

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 13th Street, easterly of Lakeview Avenue, westerly of North Drive, and southerly of 12th 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 Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc
AM.

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 11, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

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

District: Fifth

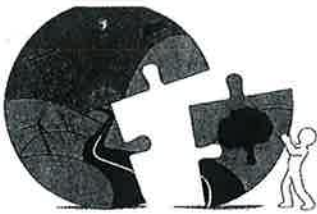
Agenda Number:

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

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

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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

1/18/11
Date

KL
Initial

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.

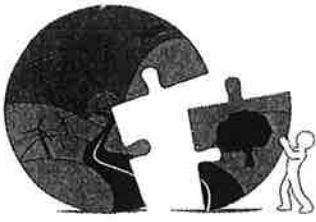
Revised: 10/16/07

Y:\Planning Case Files-Riverside office\TR33372\August 20, 2008 PC\Mitigated Negative Declaration tr33372.doc

Please charge deposit fee case#: ZEA40069 ZCFG3526

JAN 11 2011 1.2

FOR COUNTY CLERK'S USE ONLY



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 12th Street, northerly and southerly of Apricot Avenue, westerly of Bell Avenue and northerly of 13th 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 PCINOD Form tr33372.doc Revised 01/15/08

JAN 11 2011 1.2

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 \$1,800.00
paid by: CK 55
paid towards: CFG03526 CALIF FISH & GAME: DOC FEE
EA40069
at parcel #:
appl type: CFG3

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

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

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
paid by: CK 3306 EA40069 \$167.25
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!



RIVERSIDE COUNTY PLANNING DEPARTMENT

1408

Carolyn Syms Luna
Director

DATE: December 9, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: TENTATIVE TRACT MAP NO. 33372 – (Mitigated Negative Declaration)
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required, CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Need Director's signature by 12/29/10
Please schedule on the January 11, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG3526)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Zoning District: Nuevo Area
Supervisorial 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
Supervisory 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 13th Street, easterly of Lakeview Avenue, westerly of North Drive and southerly of 12th 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
Total Proposed Lots: 98
Proposed Min. Lot Size: 20,000 square feet
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
 - f. Hydrology/ Water Quality
 - g. Recreation
 - h. Utility and Service Systems

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.

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.

**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.

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 Porrás 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.

