

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP- ADP FEES

RECOMMND

Parcel Map No. 35814 is located within the limits of the Lake Matthews 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. Grading plans shall show all proposed facilities consistent with WQMP.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

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

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

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

80.PLANNING. 2

MAP - LC LNDSCP PLOT PLAN APPR

RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - LC LNDSCP PLOT PLAN APPR (cont.) RECOMMND

subject District has approved said plans.

80.PLANNING. 3 MAP - LC PARKING/LNDSCP PLAN RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto). The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on soil moisture and/or weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 4 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

80.PLANNING. 5 MAP - LC LNDSCP INSPECTN DEPOS RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, 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 FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - LC LNDSCP INSPECTN DEPOS (cont.) RECOMMND

of hours for the Initial, 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. For front yard typicals and models, only deposit funds to Installation Inspection(s).

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD RECOMMND

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 4 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 5 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - LC LNDSCP/IRRG INSTL 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-LNDSCPE 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

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

IMPERIAL MAP Parcel Map #: PM35814

Parcel: 285-210-003

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - LC LNDSCP/IRRG INSTL INS (cont.) RECOMMND

to the Planning Department and the Department of Building and Safety.

90.PLANNING. 2 MAP - LC COMPLY W/LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). 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 - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." 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.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

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

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

10/05/09
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

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



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

August 19, 2009

Via Electronic and Regular Mail

Wendell Bugtai
Project Planner
County of Riverside Planning Department
4080 Lemon St
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Bugtai:

Intent to Adopt a Mitigated Negative Declaration for
Tentative Parcel Map No. 35814/Plot Plan No. 23128

Thank you for including the Metropolitan Water District of Southern California (Metropolitan) in the environmental review process for the Tentative Parcel Map No. 35814/Plot Plan No. 23128 Project (Project). The County of Riverside Planning Department is the Lead Agency under the California Environmental Quality Act for the Project. The Project proposes to build a 18,232 square foot neighborhood shopping center consisting of a total of three (3) buildings: one (1) 11,800 square foot general commercial building; one (1) 3,103 square foot fast food drive-thru building, and one (1) 1,145 square foot gas station/convenience store with a 2,184 square foot fuel canopy. The proposed Project is located in Western Riverside County. This letter contains Metropolitan's comments to the proposed Project as a potentially affected public agency.

The County has contacted Metropolitan regarding this proposed Project, and we appreciate these efforts and look forward to continued coordination on this Project. Substructures last provided comments on the proposed Project as it relates to our existing pipeline facilities in a letter dated April 10, 2008, a copy of which is attached for reference.

We have reviewed the Initial Study and offer the following comments:

General

- Lake Mathews and our Colorado River Aqueduct Val Verde Tunnel (CRA) are located in the vicinity of the project, as shown in the attached map. The IS does not identify the proximity of the project to Lake Mathews and the CRA as part of its assessment of environmental issues. This appears to be a significant omission, as these proximate facilities are a major

source of Southern California's drinking water supplies. The project is located in close proximity to Cajalco Creek, a drainage that eventually flows into Lake Mathews. We request that protective measures be identified and implemented to minimize any water quality impacts due to the Project on Lake Mathews. It is further recommended that Lake Mathews be specifically identified in Section 23 – Hydrology and Water Quality as a downstream water-body to be protected.

Hydrology and Water Quality

- IS – Page 21, Section 23 – Hydrology and Water Quality, Findings of Fact:

Runoff from the site will flow to Cajalco Creek to the south and west, which then enters a sedimentation basin and dam/detention basin owned and operated by Metropolitan, prior to its discharge to Lake Mathews. The IS does not identify the requirement to prepare a Stormwater Pollution Prevention Plan (a requirement under the State Water Resources Control Board's Construction General Permit). The preparation of a SWPPP should be identified in the IS in the Hydrology and Water Quality Section.

A project-specific Water Quality Management Plan, consistent with Regional Board NPDES Stormwater Permit requirements, will be required for this development. There is no indication in the IS that a WQMP is to be prepared. The proposed project includes a shopping center, fast food restaurant, and gas station; if not adequately controlled, all of these uses have the potential to add significant pollutant loads downstream. The IS indicates only that a vegetated swale and porous pavement will be used to mitigate stormwater runoff; the adequacy of these measures needs to be assessed in the WQMP. Metropolitan requests receipt of the project's WQMP for review, as we are concerned that runoff from the site could potentially impact Lake Mathews water quality.

- The County's Conditions of Approval document (COA) does specify that a WQMP will be prepared for the site. It also indicates that underground detention basins will be used to mitigate the increased runoff from the site. Other conditions in the COA appear to imply that an above-ground detention basin will mitigate runoff from the entire site. None of these stormwater management facilities are identified in the IS. As such, the proposed methods to address/mitigate site runoff and associated stormwater pollution are not clear. The proposed site BMPs and their effectiveness in addressing projected pollutant loads needs to be clearly addressed in the WQMP.

