-250-001	427-412-011	427-412-012	427-412-014	427-041-001	427-260-022
427-050-041	427-270-012	427-412-013	427-411-011	427-411-014	427-050-033	307-310-019	427-411-013	307-340-007	427-050-031
427-041-002	307-340-012	307-340-014	307-310-024	427-050-036	307-310-025	307-300-001	427-250-018	427-041-011	307-340-003
307-340-005	427-412-005	427-411-007	427-260-031	427-411-003	427-412-015	427-050-053	427-050-037	427-041-003	307-310-018
427-041-009	427-250-016	427-411-017	427-411-005	427-412-016	427-260-021	307-340-006	427-050-043	427-250-022	427-250-019
427-260-033	427-411-009	427-050-034	427-411-010	427-412-002	427-411-006	427-260-032	427-050-004	427-250-020	427-412-006
427-041-006	427-041-005	427-260-008	427-411-002	427-411-015	307-310-022	427-411-012	307-310-023	307-340-008	427-041-014

rst 90 parcels shown



875 437.5 0 875 Feet

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

APN: 427412003, ASMT: 427412003  
AARON W CRAGHEAD, ETAL  
21489 BANNER ST  
NUEVO CA. 92567

APN: 427412001, ASMT: 427412001  
CHARLES P DAHLE  
21429 BANNER ST  
NUEVO CA. 92567

APN: 427411001, ASMT: 427411001  
ALAN STAUBER, ETAL  
21790 BANNER ST  
NUEVO CA. 92567

APN: 427412004, ASMT: 427412004  
CHRISTOPHER S DOANE, ETAL  
21519 BANNER ST  
NUEVO CA. 92567

APN: 427250017, ASMT: 427250017  
ALFREDO D MEDINA, ETAL  
30386 DELTA DR  
NUEVO CA. 92567

APN: 427050038, ASMT: 427050038  
CRAIG CARR  
21900 NORTH DR  
NUEVO CA. 92567

APN: 427030015, ASMT: 427030015  
ANN LAUDA SWEENEY  
P O BOX 3369  
MANHATTAN BEACH CA 90266

APN: 427411004, ASMT: 427411004  
CRAIG W HOLM, ETAL  
21750 BANNER ST  
NUEVO CA. 92567

APN: 427250023, ASMT: 427250023  
BEATRIZ MARTIN  
30485 DELTA DR  
NUEVO CA. 92567

APN: 307310012, ASMT: 307310012  
DAVE CONNELL  
P O BOX 726  
NUEVO CA 92567

APN: 427050032, ASMT: 427050032  
BRIAN E LEON, ETAL  
C/O EDUARDO LEON  
30315 13TH ST  
NUEVO CA. 92567

APN: 427250021, ASMT: 427250021  
DE MARCO FAMILY TRUST  
C/O FRANK DEMARCO  
30421 DELTA DR  
NUEVO CA 92567

APN: 427041013, ASMT: 427041013  
CARMINA SPENCER  
30216 WESTBROOK DR  
NUEVO CA. 92567

APN: 307310021, ASMT: 307310021  
DELLA R JOHNSON, ETAL  
30075 APRICOT WAY  
NUEVO CA. 92567



APN: 427041015, ASMT: 427041015  
DIANA N WILCOX  
30126 WESTBROOK DR  
NUEVO CA. 92567

APN: 427412011, ASMT: 427412011  
GEORGE E DOTSON, ETAL  
21729 BANNER ST  
NUEVO CA. 92567

APN: 427412010, ASMT: 427412010  
DUANE J COURNOYER, ETAL  
21699 BANNER ST  
NUEVO CA. 92567

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GEORGE R BAILEY, ETAL  
21759 BANNER ST  
NUEVO CA. 92567