**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.
- 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.

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

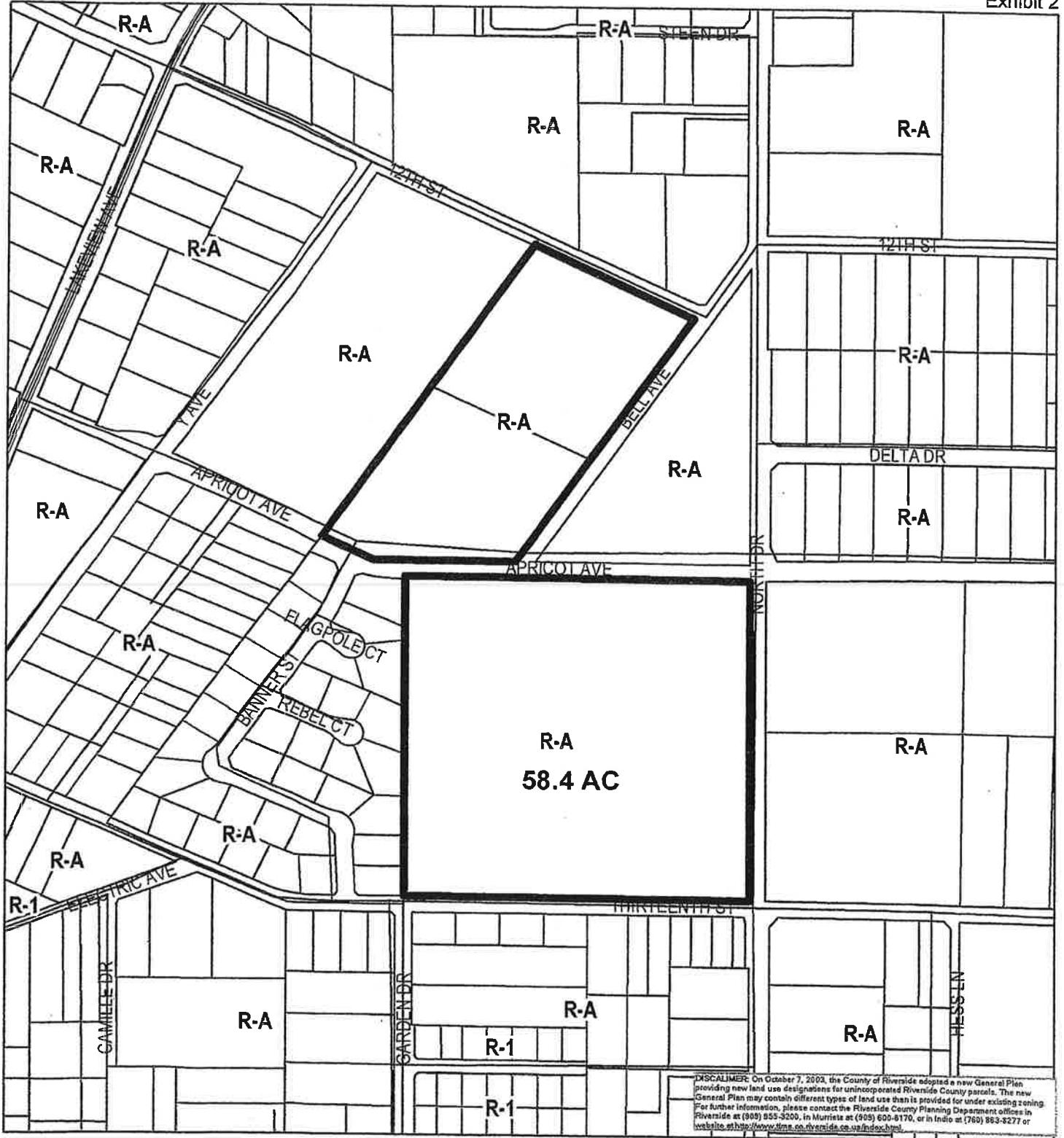
- I. AGENDA ITEM 5.7: TENTATIVE TRACT MAP NO. 33372** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Engineer/Representative: Hunsaker and Associates – Fifth Supervisorial District – Nuevo Zoning Area - Lakeview Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 acre 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 ADMINISTRATIVE 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.
- 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.

**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.
- 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.



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-8170, or in Indio at (760) 863-8277 or website at <http://www/rtrm.co.riverside.ca.us/index.html>.