Hazards and Hazardous Materials

- IS – Page 18, Section 20 – Hazards and Hazardous Materials, Findings of Fact:

This section indicates that hazardous materials will be transported to and used at the project site. A potential hazardous material spill/release could have a significant impact on the operations and water quality of Metropolitan's downstream facilities. We are concerned about the proposed use of a gas station at this location, due to its proximity to our facilities.

- We anticipate that underground fuel storage units will be necessary for operations of the proposed gas station. The IS does not address the conditions that will be in place to prevent or mitigate potential fuel leakage from these units. As the CRA is located just north of the project site and, and Cajalco Creek to the south and west, design and operational measures taken to ensure protection of these watercourses from any unintended releases from underground fuel storage tanks should be identified in the IS. In addition, subsurface monitoring, leak detection, and other measures taken to identify and mitigate potential leakage of hazardous materials must be addressed. Metropolitan should be notified immediately of any future hazardous release that may result from the project.

Utilities and Service Systems - Sewer

- IS – Page 34, Section 44 – Sewer, Findings of Fact, part (a):

The IS indicates that an "Alternate Treatment Unit" will be used for onsite wastewater treatment, which will involve a UV treatment system and seepage pits. The CRA is located directly north of this parcel. The development of any wastewater disposal options (i.e., seepage pits) must assess any potential impacts to the CRA through subsurface flows. The potential for subsurface flows to be transported to Cajalco Creek, and subsequently, to Lake Mathews, should be investigated. Metropolitan requests receipt of the appropriate documentation and water quality information developed for the wastewater disposal system to ensure protection of our proximate facilities.

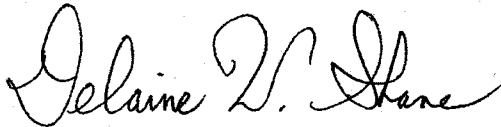
- IS – Page 34, Section 44 – Sewer, Findings of Fact, part (b):

It is indicated that there is currently no wastewater treatment provided in the project area. The basis of this statement is unclear. Western Municipal Water District operates a sewage lift station located on Cajalco Road approximately ¾ mile east of the site, and just west of Wood Road. It is our understanding that sewage delivered to this lift station from certain area developments is then pumped to a wastewater treatment facility located outside the Lake Mathews watershed.

Mr. Bugtai
Page 4
August 19, 2009

We appreciate the opportunity to provide input to your planning process and we look forward to distribution of the proposed Mitigated Negative Declaration for public review. For further assistance, please contact Miss Connie Yee at (213) 217-5657.