APN: 427050040, ASMT: 427050040  
ERASMO CARDOZA  
30228 WESTBROOK DR  
NUEVO CA. 92567

APN: 427412014, ASMT: 427412014  
GEORGE W ORAFFERTY  
29994 13TH ST  
NUEVO CA. 92567

APN: 307310020, ASMT: 307310020  
EUGENE G PARRAZ, ETAL  
P O BOX 906  
NUEVO CA 92567

APN: 427041001, ASMT: 427041001  
GRACIELA LEYVA  
30115 13TH ST  
NUEVO CA. 92567

APN: 427041010, ASMT: 427041010  
FRANCISCO BECERRA, ETAL  
30160 WESTBROOK DR  
NUEVO CA. 92567

APN: 427260022, ASMT: 427260022  
GREGORY A TRUJILLO, ETAL  
21285 NORTH DR  
NUEVO CA. 92567

APN: 427260050, ASMT: 427260050  
GARON D WYATT, ETAL  
30100 12TH ST  
NUEVO CA. 92567

APN: 427050041, ASMT: 427050041  
HAZEL UBER, ETAL  
30231 13TH ST  
NUEVO CA. 92567

APN: 427250001, ASMT: 427250001  
GEORGE COVARRUBIAS, ETAL  
P O BOX 281  
NUEVO CA 92567

APN: 427270012, ASMT: 427270012  
HOME WEST PROP  
611 WILSHIRE BLV STE 804  
LOS ANGELES CA 90017

APN: 427412013, ASMT: 427412013  
JAMAL Y KAOUD, ETAL  
30028 13TH ST  
NUEVO CA. 92567

APN: 427050031, ASMT: 427050031  
JIM LATHUM, ETAL  
30291 13TH ST  
NUEVO CA. 92567

APN: 427411011, ASMT: 427411011  
JAMES D MEDER, ETAL  
29990 REBEL CT  
NUEVO CA. 92567

APN: 427041002, ASMT: 427041002  
JIMMIE R LINTON, ETAL  
30143 13TH ST  
NUEVO CA. 92567

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JAMES J DUFFY, ETAL  
29965 FLAG POLE CT  
NUEVO CA. 92567

