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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33372

Parcel: 427-030-013

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract 33372 is located within the limits of the Lakeview-Nuevo Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - FRONT YARD LANDSCAPING

RECOMMND

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

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11                      MAP- SCHOOL MITIGATION                      RECOMMND

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

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

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

80.PLANNING. 13                      MAP - FEE BALANCE                      RECOMMND

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

80.PLANNING. 17                      MAP - MODEL HOME COMPLEX                      RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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

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

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

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

80.PLANNING. 19

MAP- FINAL SITE PLAN

RECOMMND

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

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

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

The plot plan shall contain the following elements:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP- FINAL SITE PLAN (cont.)

RECOMMND

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

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

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

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

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

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

80.PLANNING. 20

MAP- Walls/Fencing Plans

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP- Walls/Fencing Plans (cont.)

RECOMMND

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

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

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

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

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

80.PLANNING. 23

MAP- LKVW/NUEVO IMP PROGRAM

RECOMMND

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

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80.PLANNING. 24 MAP - FRONT YARD LANDSCAPING

RECOMMND

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

80.PLANNING. 25 MAP - LANDSCAPING SECURITIES

RECOMMND

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

80.PLANNING. 26 MAP - LNDSCPE INSPECTION DEPOS

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 3 MAP - GARAGE DOOR 1

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                      MAP BMP - EDUCATION

RECOMMND

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

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

90.FLOOD RI. 3                      MAP IMPLEMENT WQMP

RECOMMND

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

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

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - LANDSCAPING COMPLIANCE

RECOMMND

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

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

RECOMMND

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

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE

RECOMMND

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



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90.PLANNING. 11

MAP- SKR FEE CONDITION

RECOMMND

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

90.PLANNING. 12

MAP- MITIGATION MONITORING

RECOMMND

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

Environmental Assessment No. 40069.

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

90.PLANNING. 13

MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 15

MAP- LKVW/NUEVO IMP PROGRAM

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

90.PLANNING. 16 MAP - LNDSCP/IRRIG INSTALL INS

RECOMMND

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

90.PLANNING. 17 MAP - COMPLY W/ LNDSCP/IRRIG

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 3 MAP - STREET SWEEPING

RECOMMND

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 5 MAP - UTILITY INSTALL

RECOMMND

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

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

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

DATE: **March 22 , 2005**

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

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

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

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

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

COMMENTS:

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

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



ARNOLD SCHWARZENEGGER  
GOVERNOR

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



CYNTHIA BRYANT  
DIRECTOR

October 16, 2007

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

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

Dear Matt Straite:

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

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

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

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

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

Sincerely,

Terry Roberts  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

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

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

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**Lead Agency Contact**

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

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**Project Location**

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

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**Proximity to:**

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

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

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

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



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Environmental Programs Department**

*Carolyn Syms Luna*  
**Director**

May 8, 2006

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

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

Dear Mr. Rogers:

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

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

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

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David W. Carr  
Ecological Resources Specialist

DWC

xc: Adam Rush, Planning Department



**NATIVE AMERICAN HERITAGE COMMISSION**

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

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**RECEIVED**

SEP. 26 2007

STATE CLEARING HOUSE

September 19, 2007

Mr. Matt Straite

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**

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

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

Dear Mr. Straite:

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

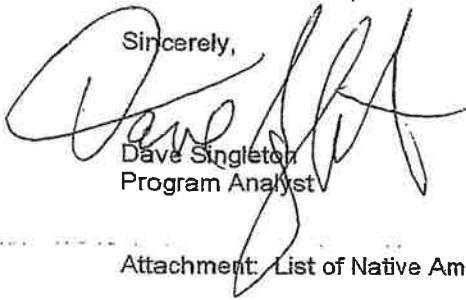
- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf>. The record search will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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Singleton', is written over the typed name and title.

Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts



Linda S. Adams  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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



Arnold Schwarzenegger  
Governor

October 5, 2007

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

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

Dear Mr. Straite:

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

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

- 1) The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The ND should identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
- Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

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

Mr. Matt Straite  
October 5, 2007  
Page 3

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

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

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

Sincerely,



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

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

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

CEQA # 1859



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

March 30, 2005

Adam Rush, Project Planner

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



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

Dear Mr. Rush:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of 13<sup>th</sup> Street, east of Lakeview Avenue, west of North Drive, and south of 12<sup>th</sup> Street Lane in the Lakeview Nuevo Zoning Area, 5<sup>th</sup> Supervisorial District. The project is a proposal to subdivide 58.31 gross acres into 94 single family lots. The project site is zoned R-A. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible to:

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

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

Sincerely,

Ron Wymore  
Planner

DM # 33271



# California Regional Water Quality Control Board Santa Ana Region



**Linda S. Adams**  
Secretary for  
Environmental Protection

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

**Arnold  
Schwarzenegger**  
Governor

March 6, 2008

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

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

Dear Mr. Speck:

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

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

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

*California Environmental Protection Agency*



Recycled Paper

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

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

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

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





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

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

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

Sincerely,



Gerard J. Thibeault  
Executive Officer

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

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

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



## PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR33372 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

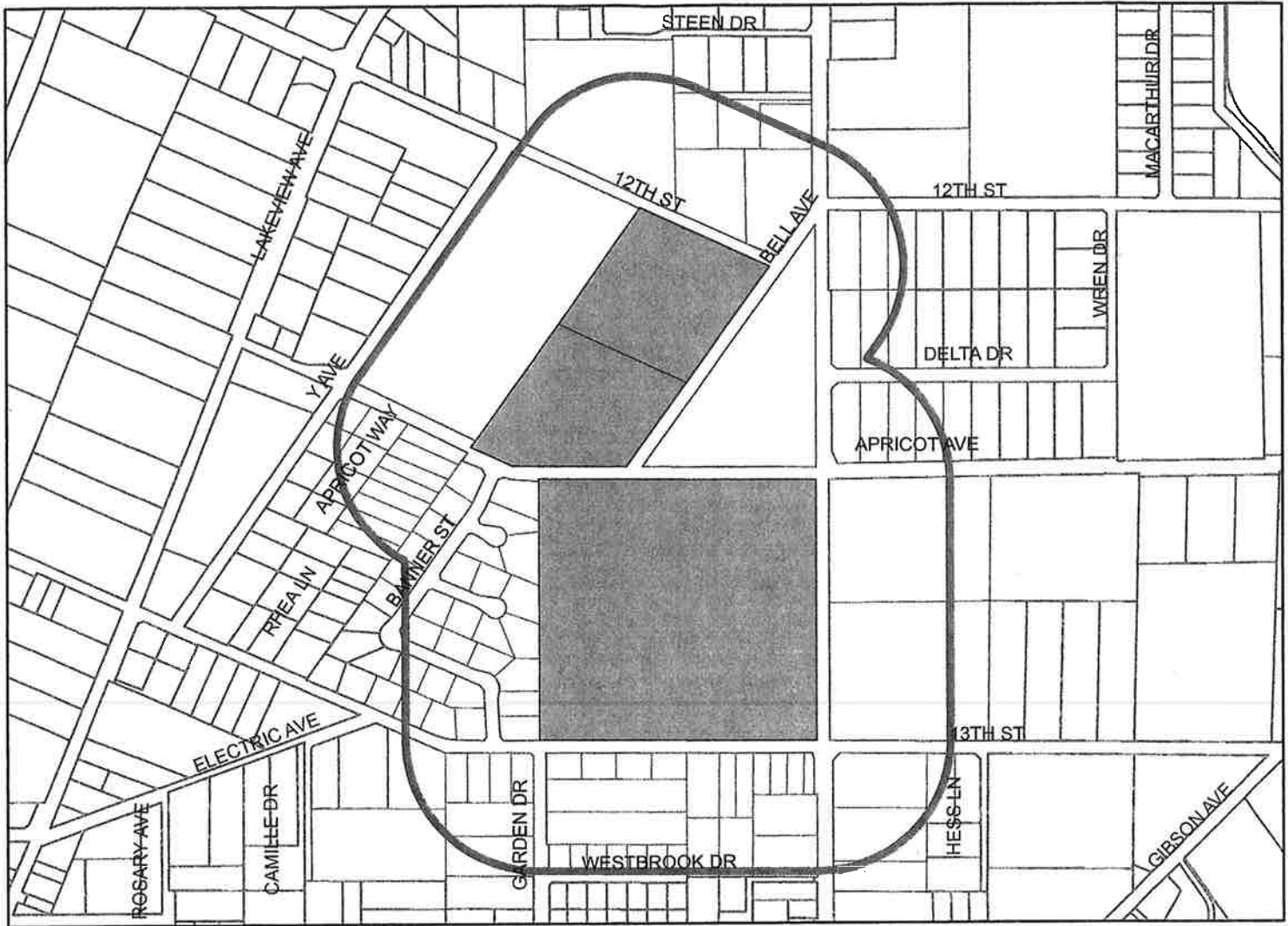
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