Very truly yours,



Delaine W. Shane
Manager, Environmental Planning Team

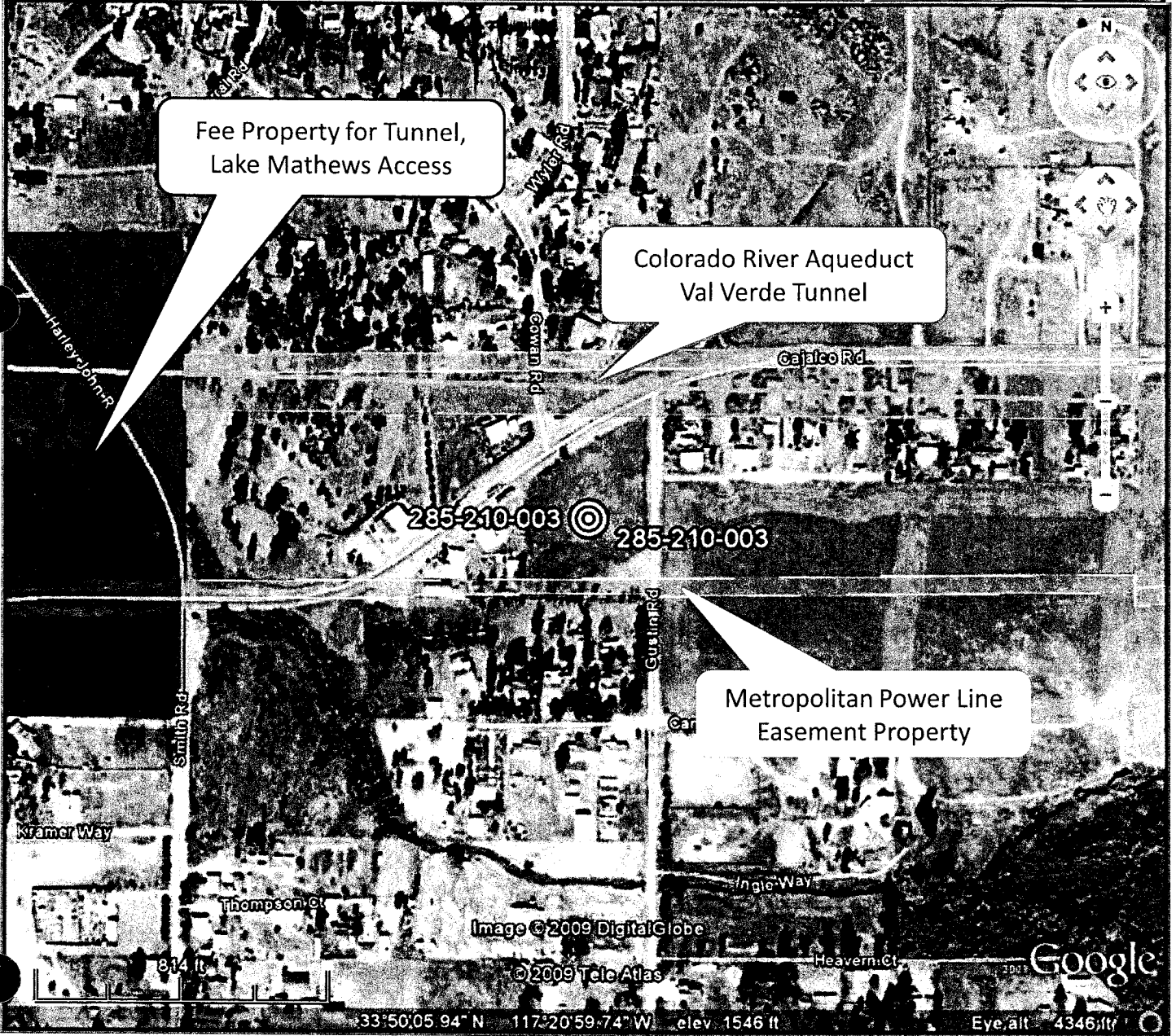
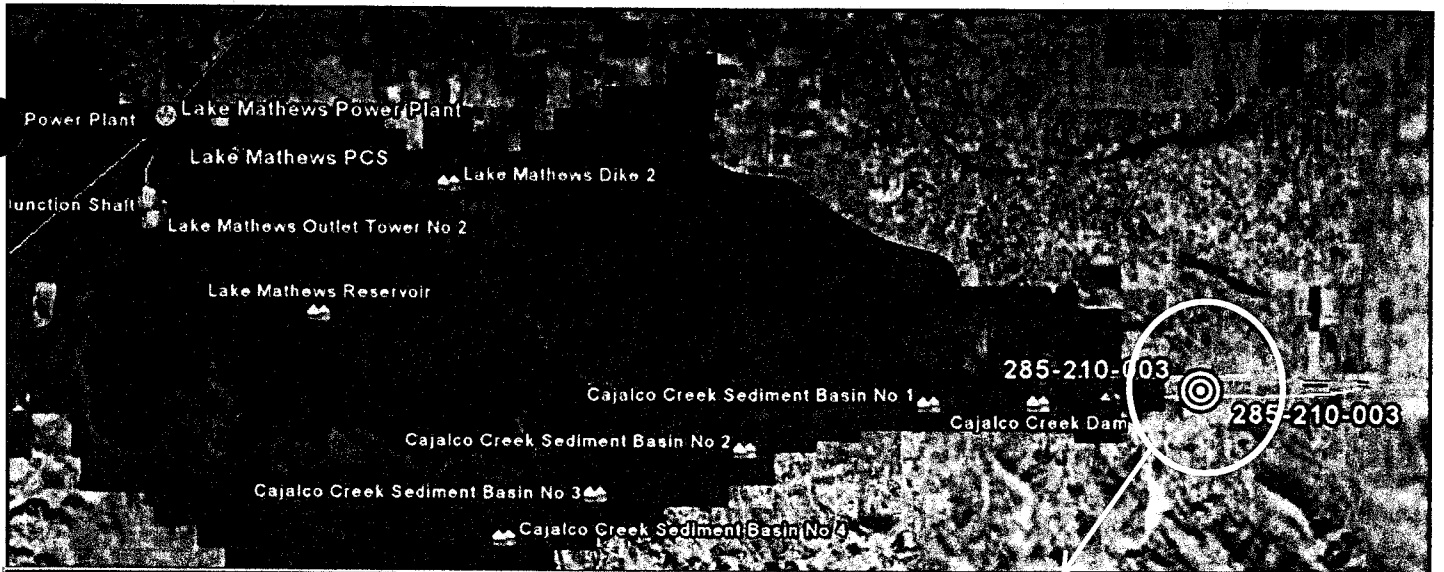
CY/cy

J:\Environmental-Planning & Compliance\ENVPLAN\EPT Project Folder\Riverside County\Riverside County Planning Department\ Tentative Parcel Map No. 35814/Plot Plan No. 23128 Project\ Tentative Parcel Map No. 35814 CommentLtr.Doc

Enclosures:

Project Location Map

Substructures Letter



October 22, 2008

Mr. Greg Dellenbach
Riverside County Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502-1206

WATER AVAILABILITY
APN 285210003 – CAJALCO ROAD, PERRIS
WESTERN'S GRID #49036
ID-2, T4S, R5W, SECTION 12
1 EDUs

APN 285210003 is located in Western's retail service area and eligible to receive domestic water service upon payment of all applicable fees and charges. The owner and/or developer should contact Western's Engineering Department to establish the exact facility or other improvements needed for the project. The applicant should be prepared to provide the following information:

- Water
- Irrigation and landscaping needs
- Fire protection requirements.
- Grading and street improvement plans

Western's review and approval is required prior to issuing construction permits.