APN: 307340014, ASMT: 307340014  
JOHN EDWARD DUDROW, ETAL  
P O BOX 71401  
FAIRBANKS AK 99707

APN: 427050033, ASMT: 427050033  
JAMES S COMSTOCK, ETAL  
30321 13TH ST  
NUEVO CA. 92567

APN: 307310024, ASMT: 307310024  
JOHN H BOYD  
30089 APRICOT WAY  
NUEVO CA. 92567

APN: 307310019, ASMT: 307310019  
JAMES SOMSAK  
28865 WATSON RD  
ROMOLAND CA 92585

APN: 427050036, ASMT: 427050036  
JOHN HAMILTON BOYD, ETAL  
127 RAINBOW DR NO 2743  
LIVINGSTON TX 77399

APN: 427411013, ASMT: 427411013  
JAMES THOMAS DUFFY  
24034 GUNTHER RD  
ROMOLAND CA 92585

APN: 307310025, ASMT: 307310025  
JOHN P WILLIAMS  
30093 APRICOT WAY  
NUEVO CA. 92567

APN: 307340007, ASMT: 307340007  
JESUS MACIAS  
21841 GARDEN DR  
NUEVO CA. 92567

APN: 307300001, ASMT: 307300001  
JOHN V MOTTE, ETAL  
30161 12TH ST  
NUEVO CA 92567



APN: 427250018, ASMT: 427250018  
JOSE C CISNEROS, ETAL  
P O BOX 252 HUEVO CA  
NUEVO CA 92567

APN: 427411003, ASMT: 427411003  
LESTER A WHITIS, ETAL  
21762 BANNER ST  
NUEVO CA. 92567

APN: 427041011, ASMT: 427041011  
JOSE M ORABUENA, ETAL  
30180 WESTBROOK DR  
NUEVO CA. 92567

APN: 427412015, ASMT: 427412015  
LUCAS FALLER  
29968 13TH ST  
NUEVO CA. 92567

APN: 307340003, ASMT: 307340003  
JOSE VALENCIA, ETAL  
30013 13TH ST  
NUEVO CA. 92567

APN: 427050053, ASMT: 427050053  
LUCERO N PLACENCIA DELEON  
30635 RANCH RD  
NUEVO CA 92567

APN: 307340005, ASMT: 307340005  
JOSEPH MUNOZ  
30045 13TH ST  
NUEVO CA. 92567

APN: 427050037, ASMT: 427050037  
MARIO LEON, ETAL  
21854 NORTH DR  
NUEVO CA. 92567

APN: 427412005, ASMT: 427412005  
KOREY J REED  
21549 BANNER ST  
NUEVO CA. 92567

APN: 427041003, ASMT: 427041003  
MARIO ZAMORA, ETAL  
30181 13TH ST  
NUEVO CA. 92567

APN: 427411007, ASMT: 427411007  
LAWRENCE ROUGH BARKLEY, ETAL  
29961 REBEL CT  
NUEVO CA. 92567

APN: 307310018, ASMT: 307310018  
MARK G MANNING  
9458 RESERVOIR RD  
RIVERSIDE CA 92509

APN: 427260031, ASMT: 427260031  
LESLIE ANN SMEDER  
21225 NORTH DR  
NUEVO CA. 92567

APN: 427041009, ASMT: 427041009  
MARLA ELROD  
P O BOX 348  
NUEVO CA 92567



APN: 427250016, ASMT: 427250016  
MARSHALL ZIMMER  
30420 DELTA DR  
NUEVO CA. 92567

APN: 427250022, ASMT: 427250022  
NATALIE R RAMIREZ  
30453 DELTA DR  
NUEVO CA. 92567

APN: 427411017, ASMT: 427411017  
MELVIN S CALES, ETAL  
21426 BANNER ST  
NUEVO CA. 92567

APN: 427250019, ASMT: 427250019  
NORMAN L BRADFORD, ETAL  
30357 DELTA DR  
NUEVO CA. 92567

APN: 427411005, ASMT: 427411005  
MICHAEL E MANTZ, ETAL  
21722 BANNER ST  
NUEVO CA. 92567

APN: 427260033, ASMT: 427260033  
OCTAVIO CORDOVA, ETAL  
30271 STEEN DR  
NUEVO CA. 92567

APN: 427412016, ASMT: 427412016  
MICHAEL L BLACK, ETAL  
29940 13TH ST  
NUEVO CA. 92567

APN: 427411009, ASMT: 427411009  
ORA M TAYLOR  
29989 REBEL CT  
NUEVO CA. 92567

APN: 427260021, ASMT: 427260021  
MICHAEL P HUDZINSKI  
30250 12TH ST  
NUEVO CA. 92567

APN: 427050034, ASMT: 427050034  
PATRICK E RUELLE  
P O BOX 55  
PIERCY CA 95587

APN: 307340006, ASMT: 307340006  
MICHAEL R WILCOX, ETAL  
30087 13TH ST  
NUEVO CA. 92567

APN: 427411010, ASMT: 427411010  
RANDALL HUNTLEY, ETAL  
30001 REBEL CT  
NUEVO CA. 92567