Checked by  
V. Calabrese  
12/9/2010

## 600 feet buffer



### Selected Parcels

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

rst 90 parcels shown



875 437.5 0 875 Feet

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APN: 427412012, ASMT: 427412012  
GEORGE R BAILEY, ETAL  
21759 BANNER ST  
NUEVO CA. 92567

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

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

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

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

APN: 427041010, ASMT: 427041010  
FRANCISCO BECERRA, ETAL  
30160 WESTBROOK DR  
NUEVO CA. 92567

APN: 427260022, ASMT: 427260022  
GREGORY A TRUJILLO, ETAL  
21285 NORTH DR  
NUEVO CA. 92567

APN: 427260050, ASMT: 427260050  
GARON D WYATT, ETAL  
30100 12TH ST  
NUEVO CA. 92567

APN: 427050041, ASMT: 427050041  
HAZEL UBER, ETAL  
30231 13TH ST  
NUEVO CA. 92567

APN: 427250001, ASMT: 427250001  
GEORGE COVARRUBIAS, ETAL  
P O BOX 281  
NUEVO CA 92567

APN: 427270012, ASMT: 427270012  
HOME WEST PROP  
611 WILSHIRE BLV STE 804  
LOS ANGELES CA 90017

APN: 427412013, ASMT: 427412013  
JAMAL Y KAOUD, ETAL  
30028 13TH ST  
NUEVO CA. 92567

APN: 427050031, ASMT: 427050031  
JIM LATHUM, ETAL  
30291 13TH ST  
NUEVO CA. 92567

APN: 427411011, ASMT: 427411011  
JAMES D MEDER, ETAL  
29990 REBEL CT  
NUEVO CA. 92567

APN: 427041002, ASMT: 427041002  
JIMMIE R LINTON, ETAL  
30143 13TH ST  
NUEVO CA. 92567

APN: 427411014, ASMT: 427411014  
JAMES J DUFFY, ETAL  
29965 FLAG POLE CT  
NUEVO CA. 92567

APN: 307340014, ASMT: 307340014  
JOHN EDWARD DUDROW, ETAL  
P O BOX 71401  
FAIRBANKS AK 99707

APN: 427050033, ASMT: 427050033  
JAMES S COMSTOCK, ETAL  
30321 13TH ST  
NUEVO CA. 92567

APN: 307310024, ASMT: 307310024  
JOHN H BOYD  
30089 APRICOT WAY  
NUEVO CA. 92567

APN: 307310019, ASMT: 307310019  
JAMES SOMSAK  
28865 WATSON RD  
ROMOLAND CA 92585

APN: 427050036, ASMT: 427050036  
JOHN HAMILTON BOYD, ETAL  
127 RAINBOW DR NO 2743  
LIVINGSTON TX 77399

APN: 427411013, ASMT: 427411013  
JAMES THOMAS DUFFY  
24034 GUNTHER RD  
ROMOLAND CA 92585

APN: 307310025, ASMT: 307310025  
JOHN P WILLIAMS  
30093 APRICOT WAY  
NUEVO CA. 92567

APN: 307340007, ASMT: 307340007  
JESUS MACIAS  
21841 GARDEN DR  
NUEVO CA. 92567

APN: 307300001, ASMT: 307300001  
JOHN V MOTTE, ETAL  
30161 12TH ST  
NUEVO CA 92567

APN: 427250018, ASMT: 427250018  
JOSE C CISNEROS, ETAL  
P O BOX 252 HUEVO CA  
NUEVO CA 92567

APN: 427411003, ASMT: 427411003  
LESTER A WHITIS, ETAL  
21762 BANNER ST  
NUEVO CA. 92567

APN: 427041011, ASMT: 427041011  
JOSE M ORABUENA, ETAL  
30180 WESTBROOK DR  
NUEVO CA. 92567

APN: 427412015, ASMT: 427412015  
LUCAS FALLER  
29968 13TH ST  
NUEVO CA. 92567

APN: 307340003, ASMT: 307340003  
JOSE VALENCIA, ETAL  
30013 13TH ST  
NUEVO CA. 92567

APN: 427050053, ASMT: 427050053  
LUCERO N PLACENCIA DELEON  
30635 RANCH RD  