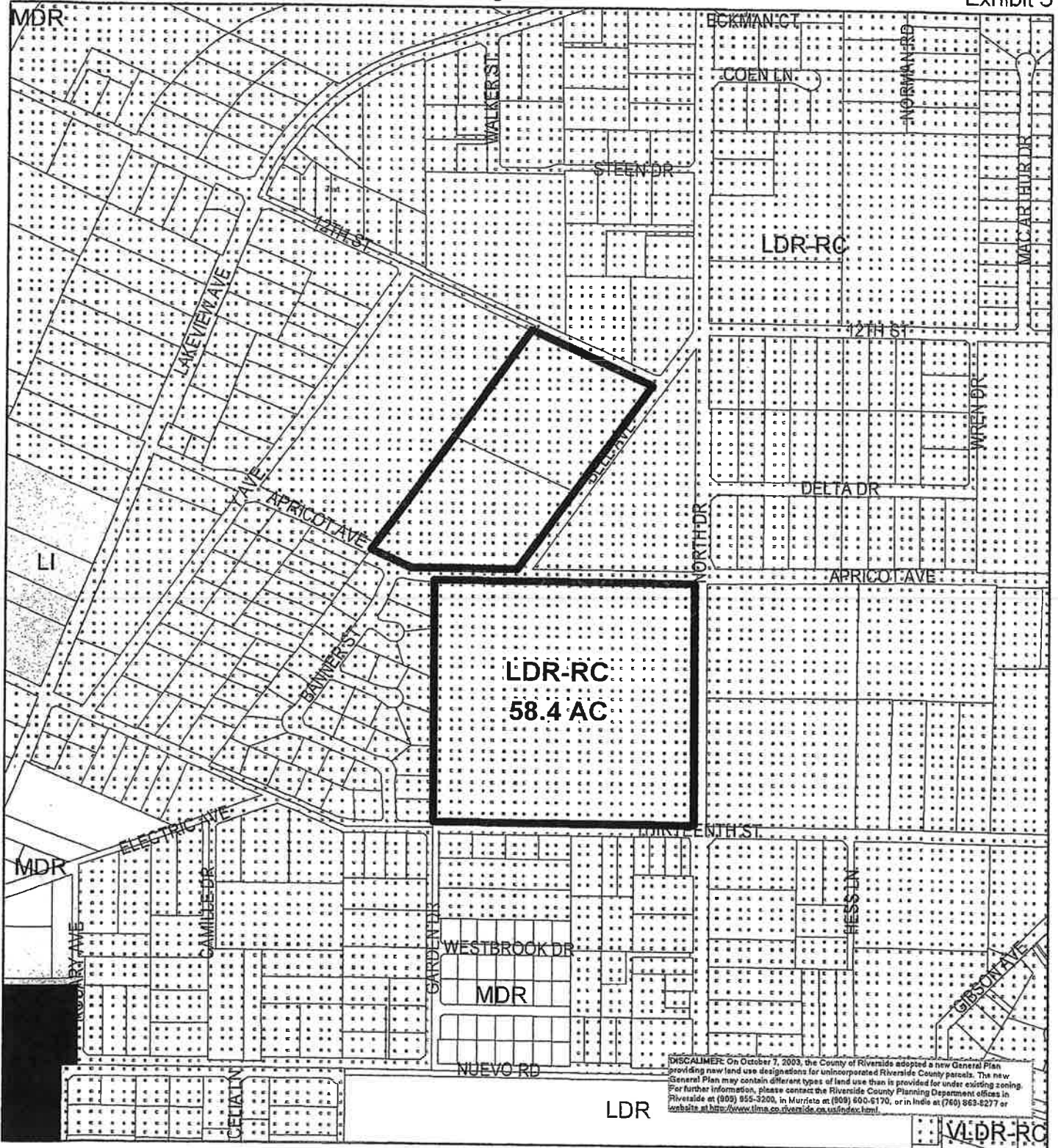
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

DATE DRAWN: 1/9/07



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 963-8277 or visit us at <http://www.tlms.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Nuevo**