APN: 427050043, ASMT: 427050043  
NADINE A BRADY  
P O BOX 1340  
NUEVO CA 92567

APN: 427412002, ASMT: 427412002  
RANDY J CRUISE, ETAL  
21459 BANNER ST  
NUEVO CA. 92567



APN: 427411006, ASMT: 427411006  
RAY C LITTELL, ETAL  
21670 BANNER ST  
NUEVO, CA. 92567

APN: 427411002, ASMT: 427411002  
ROBERT M SIMPSON, ETAL  
21776 BANNER ST  
NUEVO CA. 92567

APN: 427260032, ASMT: 427260032  
RICHARD A SHEPHERD  
21215 NORTH DR  
NUEVO CA. 92567

APN: 427411015, ASMT: 427411015  
RONALD C TAYLOR, ETAL  
3897 ACE CT  
BLYTHE CA 92225

APN: 427050004, ASMT: 427050004  
RICHARD BRAND  
21901 NORTH DR  
NUEVO CA. 92567

APN: 307310022, ASMT: 307310022  
ROSEMARY MELENDREZ  
30081 APRICOT WAY  
NUEVO CA. 92567

APN: 427250020, ASMT: 427250020  
RICHARD M BRAND  
30385 DELTA DR  
NUEVO CA. 92567

APN: 427411012, ASMT: 427411012  
ROZYNALDO V HOWARD, ETAL  
29978 REBEL CT  
NUEVO CA. 92567

APN: 427412006, ASMT: 427412006  
ROBERT DALE COLE, ETAL  
21579 BANNER ST  
NUEVO CA. 92567

APN: 307310023, ASMT: 307310023  
SECRETARY HOUSING & URBAN DEV OF WAS  
C/O PEMCO LTD  
1600 SACRAMENTO INN 220  
SACRAMENTO CA 95815

APN: 427041005, ASMT: 427041005  
ROBERT L BARTZ  
21860 GARDEN DR  
NUEVO CA 92567

APN: 307340008, ASMT: 307340008  
SHAWN VIRAMONTES, ETAL  
21875 GARDEN DR  
NUEVO CA 92567

APN: 427260008, ASMT: 427260008  
ROBERT M PIESTER  
30160 12TH ST  
NUEVO CA. 92567

APN: 427041014, ASMT: 427041014  
SIXTO O OLIVERA  
21880 GARDEN DR  
NUEVO CA. 92567



APN: 307310015, ASMT: 307310015  
STANLEY A WOOD, ETAL  
21466 Y AVE  
NUEVO CA. 92567

APN: 427041004, ASMT: 427041004  
VICTOR R MANRIQUEZ, ETAL  
P O BOX 517  
NUEVO CA 92567

APN: 427260030, ASMT: 427260030  
STEPHEN GLASS, ETAL  
P O BOX 1019  
NUEVO CA 92567

APN: 427411008, ASMT: 427411008  
WILBERT R DIGGS  
29975 REBEL CT  
NUEVO CA. 92567

APN: 307310017, ASMT: 307310017  
STEPHEN N RASP, ETAL  
21500 Y AVE  
NUEVO CA. 92567

APN: 307310026, ASMT: 307310026  
WILHELMUS VEGT, ETAL  
P O BOX 139  
NUEVO CA 92567

APN: 427030013, ASMT: 427030013  
TEMECULA HIGHLANDS III  
C/O MARTIN A WEISS  
1 BETTERWORLD CIR  
TEMECULA CA 92590

APN: 427041012, ASMT: 427041012  
WILLIAM A HOWARD  
30200 WESTBROOK DR  
NUEVO CA. 92567

APN: 307310016, ASMT: 307310016  
TODD LEE CARPENTER, ETAL  
30021 APRICOT WAY  
NUEVO CA. 92567

APN: 427050058, ASMT: 427050058  
WILLIAM A ROFFI, ETAL  
P O BOX 221  
NUEVO CA 92567

APN: 427411016, ASMT: 427411016  
TROY GATES, ETAL  
29966 FLAG POLE CT  
NUEVO CA. 92567

APN: 307340004, ASMT: 307340004  
WYLIE PATTON, ETAL  
30029 13TH ST  
NUEVO CA. 92567

APN: 427050003, ASMT: 427050003  
VICKI JO MOORE  
21849 NORTH DR  
NUEVO CA. 92567

Sue Nash  
P.O. Box 4036  
Idyllwild, CA 92549-4036

5th Supervisor District  
Marion Ashley, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1005

ATTN: Tony Harmon  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

City of Perris  
101 N. D St.  
Perris, CA 92570-1917

ATTN: Bill Brown  
County Service Area 146  
c/o EDA  
Mail Stop 1040

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Chuck Strey, Senior Public  
Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 2611