NUEVO CA 92567

APN: 307340005, ASMT: 307340005  
JOSEPH MUNOZ  
30045 13TH ST  
NUEVO CA. 92567

APN: 427050037, ASMT: 427050037  
MARIO LEON, ETAL  
21854 NORTH DR  
NUEVO CA. 92567

APN: 427412005, ASMT: 427412005  
KOREY J REED  
21549 BANNER ST  
NUEVO CA. 92567

APN: 427041003, ASMT: 427041003  
MARIO ZAMORA, ETAL  
30181 13TH ST  
NUEVO CA. 92567

APN: 427411007, ASMT: 427411007  
LAWRENCE ROUGH BARKLEY, ETAL  
29961 REBEL CT  
NUEVO CA. 92567

APN: 307310018, ASMT: 307310018  
MARK G MANNING  
9458 RESERVOIR RD  
RIVERSIDE CA 92509

APN: 427260031, ASMT: 427260031  
LESLIE ANN SMEDER  
21225 NORTH DR  
NUEVO CA. 92567

APN: 427041009, ASMT: 427041009  
MARLA ELROD  
P O BOX 348  
NUEVO CA 92567

APN: 427250016, ASMT: 427250016  
MARSHALL ZIMMER  
30420 DELTA DR  
NUEVO CA. 92567

APN: 427250022, ASMT: 427250022  
NATALIE R RAMIREZ  
30453 DELTA DR  
NUEVO CA. 92567

APN: 427411017, ASMT: 427411017  
MELVIN S CALES, ETAL  
21426 BANNER ST  
NUEVO CA. 92567

APN: 427250019, ASMT: 427250019  
NORMAN L BRADFORD, ETAL  
30357 DELTA DR  
NUEVO CA. 92567

APN: 427411005, ASMT: 427411005  
MICHAEL E MANTZ, ETAL  
21722 BANNER ST  
NUEVO CA. 92567

APN: 427260033, ASMT: 427260033  
OCTAVIO CORDOVA, ETAL  
30271 STEEN DR  
NUEVO CA. 92567

APN: 427412016, ASMT: 427412016  
MICHAEL L BLACK, ETAL  
29940 13TH ST  
NUEVO CA. 92567

APN: 427411009, ASMT: 427411009  
ORA M TAYLOR  
29989 REBEL CT  
NUEVO CA. 92567

APN: 427260021, ASMT: 427260021  
MICHAEL P HUDZINSKI  
30250 12TH ST  
NUEVO CA. 92567

APN: 427050034, ASMT: 427050034  
PATRICK E RUELLE  
P O BOX 55  
PIERCY CA 95587

APN: 307340006, ASMT: 307340006  
MICHAEL R WILCOX, ETAL  
30087 13TH ST  
NUEVO CA. 92567

APN: 427411010, ASMT: 427411010  
RANDALL HUNTLEY, ETAL  
30001 REBEL CT  
NUEVO CA. 92567

APN: 427050043, ASMT: 427050043  
NADINE A BRADY  
P O BOX 1340  
NUEVO CA 92567

APN: 427412002, ASMT: 427412002  
RANDY J CRUISE, ETAL  
21459 BANNER ST  
NUEVO CA. 92567



APN: 427411006, ASMT: 427411006  
RAY C LITTELL, ETAL  
21670 BANNER ST  
NUEVO, CA. 92567

APN: 427411002, ASMT: 427411002  
ROBERT M SIMPSON, ETAL  
21776 BANNER ST  
NUEVO CA. 92567

APN: 427260032, ASMT: 427260032  
RICHARD A SHEPHERD  
21215 NORTH DR  
NUEVO CA. 92567

APN: 427411015, ASMT: 427411015  
RONALD C TAYLOR, ETAL  
3897 ACE CT  
BLYTHE CA 92225

APN: 427050004, ASMT: 427050004  
RICHARD BRAND  
21901 NORTH DR  
NUEVO CA. 92567

APN: 307310022, ASMT: 307310022  
ROSEMARY MELENDREZ  
30081 APRICOT WAY  
NUEVO CA. 92567

APN: 427250020, ASMT: 427250020  
RICHARD M BRAND  
30385 DELTA DR  
NUEVO CA. 92567

APN: 427411012, ASMT: 427411012  
ROZYNALDO V HOWARD, ETAL  
29978 REBEL CT  
NUEVO CA. 92567

APN: 427412006, ASMT: 427412006  
ROBERT DALE COLE, ETAL  
21579 BANNER ST  
NUEVO CA. 92567

APN: 307310023, ASMT: 307310023  
SECRETARY HOUSING & URBAN DEV OF WAS  
C/O PEMCO LTD  
1600 SACRAMENTO INN 220  
SACRAMENTO CA 95815