Township/Range: **T4SR2W**

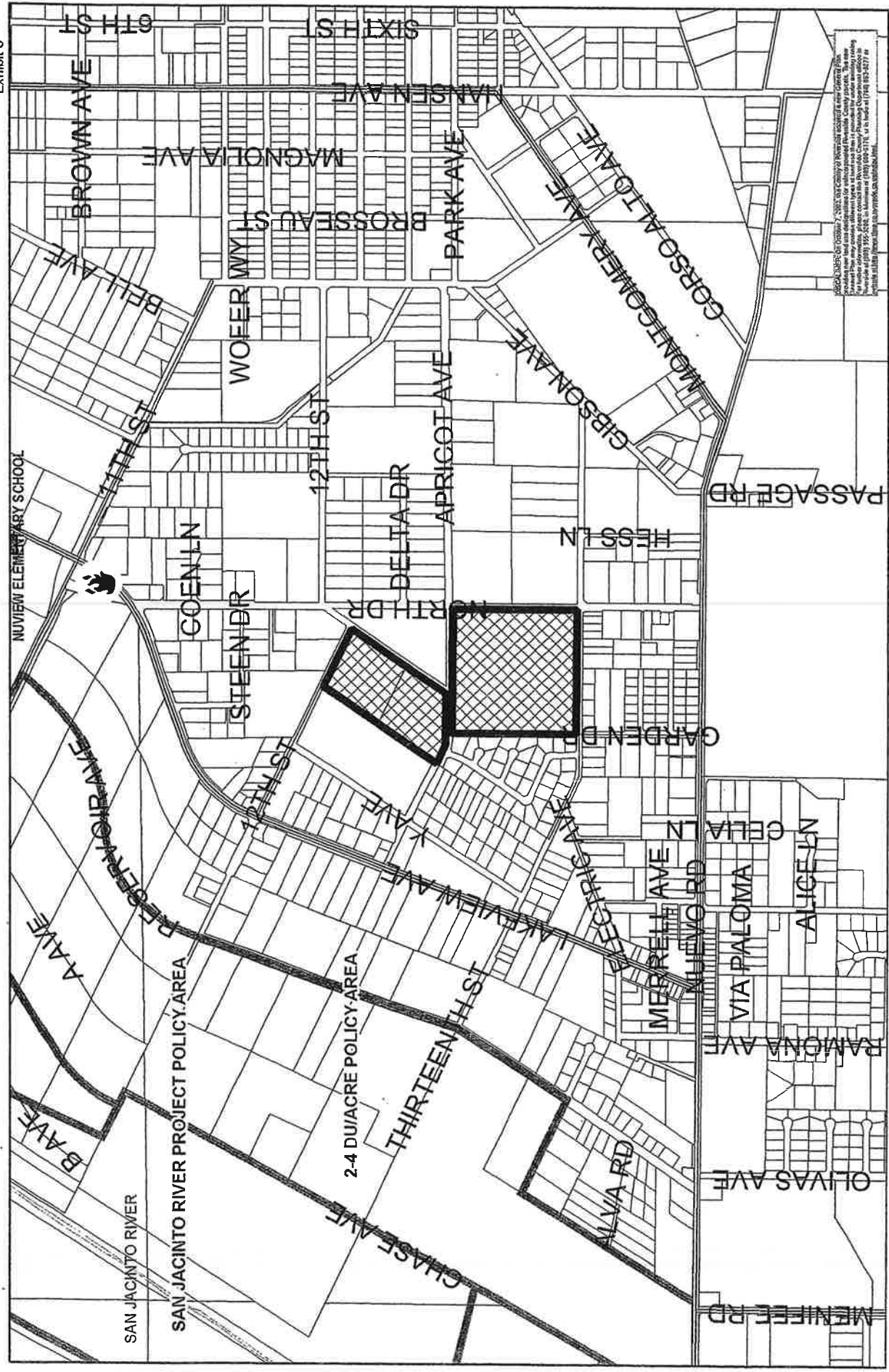
Section : **19**



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

THOMAS
BROS.PG **778 J6**

TR33372
POLICY AREAS



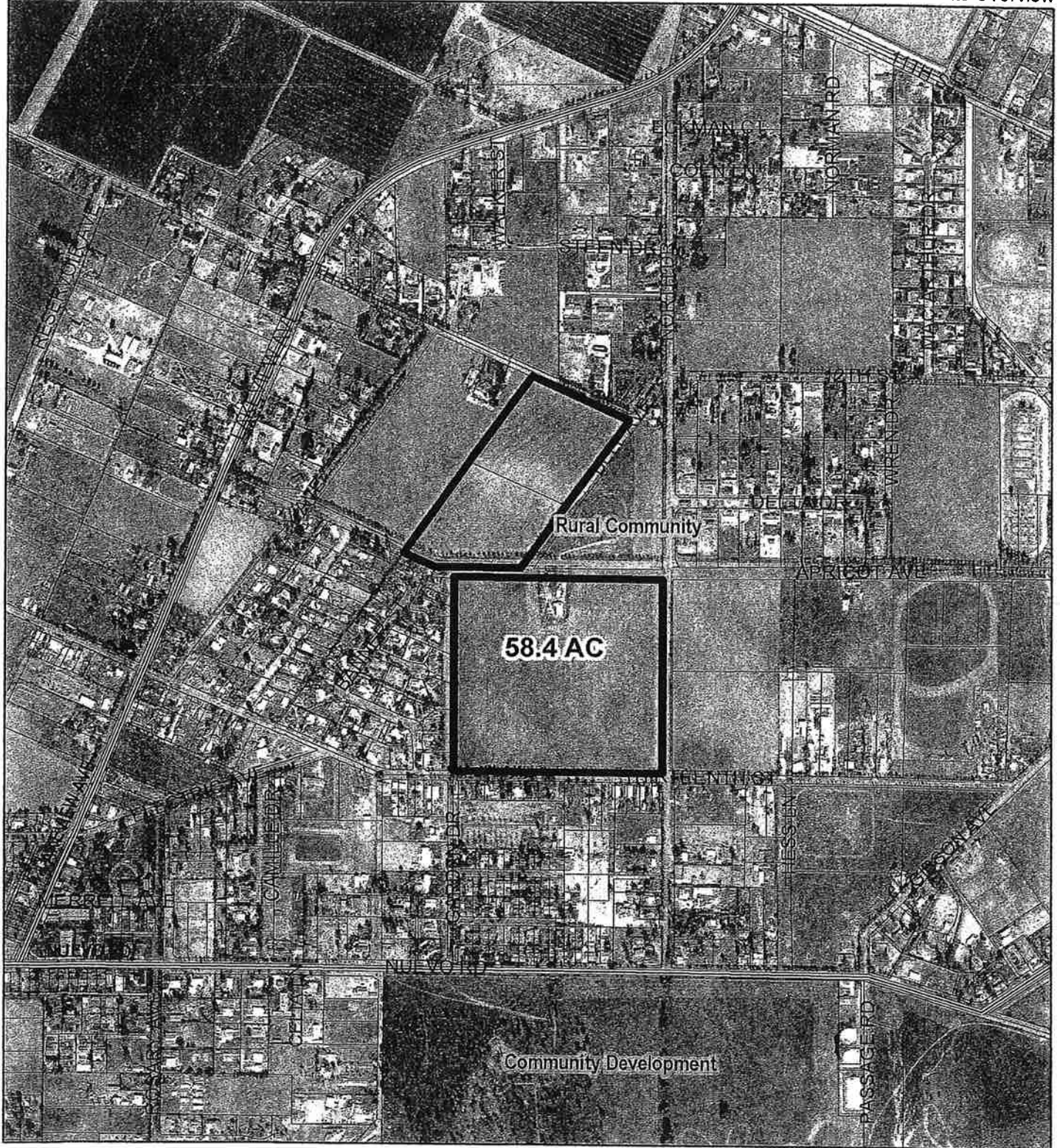
DESIGNED BY: 02/04/07 7:00 AM City of Riverside
 Contains here and elsewhere for incorporation Riverside County project. The area
 for further information, please contact the Riverside County Planning Department at
 (951) 955-5333. In a separate (951) 955-5371. It is located at (951) 955-5371 in
 Riverside, California.