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: Warren D. Williams  
Flood Control District,  
Riverside County  
Mail Stop 2990

ATTN: Kaye Hampton  
Friends of Nuevo Community Council  
P.O. Box 647  
Nuevo, CA 92567

Friends of the Northern San Jacinto  
Valley  
P.O. Box 9097  
Moreno Valley, CA 92552-9097

Lewis Operating Corp.  
1156 N. Mountain Ave.  
Placentia, CA 91785

Nuview Union School District  
29780 Lakeview Ave.  
Nuevo, CA 92567-9706

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
1600 Crestmore Rd., Mail Stop 2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

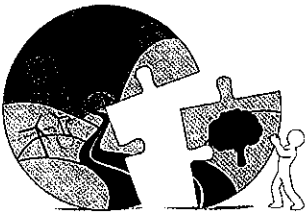
David Jones  
Riverside County Planning: Geology  
Mail Stop 1070

Jim Knutson  
Riverside County Transportation  
Department  
Mail Stop 1080

ALUC attn: John Guerin

HOMELAND RANCH 60, LLC.  
c/o THE GARRETT GRP  
3529 RIDGE PARK DR  
EMECULA, CA 92590





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Tract Map No. 33372

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: September 26, 2008

Applicant/Project Sponsor: Hunsaker & Associates Date Submitted: March 1, 2005

ADOPTED BY: Planning Commission

Person Verifying Adoption: Matt Straite Date: 12/16/10

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Matt Staite at (951) 955-8631.

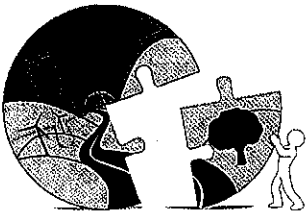
Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\TR33372\August 20, 2008 PC\Mitigated Negative Declaration tr33372.doc

Please charge deposit fee case#: ZEA40069 ZCFG3526

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
*Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA 40069 Tentative Tract Map No. 33372

*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

(951) 955-8631  
*Phone Number*

2007091068

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Hunsaker & Associates  
*Project Applicant*

2900 Adams #A-15  
*Address*

Southerly of 12<sup>th</sup> Street, northerly and southerly of Apricot Avenue, westerly of Bell Avenue and northerly of 13<sup>th</sup> Street  
*Project Location*

Proposes a Schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on August 20, 2008, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,044.00 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

Contract Planner  
*Title*

September 25, 2008  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\TR33372\August 20, 2008 PC\NOD Form tr33372.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40069 ZCFG3526 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* T0502860

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: TEMECULA HIGHLANDS III LLC \$64.00  
paid by: CK 20  
EA40069  
paid towards: CFG03526 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 01, 2005 11:05  
WCHEN posting date Mar 01, 2005

\*\*\*\*\*  
\*\*\*\*\*

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 \* T0702830

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: TEMECULA HIGHLANDS III LLC  
paid by: CK 55  
paid towards: CFG03526 CALIF FISH & GAME: DOC FEE  
EA40069  
at parcel #:  
appl type: CFG3

\$1,800.00

By SBROSTRO Mar 15, 2007 11:11  
posting date Mar 15, 2007

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00

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

Additional info at [www.tlma.co.riverside.ca.us/lms/lms.htm](http://www.tlma.co.riverside.ca.us/lms/lms.htm)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R0811406

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: TEMECULA HIGHLANDS III LLC \$76.75  
paid by: CK 112  
paid towards: CFG03526 CALIF FISH & GAME: DOC FEE  
EA40069  
at parcel #:  
appl type: CFG3

By MBRASWEL Oct 20, 2008 14:34  
posting date Oct 20, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$76.75

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R1013025

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: TEMECULA HIGHLANDS III LLC \$167.25  
paid by: CK 3306  
EA40069  
paid towards: CFG03526 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 06, 2010 16:05  
MGARDNER posting date Dec 06, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$167.25

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