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 *et. seq.*, and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Please note that additional fees are associated with these tasks.

Water supply for the subject parcel originates in northern California and is transported to the region via the State Water Supply Project. It is then treated for domestic service at the Metropolitan Water District of Southern California's (MWD) Henry J. Mills Water Treatment Plant. Western purchases the treated water from MWD and provides retail domestic water service to customers within its service area.

Greg Dellenbach

10/22/08

Page 2

Water service is contingent upon prompt payment of all charges as specified in the current ordinance (*An Ordinance of the Board of Directors of Western Municipal Water District of Riverside County Setting Rules and Regulations Governing Water Service and Water Users and Establishing and Reaffirming Rates and Charges for Water Service*). Charges that may be assessed prior to water meter installation and service include but are not limited to:

- Added Facilities Charges (AFC)
- Participation in existing or proposed water pipelines
- Distribution System Fees (DSF)
- Meter assembly cost
- Billing deposit

If other substantial development occurs first, it may then be necessary to construct additional pumping plants, storage tanks, and transmission waterlines in order to deliver sufficient water to the subject parcel.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection as Western does not operate a fire protection district.

All requirements referred to in this letter are subject to change without notice. This "Will Serve" letter shall remain in effect for twelve months; any improvements not completed within that period shall require reevaluation.

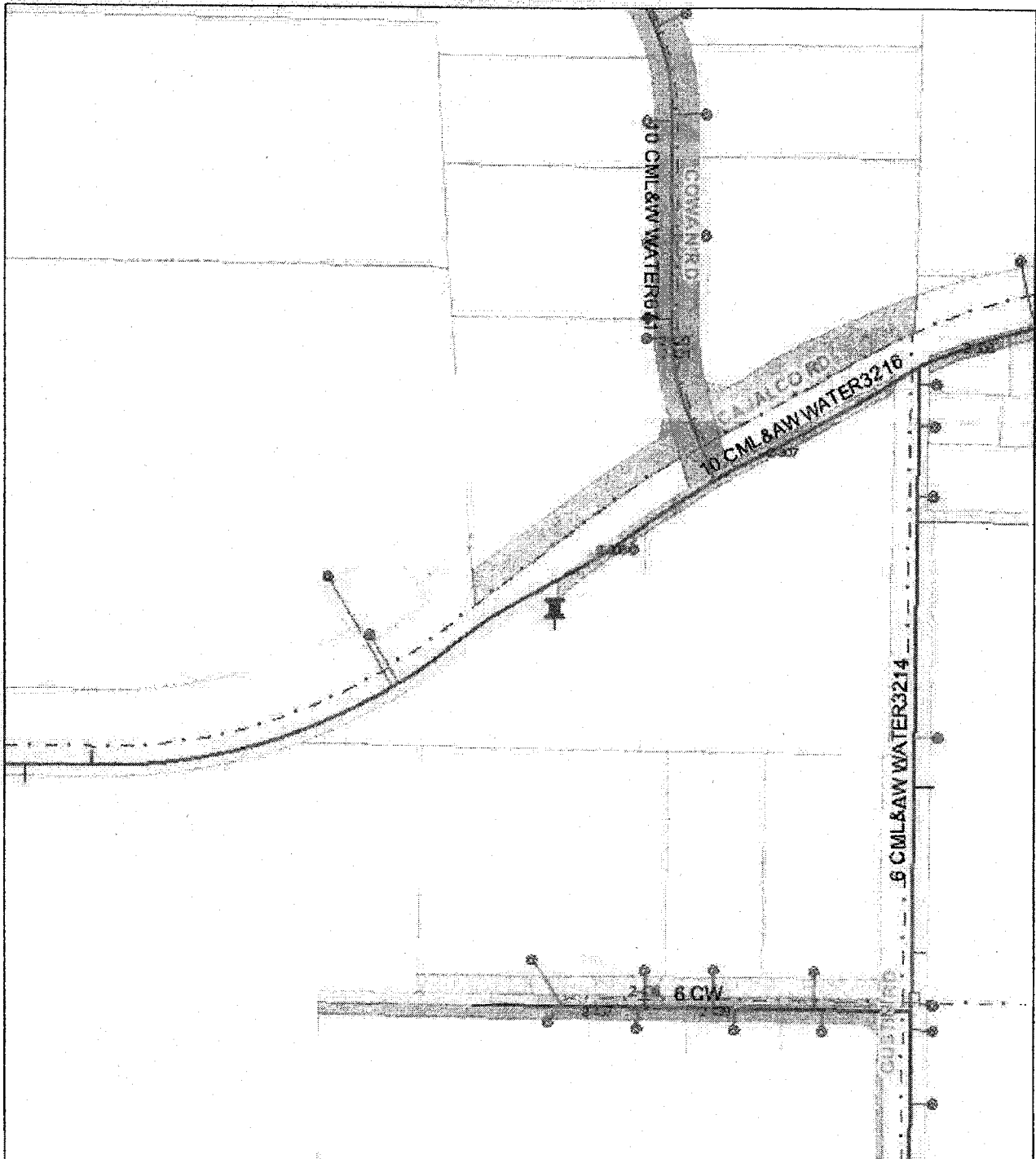
Should you have any questions regarding this matter, please contact Development Services at (951) 789-5000.