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

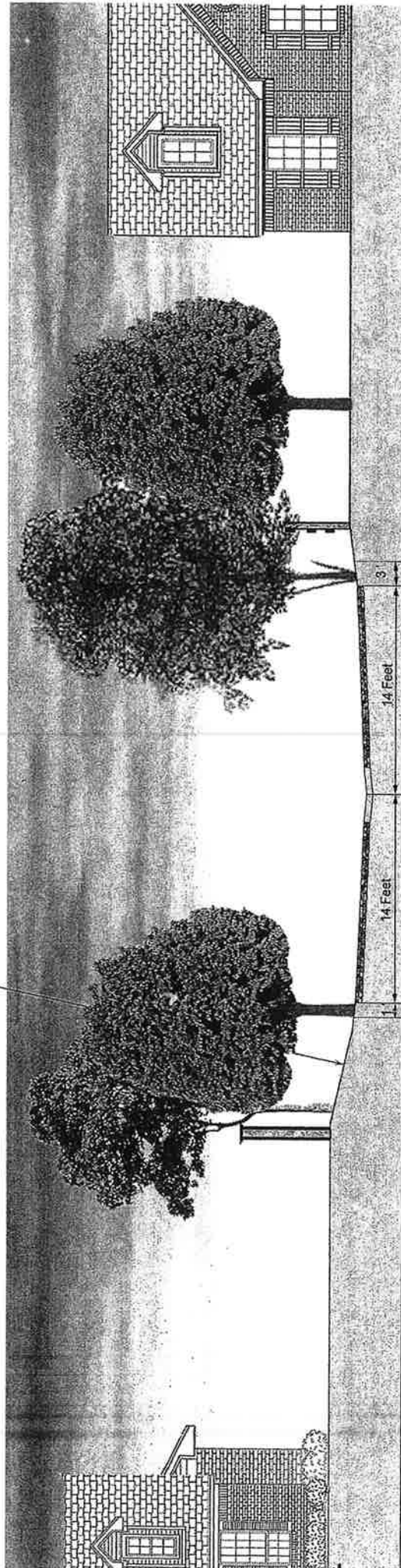
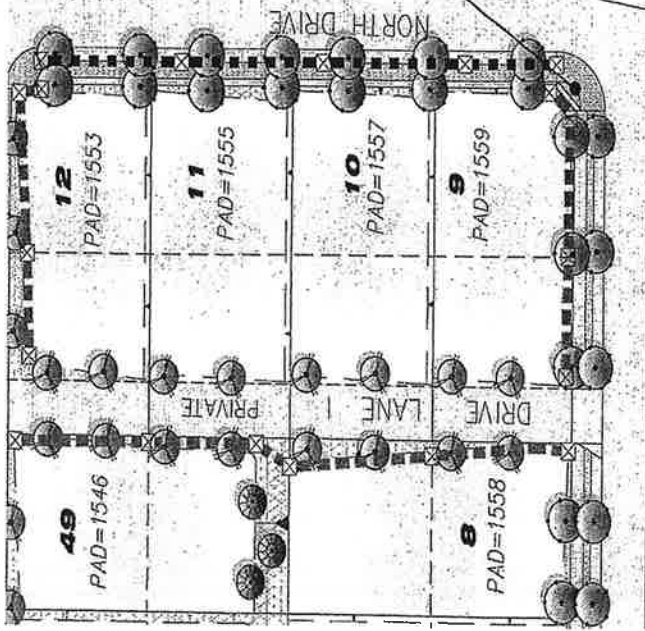