APN: 427041005, ASMT: 427041005  
ROBERT L BARTZ  
21860 GARDEN DR  
NUEVO CA 92567

APN: 307340008, ASMT: 307340008  
SHAWN VIRAMONTES, ETAL  
21875 GARDEN DR  
NUEVO CA 92567

APN: 427260008, ASMT: 427260008  
ROBERT M PIESTER  
30160 12TH ST  
NUEVO CA. 92567

APN: 427041014, ASMT: 427041014  
SIXTO O OLIVERA  
21880 GARDEN DR  
NUEVO CA. 92567

APN: 307310015, ASMT: 307310015  
STANLEY A WOOD, ETAL  
21466 Y AVE  
NUEVO CA. 92567

APN: 427041004, ASMT: 427041004  
VICTOR R MANRIQUEZ, ETAL  
P O BOX 517  
NUEVO CA 92567

APN: 427260030, ASMT: 427260030  
STEPHEN GLASS, ETAL  
P O BOX 1019  
NUEVO CA 92567

APN: 427411008, ASMT: 427411008  
WILBERT R DIGGS  
29975 REBEL CT  
NUEVO CA. 92567

APN: 307310017, ASMT: 307310017  
STEPHEN N RASP, ETAL  
21500 Y AVE  
NUEVO CA. 92567

APN: 307310026, ASMT: 307310026  
WILHELMUS VEGT, ETAL  
P O BOX 139  
NUEVO CA 92567

APN: 427030013, ASMT: 427030013  
TEMECULA HIGHLANDS III  
C/O MARTIN A WEISS  
1 BETTERWORLD CIR  
TEMECULA CA 92590

APN: 427041012, ASMT: 427041012  
WILLIAM A HOWARD  
30200 WESTBROOK DR  
NUEVO CA. 92567

APN: 307310016, ASMT: 307310016  
TODD LEE CARPENTER, ETAL  
30021 APRICOT WAY  
NUEVO CA. 92567

APN: 427050058, ASMT: 427050058  
WILLIAM A ROFFI, ETAL  
P O BOX 221  
NUEVO CA 92567

APN: 427411016, ASMT: 427411016  
TROY GATES, ETAL  
29966 FLAG POLE CT  
NUEVO CA. 92567

APN: 307340004, ASMT: 307340004  
WYLIE PATTON, ETAL  
30029 13TH ST  
NUEVO CA. 92567

APN: 427050003, ASMT: 427050003  
VICKI JO MOORE  
21849 NORTH DR  
NUEVO CA. 92567

Sue Nash  
P.O. Box 4036  
Idyllwild, CA 92549-4036

5th Supervisor District  
Marion Ashley, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1005

ATTN: Tony Harmon  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

City of Perris  
101 N. D St.  
Perris, CA 92570-1917

ATTN: Bill Brown  
County Service Area 146  
c/o EDA  
Mail Stop 1040

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Chuck Strey, Senior Public  
Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 2611

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: Warren D. Williams  
Flood Control District,  
Riverside County  
Mail Stop 2990

ATTN: Kaye Hampton  
Friends of Nuevo Community Council  
P.O. Box 647  
Nuevo, CA 92567

Friends of the Northern San Jacinto  
Valley  
P.O. Box 9097  
Moreno Valley, CA 92552-9097

Lewis Operating Corp.  
1156 N. Mountain Ave.  
Jpland, CA 91785

Nuview Union School District  
29780 Lakeview Ave.  
Nuevo, CA 92567-9706

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
1600 Crestmore Rd., Mail Stop 2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

David Jones  
Riverside County Planning: Geology  
Mail Stop 1070

Jim Knutson  
Riverside County Transportation  
Department  
Mail Stop 1080

ALUC attn: John Guerin

HOME LAND RANCH 60, LLC.  
/o THE GARRETT GRP  
3529 RIDGE PARK DR  
EMECULA, CA 92590