ABRAHAM S RIVERA
Engineering Department

Att: Map

cc: RAMCAM Engineering Group, Inc. Cynthia Delgado 670 E. Parkridge Ave, #101
Corona, CA 92879-6606

WILL SERVE



Scale: 1"=210.62
feet

Title:

Date: 10/22/2008



WESTERN
MUNICIPAL
WATER
DISTRICT

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact WMWD_DEVSERVICES staff for the most up-to-date information.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 29, 2008

Jim Phithayanukarn, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 23128

Proposal: The PP proposes to construct an 18,000 s.f. shopping center

APN: 285-210-003

Dear Mr. Phithayanukarn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Camino Martinez, south of Cajalco Road, and west of Gustin Road, in the Lake Matthews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner

March 5, 2008

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda A. Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

Jim Phithayanukarn, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

CONDITIONS OF APPROVAL TENTATIVE PARCEL MAP NO. 35814-PLOT PLAN NO. 23128 T3S, R4W, SECTION 19

This letter is in response to your letter dated February 25, 2008.

Western Municipal Water District (Western) would like to submit the following items for Conditions of Approval for the above mentioned project:

1. When water service is requested for any new parcels, an individual water service will be required. Installation of a water service requires payment of Western's Added Facilities Charge, Distribution System Fee, meter, participation fee and any other costs associated with installation of a domestic water meter assembly.
2. If a domestic water pipeline does not front a customer's property, a long service installation is required. A long service comprises of two components, the meter assembly and the lateral. The water meter assembly is installed at the edge of the public right-of-way, at a location that is the minimum distance to the nearest domestic water pipeline. The customer is required to install the lateral to the outlet of the meter and continue the pipeline installation to the customer's property. The length of the lateral cannot exceed 600 feet.
3. The customer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners. Please review Western's Commercial Plan Check Package for submittal formats and requirements.

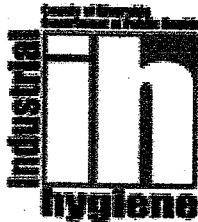
Please contact Western's Development Services Department at (951) 789-5000 for further information. Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN
Engineering Technician

TM:sc
Enclosure

\\wmwd-fsmain\Development\CONDITION LETTERS\RIVERSIDE COUNTY\Condapproval\TPM-35814_PP-23128-RivCo.doc



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: September 3, 2008

To: Ryan Fowler
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven T. Uhlman, REHS, CIH, JDSIA
Public Health Program Chief *fu*
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by: Leah McNamara *LM*
Industrial Hygienist I

Report reviewed by: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist

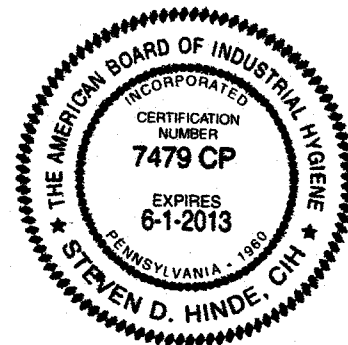
Project Reviewed: PP 23128 (Lake Matthews Commercial Center)

Reference Number: 96515

Applicant: Lake Matthews Square, LLC
670 E. Parkridge Ave., Ste. 101
Corona, CA 92879

Noise Consultant: CHAMBERS GROUP, INC.
302 Brookside Ave.
Redlands, CA 92373
(909) 335-7068

Review Stage: First Review



Information

Provided:

"Noise Impact Analysis Report, Lake Mathews Commercial Center (PP 23128/ST 00815), Riverside County, California, Report # 5658, which is dated June 2008."

Noise Standards:

For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case

conditions. Directionality of the noise source must be taken into consideration if applicable.

- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

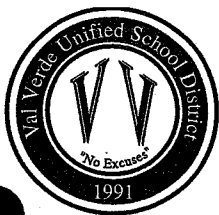
The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

5. Either enclose the roof-top mechanical ventilation equipment with shrouding made of solid material (surface density $\geq 20 \text{ kg/m}^3$), or extend the wall of the building approximately **8 feet high** above the rooftop. This wall should block the line-of-sight (view) from the backyard of the nearby homes to the exposed roof and ventilation systems.
6. Select air conditioning units with the lowest sound power level.
7. Install air conditioning units as far as possible from the residential areas.
8. Reduce delivery truck noise by minimizing engine idling time during deliveries. In addition, truck deliveries and trash compactor activities are to be limited to daytime hours (7:00 am to 10:00 pm.).
9. An **eight foot high** (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern and eastern property lines in order to mitigate noise to nearby residential sensitive receivers.
10. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from speaker phones and air conditioning unit location and specifications from each specific tenant / plot plan. Building design must be shown to reduce interior noise to at or below 50 Ldn for those buildings along Gustin Road, and Cajalco Road. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.
12. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.