ASSESSORS BK. PG. **437-03**
THOMAS BROS.PG **778 J6**



Homeland Ranch Tract # 333372

HOA to maintain Drivelanes and landscaping between walls and fences



DRIVE LANES F, G, H & I
(PRIVATE DRIVE EASEMENT)
PER LAKEVIEW/ANUEVO
DESIGN GUIDELINES

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP TRACT NO. 33372



APPLICANT/LAND OWNER:
[Name and address]

ENGINEER/REPRESENTATIVE:
[Name and address]

LEGAL DESCRIPTION:
[Detailed legal description of the tract]

GENERAL NOTES:
[List of general notes and conditions]

ZONING AND LAND USE SUMMARY:
[Summary of zoning and land use regulations]

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000

UTILITY AND SERVICE AGENCIES:
SCHOOL DISTRICT, ELECTRIC, GAS, TELEPHONE, WATER, SEWER, CABLE.

PREPARED FOR:
[Client name]

AMENDED AS TENTATIVE TRACT MAP NO. 33372

SV ENGINEERS CONSULTANTS

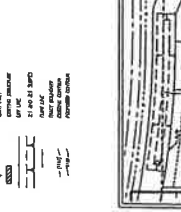
LOT SUMMARY TABLE

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000

LEGEND/ABBREVIATIONS:
[List of symbols and abbreviations used in the map]



LOT STATISTICS:
[Summary statistics for the lots]