"No Excuses"

BOARD OF EDUCATION:

Stacey L. Guzman
Marla D. Kirkland
Jo Ann S. McAnlis
Wraymond Sawyerr
D. Shelly Yarbrough

C. Fred Workman, Ed.D.
Superintendent

David Marshall
Deputy Superintendent
Education Services &
Human Resources

Susan Balt, Ph.D.
Director, Special Education

Carroll Brown, Ed.D.
Assistant Superintendent
Elementary Education

Robert Nichols
Assistant Superintendent
Secondary Education

Patricia Ralphs
Administrator,
Human Resources

Scott Scambray
Assistant Superintendent
Testing & Accountability

Norman Towels, Ph.D.
Assistant Superintendent
Student Services

Mike Boyd
Deputy Superintendent
Business Services

Bill Angel
Director, Business Services

David Bazan
Director,
Information Technology

Michael Bazan
Director, Risk Management

Todd Butcher
Director,
Maintenance & Operations

Brian Fountain
Director, Security

Sandee Hackett
Director, Facilities

Robert Quanstrom
Director, Food Services

Stacy Strawderman
Director,
Purchasing & Warehouse

Val Verde Unified School District

975 W Morgan Street Perris, CA 92571 951-940-6100

February 28, 2008

Jim Phithayanukarn, Project Planner
COUNTY OF RIVERSIDE, Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

Re: Project Description: TMP 35814, # Commercial Parcels
Location: N Camino Martinez; S Cajalco; W Gustin
Applicant: Lake Mathews Square
APN: 285 210 003

Dear Mr. Phithayanukarn:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

1. The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
2. The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
3. Val Verde Unified School District has adopted State statutory industrial/commercial fees. Companies within your jurisdiction will need to satisfy the appropriate fees prior to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,

Sandee Hackett
Director, Facilities

SH/gjc

cc: C. Fred Workman, Superintendent
Michael Boyd, Deputy Superintendent, Business Services

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

DATE: February 25, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Supervisor Buster
Commissioner Roth
City of Riverside
Val Verde Unified School Dist.
WMWD
Metropolitan Water Dist.
Verizon
EIC "Attachment A"
Residents Assoc. of Greater Lake Mathews
Michelle Randall-Trails
Woodcrest Homeowners Assoc.
Sandy Isom-Supervisors Office

TENTATIVE PARCEL MAP NO. 35814 AND PLOT PLAN NO. 23128 – EA41614 – Applicant: Lake Mathews Square, LLC – Engineer/Representative: Ramcam Engineering Group - First Supervisorial District - Cajalco District Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Notherly of Camino Martinez, Southerly of Cajalco Road, and Westerly of Gustin Road – 2.52 acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Parcel Map No. 35814 proposes a Schedule 'E' subdivision of 2.52 acres into three (3) commercial parcels. Plot Plan No. 23128 proposes an 18,233 square foot neighborhood shopping center on 2.52 acres with a floor area ratio of 0.17. The project proposes a total of three (3) buildings: one (1) 11,800 square foot general commercial building; one (1) 3,103 square foot fast food drive-thru building, and one (1) 1,146 square foot convenience store with a 2,184 square foot fuel canopy. The project proposes 28,469 square feet of landscaping, 106 standard parking stalls, and four (4) stalls for persons with disabilities. – APN: 285-210-003

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on March 20, 2008**. 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 **Jim Phithayanukarn**, Project Planner, at (951) 955-5133 or email at jphithay@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

TENTATIVE PARCEL MAP NO. 35814 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lake Mathews Square, LLC – Engineer/Representative: Ramcam Engineering Group - First Supervisorial District - Cajalco District Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Camino Martinez, Southerly of Cajalco Road, and Westerly of Gustin Road – 3.28 Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Tentative Parcel Map is a Schedule 'E' subdivision of 3.28 gross acres into three (3) commercial parcels. The project proposes 107 parking spaces – APN: 285-210-003. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Adam Rush, at 951-955-6646 or email arush@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

PROPERTY OWNERS CERTIFICATION FORM

PM35814

APN's 285-210-003

I, Mickey Zolezio, certify that on
(Print Name)

10/5/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

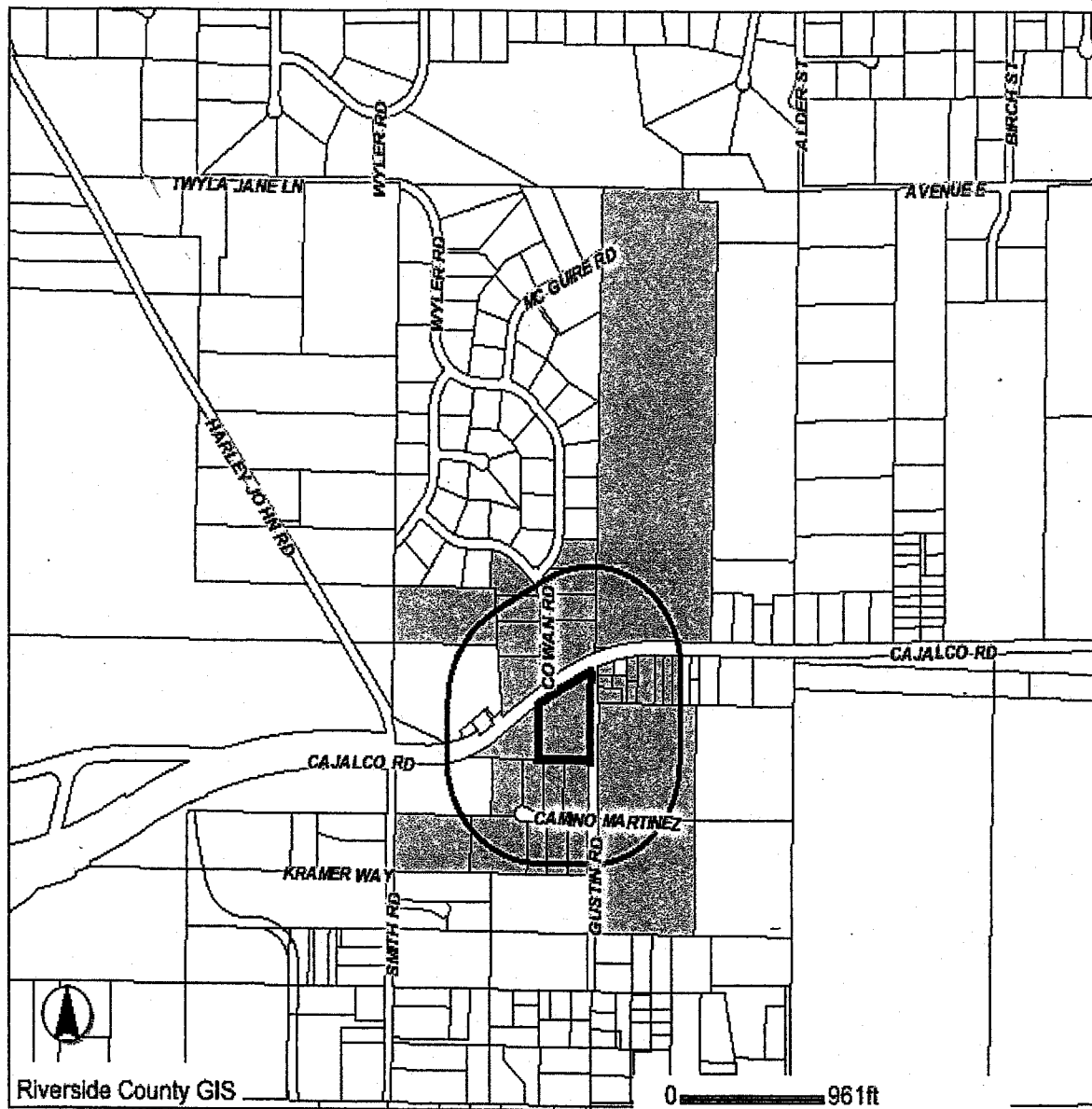
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

*Verified
by
[Signature]
Expires
4.5.2010*

PM35814/PP23128

**Selected parcel(s):**

285-160-025	285-160-058	285-210-003	285-210-004	285-210-005	285-210-019	285-210-022
285-210-025	285-210-028	285-210-029	285-210-030	285-210-031	285-210-032	285-210-033
285-210-034	285-210-035	285-220-001	285-220-002	285-220-003	285-220-004	285-220-005
285-220-007	285-220-008	285-220-012	285-220-013	285-220-014	285-220-022	285-320-001
285-320-002	285-320-003	285-320-004	285-320-055	285-320-056	285-320-057	285-320-058