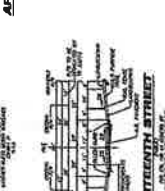
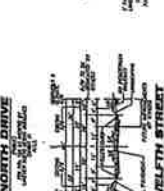
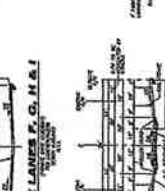
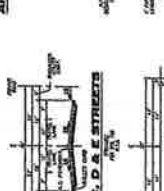
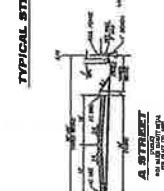
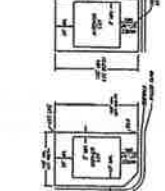
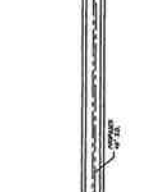
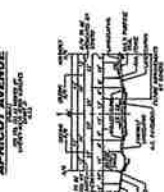
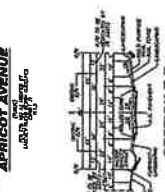
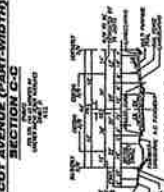
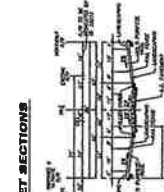
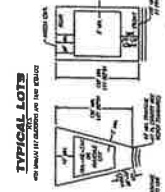
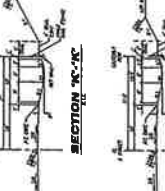
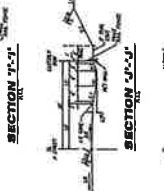
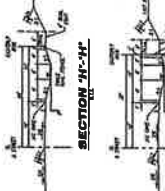
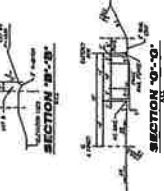
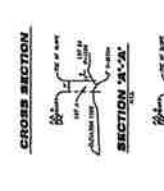
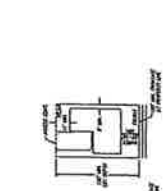
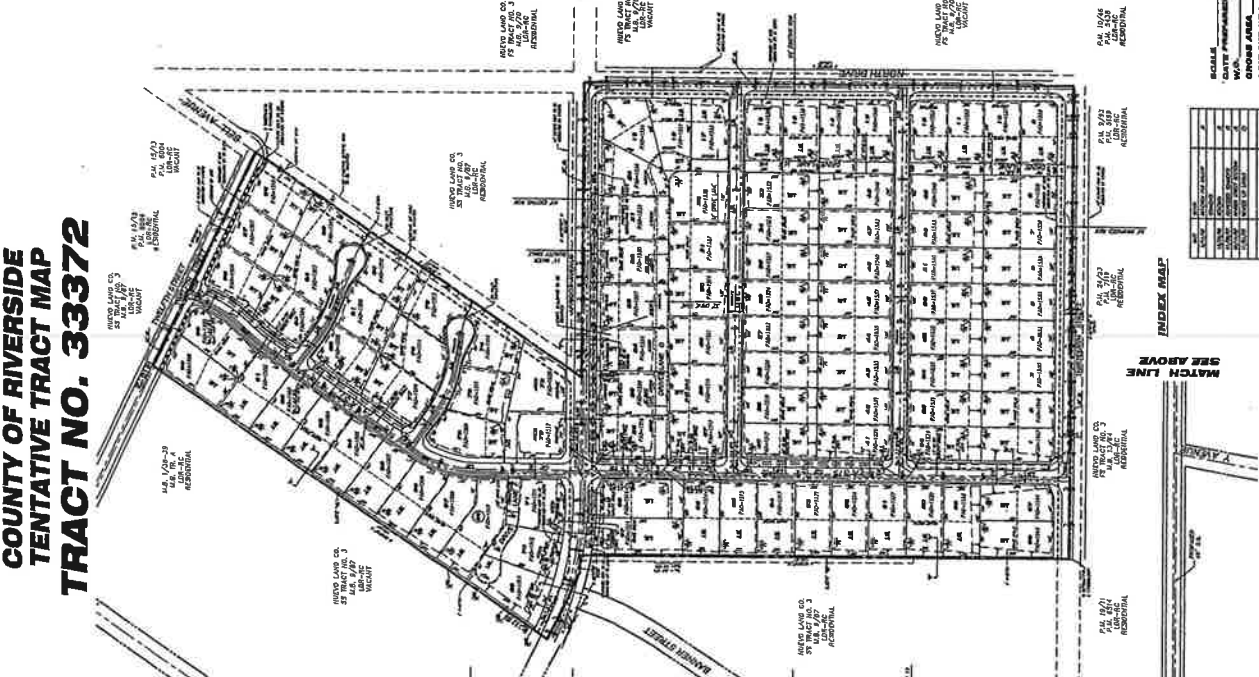


SCALE:
1" = 100'

GRAPHIC AREA:
[Graphic area information]

CONTOUR INTERVAL:
[Contour interval information]

TOTAL RESIDENTIAL LOTS:
[Total residential lots count]



STORM DRAIN CONNECTION

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous

EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



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
AESTHETICS Would the project				
1. Scenic Resources				
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.

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

Observatory, as protected through Riverside County Ordinance No. 655

Source: GIS 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
AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	<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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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

7. Historic Resources

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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
8. Archaeological Resources	<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 paleotlogical 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

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

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

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

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

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.

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

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

Findings of Fact:

a) According to the 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"/>	<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

25. Land Use

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.

26. Planning

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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
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"/>

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				
33. Housing	<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

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

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
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

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

Findings of Fact:

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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.

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

<p>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?</p>	<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

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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 District's 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. 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- LKVV/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