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...02/4/2009

APN: 285210034 ASMT: 285210034
PAUL N BOLLINGER
MARGARET A BOLLINGER
17366 CAMINO MARTINEZ
PERRIS CA 92570

APN: 285210035 ASMT: 285210035
RODNEY W BARTH
JULIE A BARTH
17645 CAMINO MARTINEZ
PERRIS CA. 92570

APN: 285220001 ASMT: 285220001
ELOIS CROOKS
JACQUELYN SIMMONS
VERNA RICHARDSON
18300 CLARK ST
PERRIS CA 92570

APN: 285220002 ASMT: 285220002
VERLYN J ROSCHEWSKI
JANICE L ROSCHEWSKI
43361 PUTTERS LN
HEMET CA 92544

APN: 285220003 ASMT: 285220003
RICHARD SCHOONDERWOERD
7047 SNAPDRAGON
CARLSBAD CA 92009

APN: 285220004 ASMT: 285220004
WULFRANO FRIAS
LETICIA FRIAS
458 N CITRUS ST
ORANGE CA 92868

APN: 285220005 ASMT: 285220005
G S MORTGAGE INC
24910 LAS BRISAS STE 108
MURRIETA CA 92562

APN: 285220007 ASMT: 285220007
RICHARD F SCHOONDERWOERD
ROBIN R SCHOONDERWOERD
7047 SNAPDRAGON DR
CARLSBAD CA 92009

APN: 285220008 ASMT: 285220008
MANUEL GURROLA
GEORGE GURROLA
19560 GUSTIN RD
PERRIS CA. 92570

APN: 285220012 ASMT: 285220012
WILLIAM A JONES
MINA L JONES
17817 CAJALCO RD
PERRIS CA. 92570

APN: 285220013 ASMT: 285220013
MARIA C REYNA
23811 CITRUS AVE
PERRIS CA 92570

APN: 285220014 ASMT: 285220014
V TRANSPORTATION INC
P O BOX 489
PERRIS CA 92572

APN: 285220022 ASMT: 285220022
LOWELL F STAKE
MARILYN J STAKE
17805 CAJALCO RD
PERRIS CA. 92570

APN: 285320001 ASMT: 285320001
MICHAEL DEAN CLANTZ
LAURA DEANA CLANTZ
19469 COWAN RD
PERRIS CA. 92570

APN: 285160025 ASMT: 285160025
LAWRENCE K JOHNSON
LOIS L JOHNSON
19550 HARLEY JOHN RD
RIVERSIDE CA 92504

APN: 285160058 ASMT: 285160058
PANAYOITIS NICOLAOU KATELARIS
ADRIANA P KATELARI
17341 SANTIAGO CYN RD
SILVERADO CA 92676

APN: 285210003 ASMT: 285210003
LAKE MATHEW SQUARE
C/O MAHER ISMAIL
1280 E LINCOLN STE 200
ANAHEIM CA 92805

APN: 285210004 ASMT: 285210004
JOHN H KRAMER
17679 CAJALCO RD
PERRIS CA. 92570

APN: 285210005 ASMT: 285210005
WANITTA JONES
5258 LIVE OAK VIEW AVE
LOS ANGELES CA 90041

APN: 285210019 ASMT: 285210019
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O EXECUTIVE DIRECTOR
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

APN: 285210022 ASMT: 285210022
JUDY QUATTLEBAUM
CHRISTINE ROBERTS
19700 GUSTIN RD
PERRIS CA. 92570

APN: 285210025 ASMT: 285210025
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

APN: 285210028 ASMT: 285210028
DALE M JAGGARS
CAROL A JAGGARS
17612 CAMINO MARTINEZ
PERRIS CA. 92570

APN: 285210029 ASMT: 285210029
TERRI L AXSOM
17620 CAMINO MARTINEZ
PERRIS CA. 92570

APN: 285210030 ASMT: 285210030
ART ROSALES
SUE A ROSALES
17630 CAMINO MARTINEZ
PERRIS CA. 92570

APN: 285210031 ASMT: 285210031
BRENT L LANIGAN
DENISE C LANIGAN
17640 CAMINO MARTINEZ
PERRIS CA. 92570

APN: 285210032 ASMT: 285210032
SIMON SALAZAR
YOLANDA SALAZAR
17611 CAMINO MARTINEZ
PERRIS CA. 92570

APN: 285210033 ASMT: 285210033
MARY KANESKI
10111 SOUTHWORTH RD
VALLEY SPRINGS CA 95252

APN: 285320002 ASMT: 285320002
DONALD A HUNT
MARY L HUNT
19435 COWAN RD
PERRIS CA. 92570

APN: 285320003 ASMT: 285320003
STEVE XAVIER HARO
BRANDI HARO
19401 COWAN RD
PERRIS CA. 92570

APN: 285320004 ASMT: 285320004
GARY D JACKSON
ALICE L JACKSON
19353 COWN RD
LAKE MATHEWS CA 92570

APN: 285320055 ASMT: 285320055
PAUL NEAL COSORES
JANET KAY BERRY COSORES
19450 WYLER RD
PERRIS CA. 92570

APN: 285320056 ASMT: 285320056
SUZANNE M AZEVEDO
19368 COWAN RD
PERRIS CA. 92570

APN: 285320057 ASMT: 285320057
CLAUDIA ROOD
19434 COWAN RD
PERRIS CA. 92570

APN: 285320058 ASMT: 285320058
JUAN E LUNA
19450 COWAN RD
PERRIS CA. 92570



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

ATTN: Ms. Rebecca DeLeon,
Environmental Planning Team
Metropolitan Water District of Southern
California
700 N. Alameda St., US3-230
Los Angeles, CA 90012

ATTN: Ken Gutierrez, Planning Director
or Diane Jenkins, Principal Planner
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Residents Association of Greater Lake
Mathews
14176 Grande Vista Ave.
Lake Mathews, CA 92570-8820

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

Woodcrest Homeowner's Assoc.
15454 Golden Star
Riverside, CA 92506

App/own:
Lake Matthews Square, LLC
670 E. Parkridge Ave., Suite 101
Corona, CA 92879

EN6:
Ramcam Engineering Group
670 E. Parkridge Ave., Suite 101
Corona, CA 92879

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD