

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 3, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 807, CHANGE OF ZONE NO. 7073, TENTATIVE TRACT MAP NO. 32821 – (Mitigated Negative Declaration) – Applicant: Stratham Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) – Location: Northerly of Limonite Avenue, westerly of Cleveland Avenue, and southerly of 58th Street – 39.58 Gross Acres – Zoning: Heavy Agriculture 10-Acre Minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre). The change of zone proposes to change the project site's existing zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3). The Tentative Tract Map is a Schedule 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 350 two-story clustered condominium units (includes 15 different floor plans, two car garages and range in size from 950-1,841 sq. ft.) and six (6) open space lots totaling 679,579 sq. ft. The project proposes two (2) filtration basins, a 14,309 sq. ft. basin and a 15,961 sq. ft. basin; an 18,832 sq. ft. active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 sq. ft. active park; a 15,434 sq. ft. active park; a 32,365 sq. ft. recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace; and 992 parking spaces. The tract map is proposed to be constructed in two (2) phases. Phase 1 shall include lots 1-5, lots 13-23 and streets A, B, C, D, F, G, L, and portions of H and K. 207 units shall be constructed within Phase 1. Phase 2 shall include lots 6-12, lots 24-29 and streets H, I, J and K. 143 units shall be constructed within Phase 2. - APN: 164-030-027

RECOMMENDED MOTION:

The Planning Department recommended Approval; and

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHE PAGE)

☐ Policy
☐ Policy

☐ Consent
☐ Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors

RE: General Plan Amendment No. 807, Change of Zone No. 7073, Tentative Tract

Map No. 32821

Page 2 of 2

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39864**, 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 **GENERAL PLAN AMENDMENT NO. 807** amending the Land Use designation for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) in accordance with Exhibit #6, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7073**, amending the zoning classification for the subject property from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3) in accordance with Exhibit# 2, subject to final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32821**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 5.2: GENERAL PLAN AMENDMENT NO. 807 / CHANGE OF ZONE NO. 7073 / TENTATIVE TRACT MAP NO. 32821** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Stratham Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) – Location: Northerly of Limonite Avenue, westerly of Cleveland Avenue, and southerly of 58th Street – 39.58 Gross Acres – Zoning: Heavy Agriculture 10-Acre Minimum (A-2-10) – APN: 164-030-027. (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units Per Acre). The change of zone proposes to change the project site's existing zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3). The Tentative Tract Map is a Schedule 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 350 two-story clustered condominium units (includes 15 different floor plans, two car garages and range in size from 950-1,841 square feet) and six (6) open space lots totaling 679,579 square feet. The project proposes two (2) filtration basins, a 14,309 square foot basin and a 15,961 square foot basin; an 18,832 square foot active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 square foot active park; a 15,434 square foot active park; a 32,365 square foot recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplacel; and 992 parking spaces. The tract map is proposed to be constructed in two (2) phases. Phase 1 shall include lots 1-5, lots 13-23 and streets A, B, C, D, F, G, L, and portions of H and K. 207 units shall be constructed within Phase 1. Phase 2 shall include lots 6-12, lots 24-29 and streets H, I, J and K. 143 units shall be constructed within Phase 2.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Ray Juarez, Project Planner at 951-955-9541 or e-mail rjuarez@rctlma.org.

The following spoke in favor of the subject proposal:

Mo Faghihi, Applicant's Representative, 3788 McCray St., Riverside, Ca. 92506

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **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. 39864**, 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,

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

PLANNING COMMISSION 5/13/09
AGENDA ITEM NO. 5.2 PAGE 2

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 807** amending the Land Use designation for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7073**, amending the zoning classification for the subject property from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General in accordance with Exhibit# 2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32821**, 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 Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5-2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Ray Juarez
Planning Commission: May 13, 2009

General Plan Amendment No. 807
Change of Zone No. 7073
Tentative Tract Map No. 32821
E.A. Number: 39864
Applicant: Stratham Corporation
Engineer/Representative: Albert A. Webb & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 807 proposes to change the project site's existing General Plan Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre).

Change of Zone No. 7073 proposes to change the project site's existing zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3).

Tentative Tract Map No. 32821 Schedule 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 23 residential lots and six (6) open space lots. 350 condominium units are proposed within the 23 residential lots. The project proposes two (2) filtration basins, a 14,309 sq. ft. basin and a 15,961 sq. ft. basin; an 18,832 sq. ft. active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 sq. ft. active park; a 15,434 sq. ft. active park; and a 32,365 sq. ft. recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace. The proposal is for an alley-loaded clustered condominium project consisting of two-story, two-car garage units including 15 different floor plans ranging from 1,510 sq. ft. to 2,597 sq. ft., a total of 992 parking spaces and 679,579 sq. ft. of open space.

The project is proposed to be constructed in two (2) phases. . Phase 1 shall include lots 1-5, lots 13-23 and streets A, B, C, E, D, F, G, L, and portions of H and K. 207 units shall be constructed within Phase 1. Phase 2 shall include lots 6-12, lots 24-29 and streets H, I, J and K. 143 units shall be constructed within Phase 2.

The project is located within the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of Limonite Avenue, southerly of 58th Street, and westerly of Cleveland Avenue.

BACKGROUND

General Plan Initiation

The General Plan was presented before the Riverside County Planning Commission on February 4, 2009 for initiation. The Planning Commission was concerned with the change of land use for the entire parcel from Medium Density Residential (MDR) (2-5 DU/Acre) to High Density Residential (HDR) (8-14 DU/Acre). The Planning Commission It was recommended that only the southern portion of the parcel should change to HDR consistent with the adjacent lot to the east (which is designated MDR to the north and HDR to the south). The case was subsequently continued to March 4, 2009 Planning Commission where the concerns were resolved, and the Planning Director recommended an order initiating proceedings for the entire lot to change the land use designation from MDR to HDR.

ARL 5/26/09

The general plan amendment was then presented before and initiated by the Riverside County Board of Supervisor's on March 31, 2009.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Proposed General Plan Land Use (Ex. #5): | Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to the north, south, east and west, and Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) to the east. |
| 3. Proposed Zoning (Ex. #2): | General Residential (R-3) |
| 4. Surrounding Zoning (Ex. #2): | One Family Dwellings (R-1) to the north and west, Heavy Agriculture – 20 Acre Minimum (A-2-20) to the east, and Planned Residential (R-4) to the south |
| 5. Existing Land Use (Ex. #1): | Existing Dairy |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential to the north and south, and Vacant Land to the east and west |
| 7. Project Data: | Total Acreage: 39.58 gross
Total Proposed Lots: 29
Condominium Units: 350
Open Space Lots: 6
Schedule: A |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39864**, 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,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 807** amending the Land Use designation for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7073**, amending the zoning classification for the subject property from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General in accordance with Exhibit# 2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32821**, 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 Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Residential (R-3) 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 A map requirements of Ordinance No. 460, and with 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 clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. 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 Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) on the Eastvale Area Plan.
2. The project proposes to alter the General Plan land use designation of the site from Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre).
3. The proposed amendment from Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) does not involve a change or conflict:

(1) The Riverside County Vision:

A High Density Residential (HDR) Land Use Designation for the parcel in question will achieve the future vision of the General Plan. The proposed amendment will contribute to the fulfillment of the "Housing" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan.

(2) Any General Plan Principle:

The proposed project will not be in conflict with any of the General Plan's principles.

(3) Any Foundation Component designation in the General Plan:

The project designation would be within the same Community Development Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

4. The proposed Amendment contributes to the achievement of the purposes of the General Plan. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is within the community of Eastvale which is composed primarily of residential sub-divisions. The project site is located approximately 1.5 miles away from a designated Community Center on the southwest corner of Archibald Road and Limonite Avenue. The Eastvale Area Plan envisions housing opportunities in close proximity to transit and other major transportation facilities in this area. The proposed Amendment is highly consistent with the existing General Plan Land Use designation of the surrounding areas, the General Plan Principles and Policies, and with the pattern of approved development adjacent to the site and along 58th Street and Limonite Avenue. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.
5. Special circumstances or conditions have emerged that were unanticipated at the time the General Plan was prepared. As previously stated, the proposed Amendment is consistent with the surrounding existing General Plan as 58th and Limonite Avenue have developed as residential areas within the Eastvale Area Plan. The project site is also located within the vicinity of a Community Center which is located on the southwest corner of Archibald Road and Limonite Avenue. The Eastvale Area Plan provides that this area serve as a Village Center, with a mix of office, retail, and higher density residential uses to serve a more localized clientele. Since the preparation of the General Plan, much of the area between the community center boundary and the project site has been developed with residential uses; the proposed project would be an extension of the goal to provide for high density residential within the vicinity of the community center. In addition, the continued development of Hamner Avenue and Limonite Avenue intersection will create a demand for additional housing in the area as a result of increased accessibility.
6. The proposed residential condominium development, is a permitted use in the Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) designation.
7. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to the north, south, east and west, and Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) to the east.
8. The proposed zoning for the subject site is General Residential (R-3).
9. The proposed residential condominium development, is a permitted use, subject to approval of a tract map in the General Residential (R-3) zone.

10. The proposed residential condominium development is consistent with the development standards set forth in the General Residential (R-3) zone.
11. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north and west, Heavy Agriculture – 20 Acre Minimum (A-2-20) to the east, and Planned Residential (R-4) to the south.
12. The proposed subdivision of 39.85 gross acres into 29 parcels consisting of 350 clustered condominium units and six (6) open space lots is consistent with the Schedule A map requirements of Ordinance No. 460 and all other applicable provisions of Ordinance 460.
13. Medium and High Density Residential uses have been constructed and are operating in the project vicinity.
14. The project site is located in Airport Compatibility Zone D of the Chino Airport, and thus is consistent with the standards of the Airport Land Use Plan. The original project was reviewed by the Riverside County Airport Land Use Commission (see attached letter dated September 13, 2007).
15. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
16. Environmental Assessment No. 39864 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hazards & Hazardous Materials
 - c. Hydrology & Water Quality
 - d. Noise
 - e. Transportation & Traffic
 - f. Cultural Resources

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 MSHCP Criteria Cell Area;
 - b. A Specific Plan;
 - c. A City Sphere of Influence;
 - d. An Agricultural Preserve;
 - e. A General Plan Policy or Overlay Area;
 - f. The Stephen's Kangaroo Rat Fee Area;
 - g. A Fault Zone;
 - h. A High Fire Area;
 - i. The Ord. 655 Mt. Palomar Lighting Influence Area; or,
 - j. A County Service Area.

3. The project site is located within:
 - a. The Community of Eastvale;
 - b. The Chino Airport Influence Area (Zone D);
 - c. The Corona-Norco Unified School District;
 - d. The Mira Loma D Road and Bridge Benefit District;
 - e. A Flood Plain.
4. The subject site is currently designated as Assessor's Parcel Number 164-030-027.
5. This project was filed with the Planning Department on October 20, 2004.
6. This project was reviewed by the Land Development Committee five (5) times on the following dates November 24, 2004; June 22, 2006; July 26, 2007; August 21, 2008; and January 8, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$82,963.04.

LS

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Date Prepared: 4/02/09

Date Revised: 4/16/09

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 807**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 13, 2009, to consider the above-referenced matter; and,

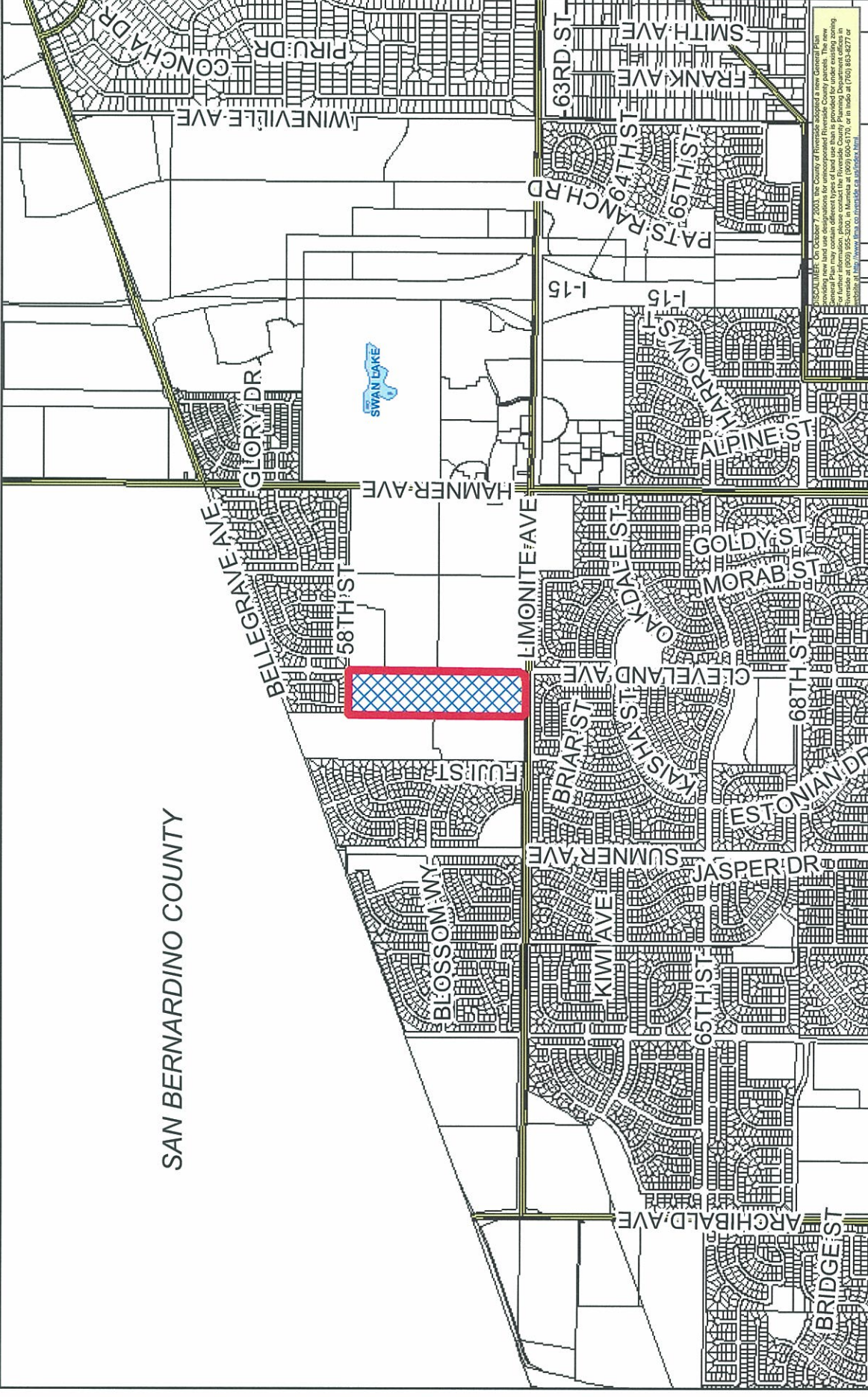
WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 13, 2009, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document; and,

ADOPTION of General Plan Amendment No. 807.

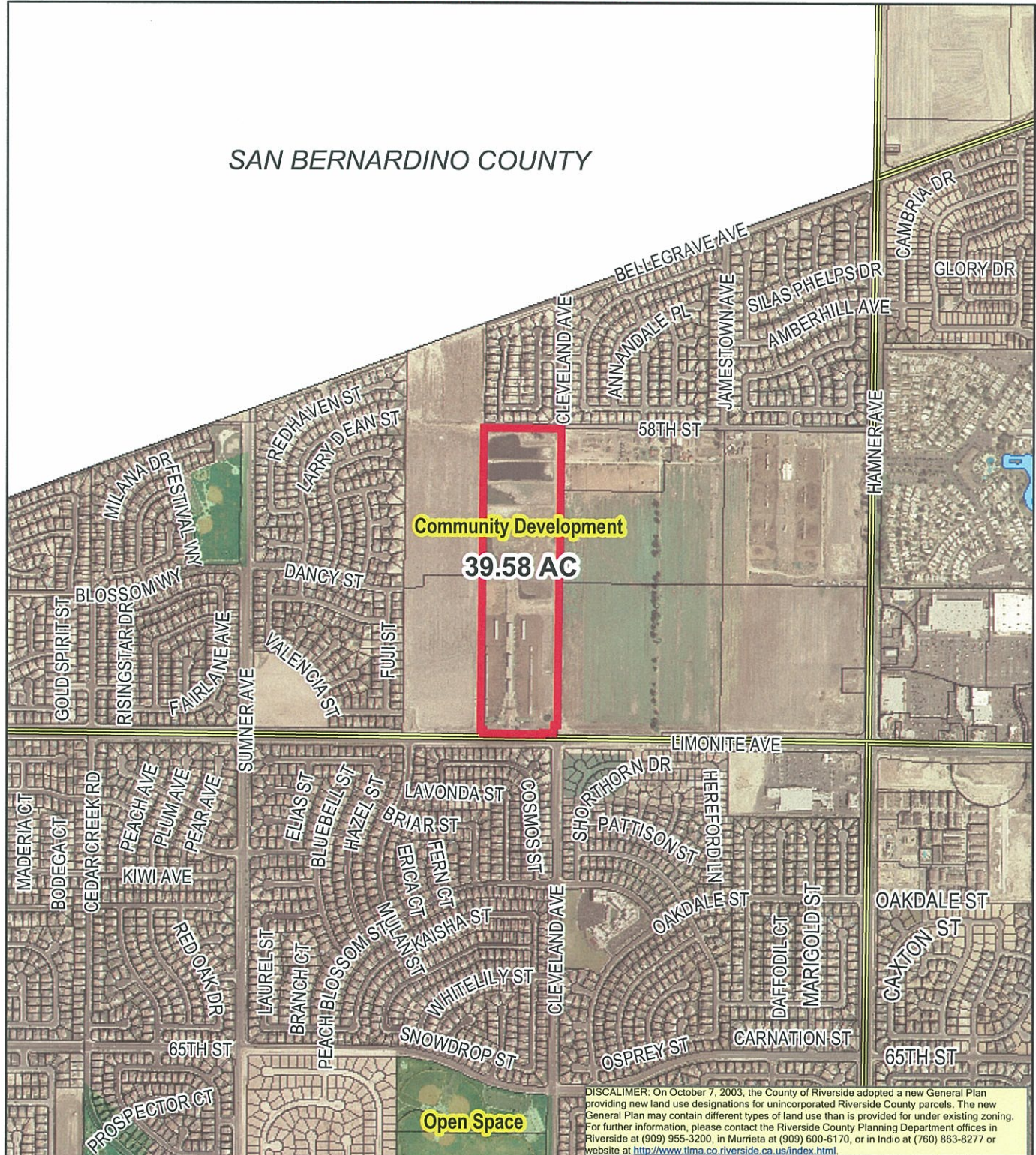


Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 24

Assessors
Bk. Pg. **164-03**
Thomas
Bros. Pg. **683 C5**



DEVELOPMENT OPPORTUNITY

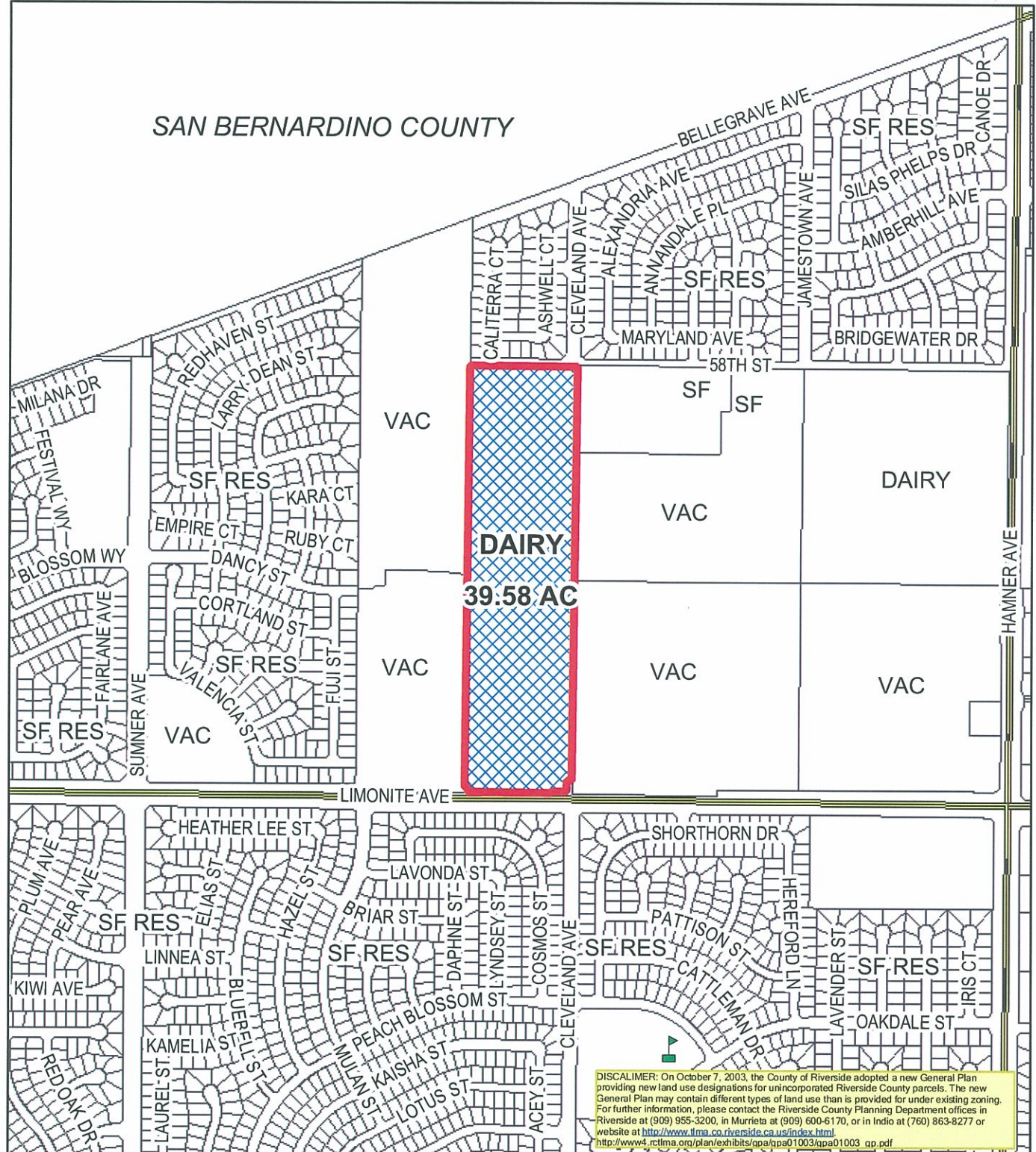


District
Plan: Prado-Mira Loma
Township/Range: T2SR7W
Section: 24

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 164-03
Thomas
Bros. Pg. 683 C5



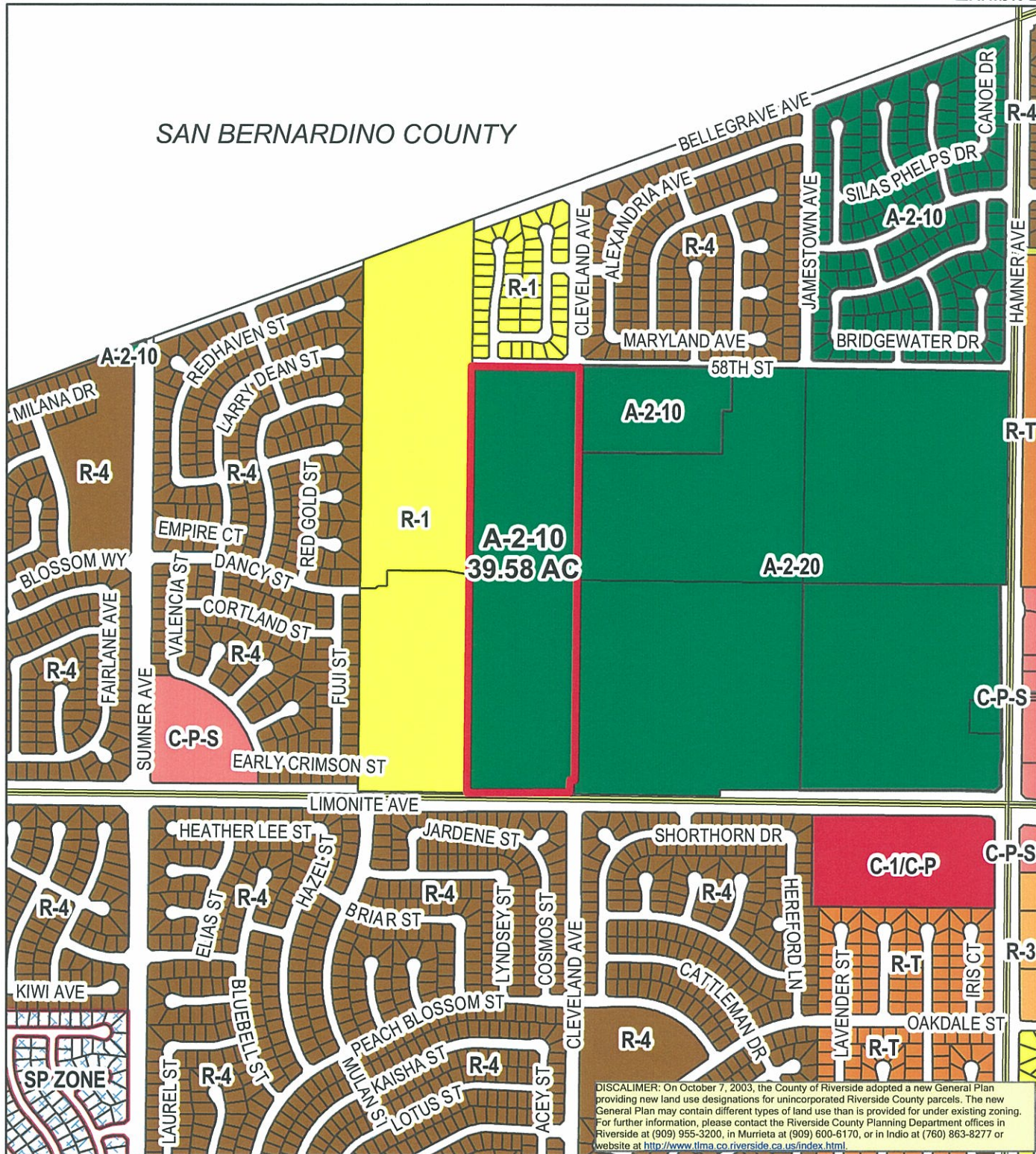


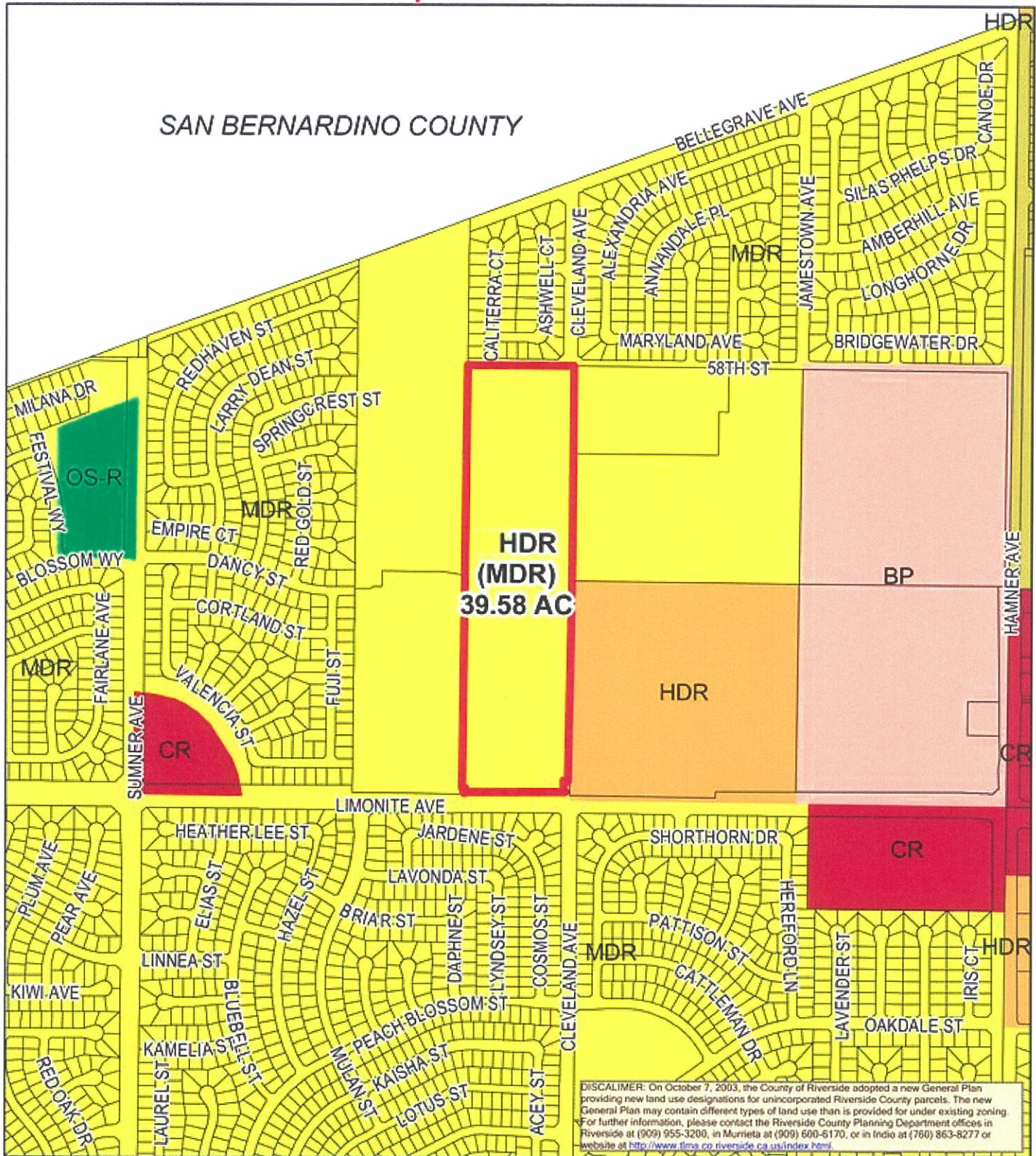
Zone
 District: Prado-Mira Loma
 Township/Range: T2SR7W
 Section: 24

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
 Bk. Pg. 164-03
 Thomas
 Bros. Pg. 683 C5



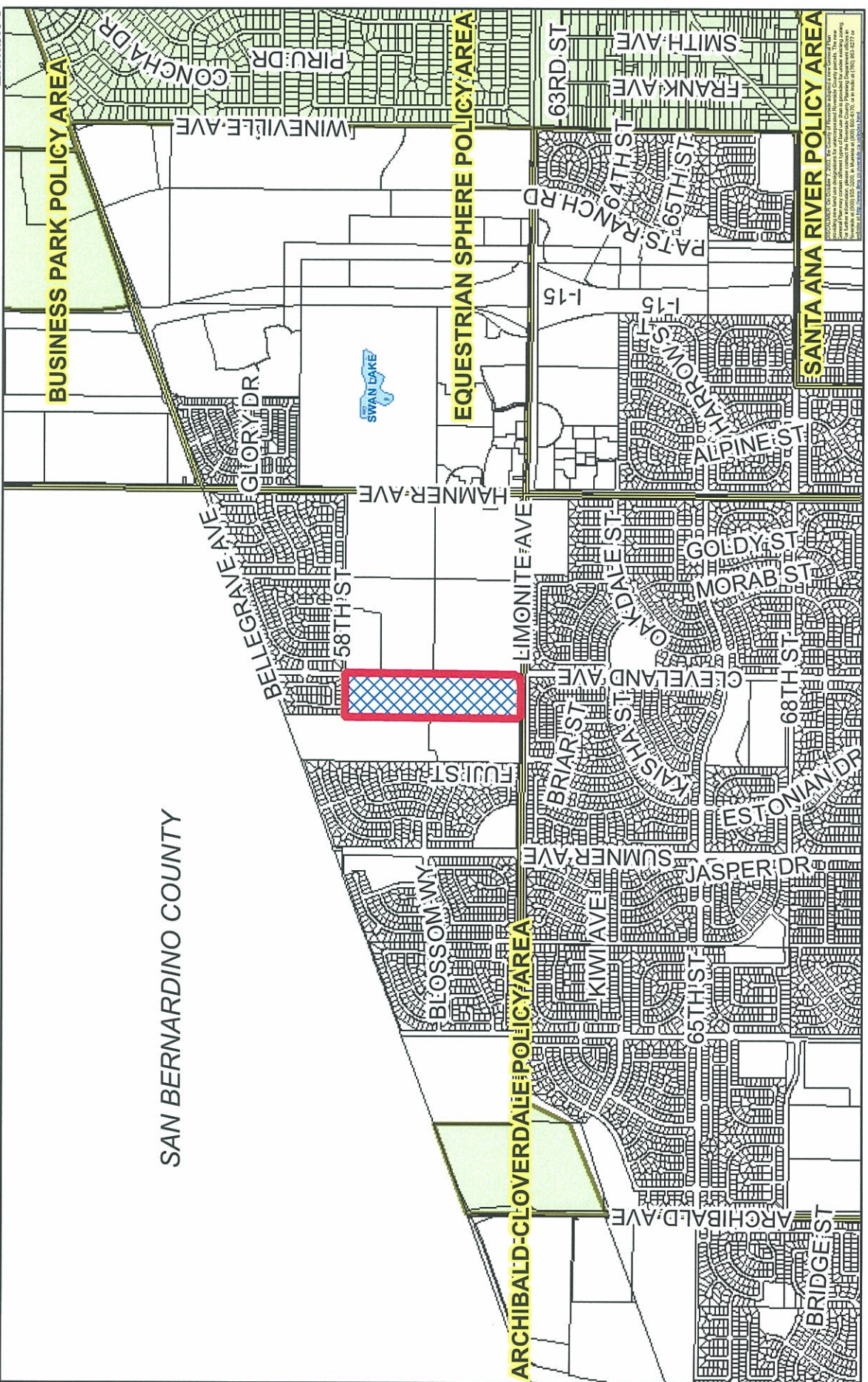


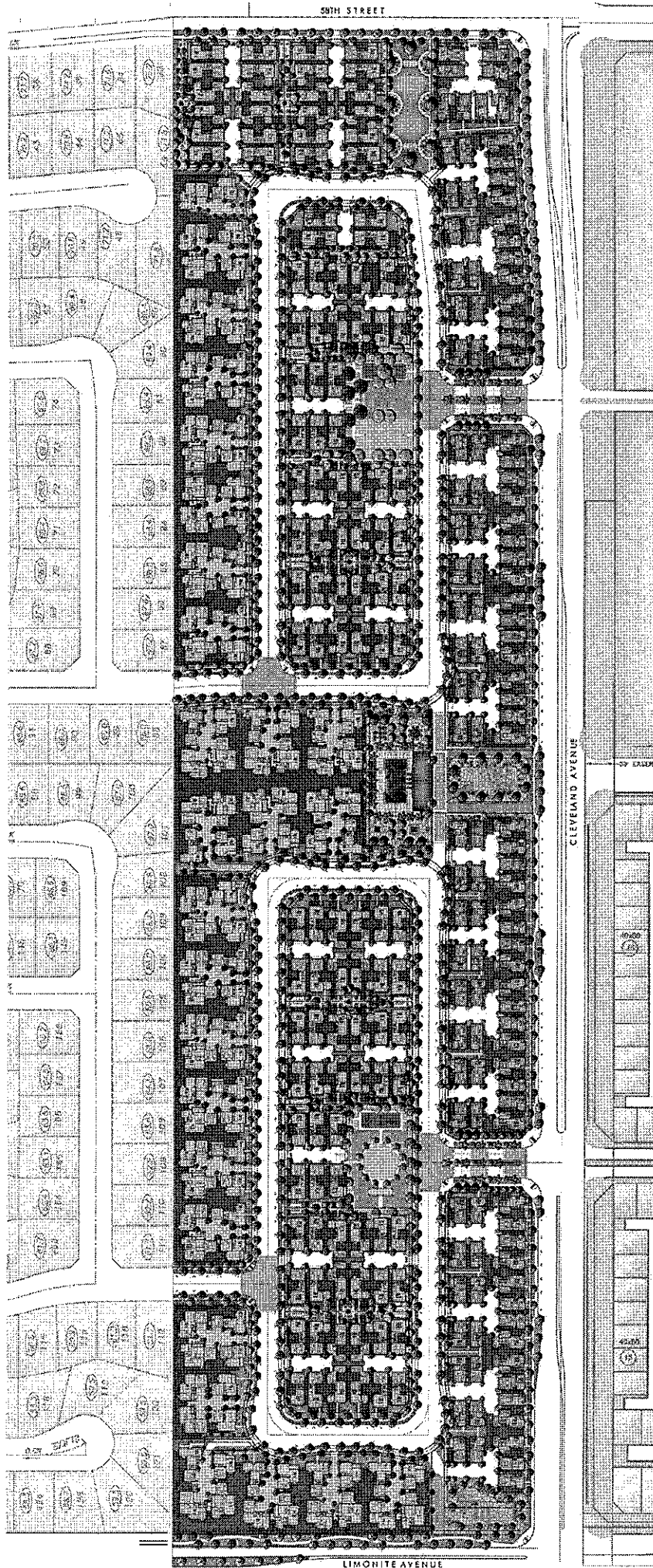
Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 24

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 164-03
Thomas
Bros. Pg. 683 C5

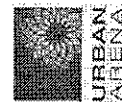


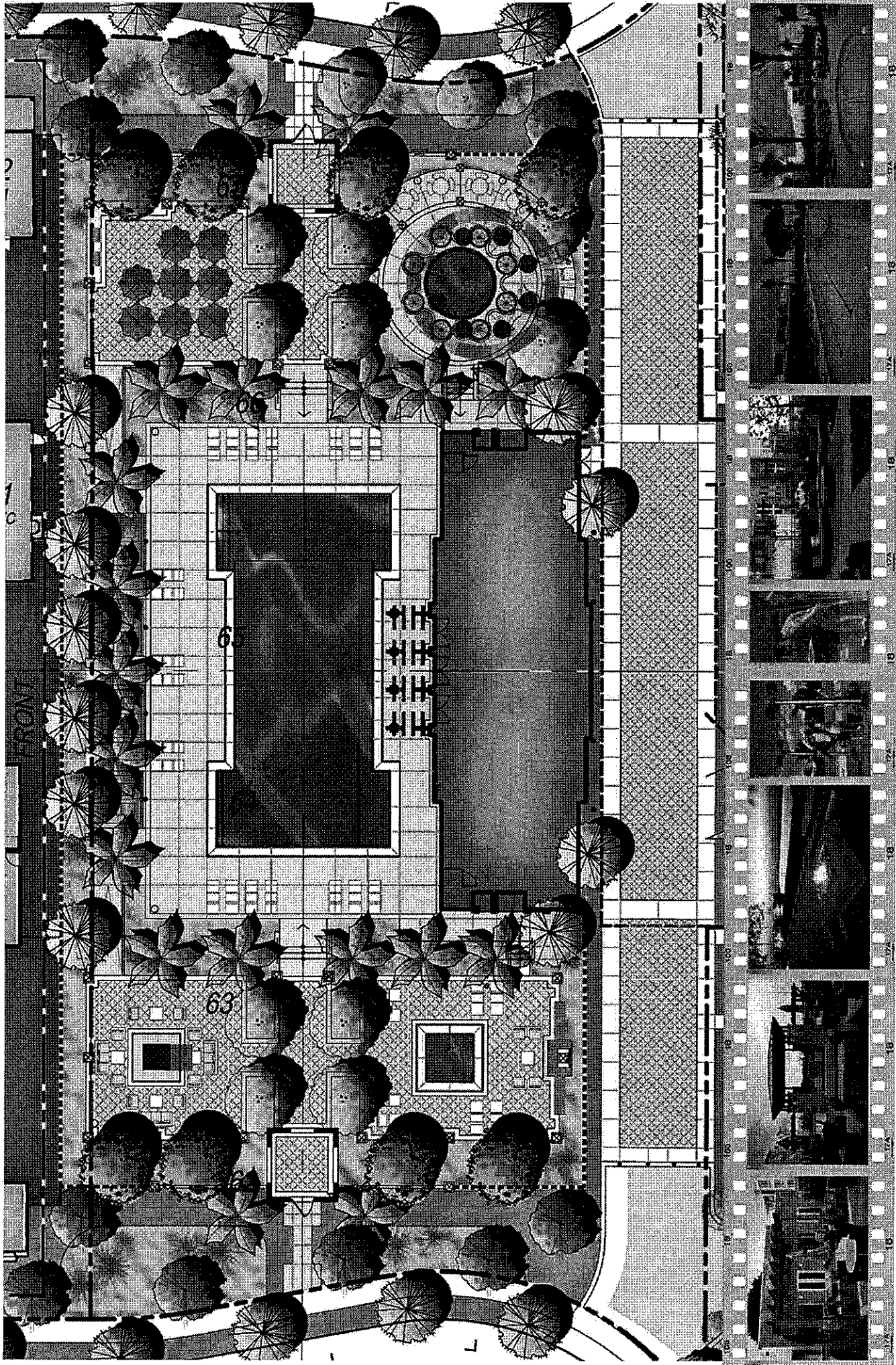


SITE PLAN

CLEVELAND SQUARE

RIVERSIDE, CALIFORNIA
JULY 25, 2008





RECREATION CENTER

CLEVELAND SQUARE

RIVERSIDE, CALIFORNIA
JULY 25, 2008

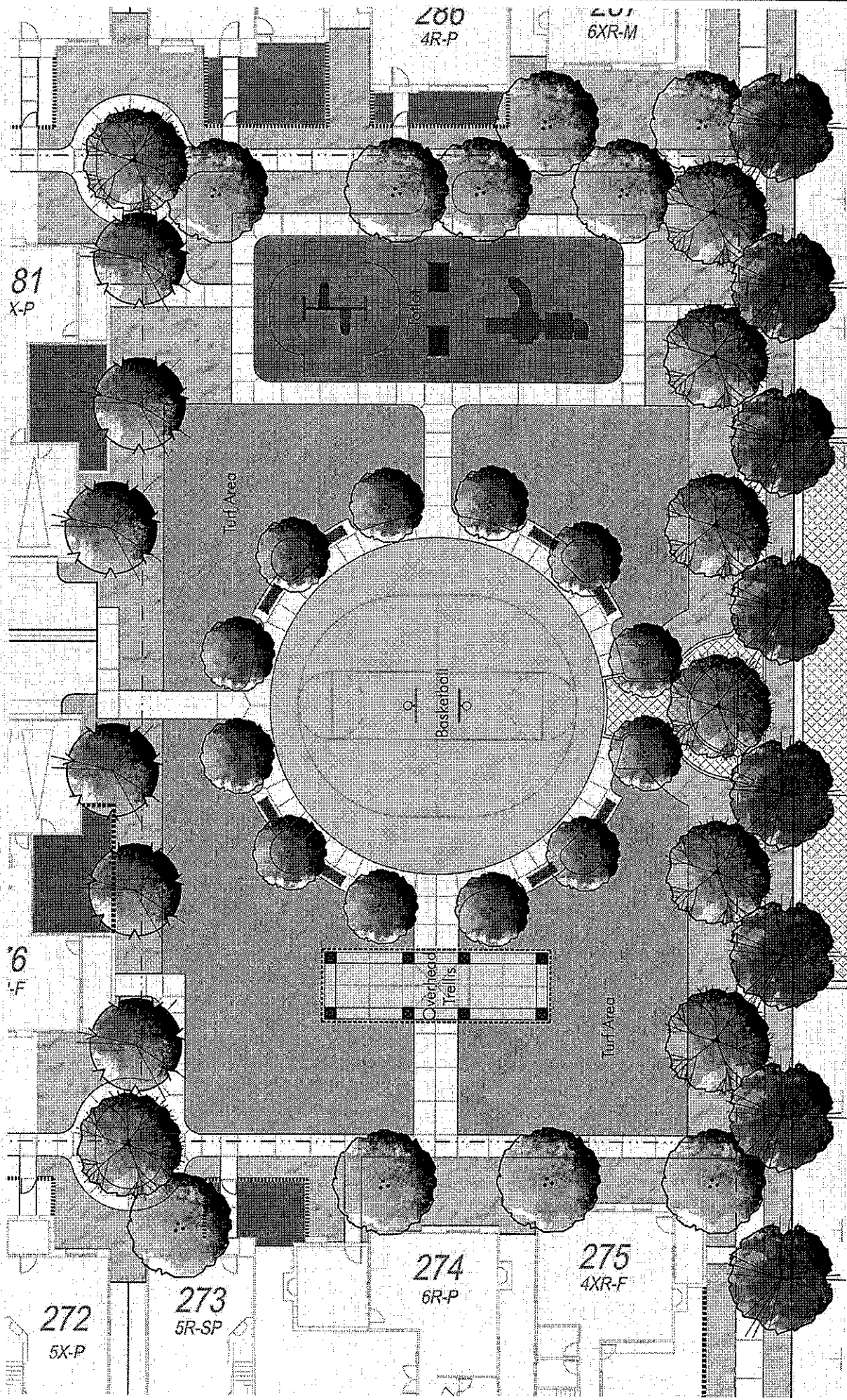


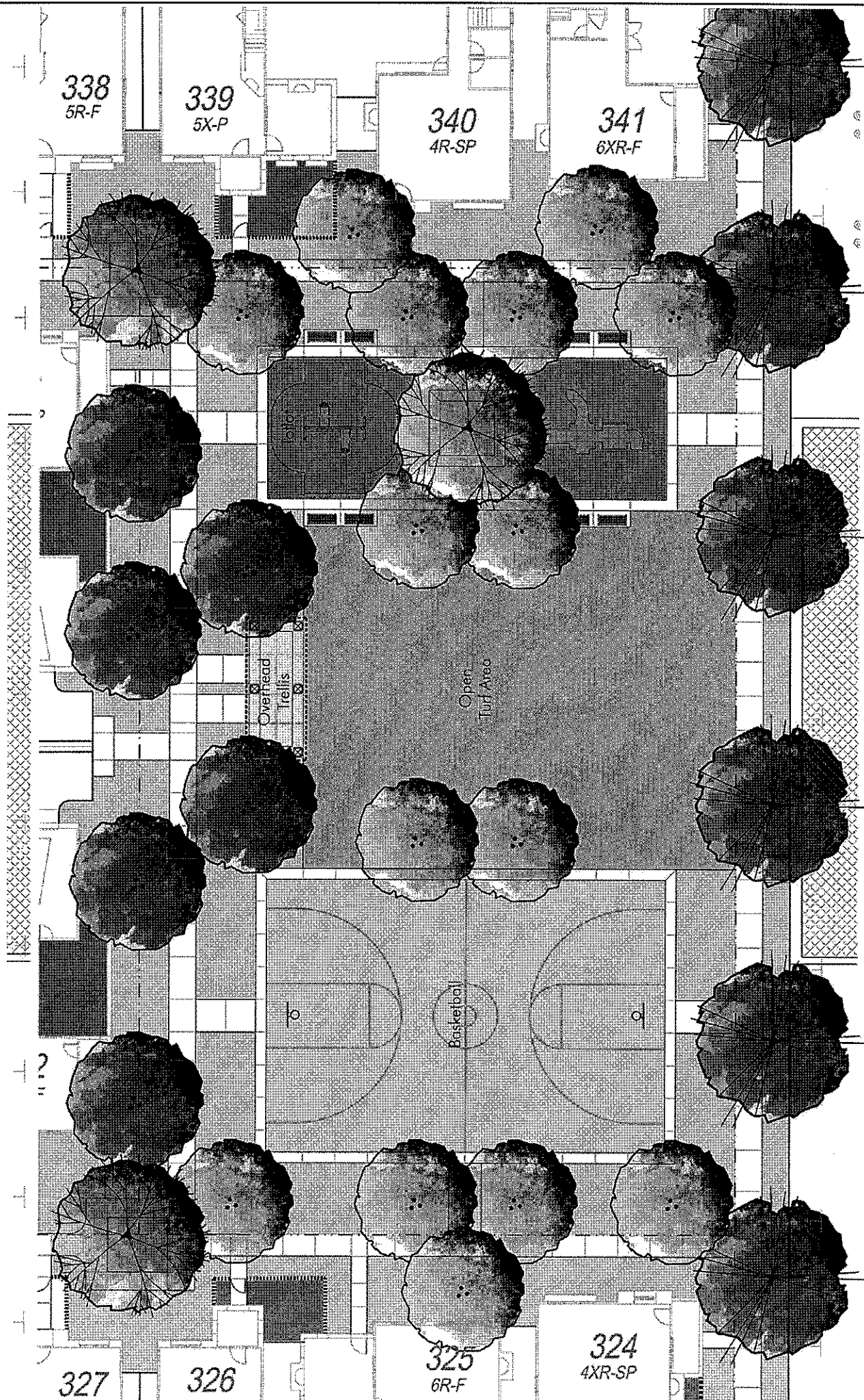
CLEVELAND SQUARE

RIVERSIDE, CALIFORNIA
JULY 26, 2008



NEIGHBORHOOD PARK
(SOUTH)



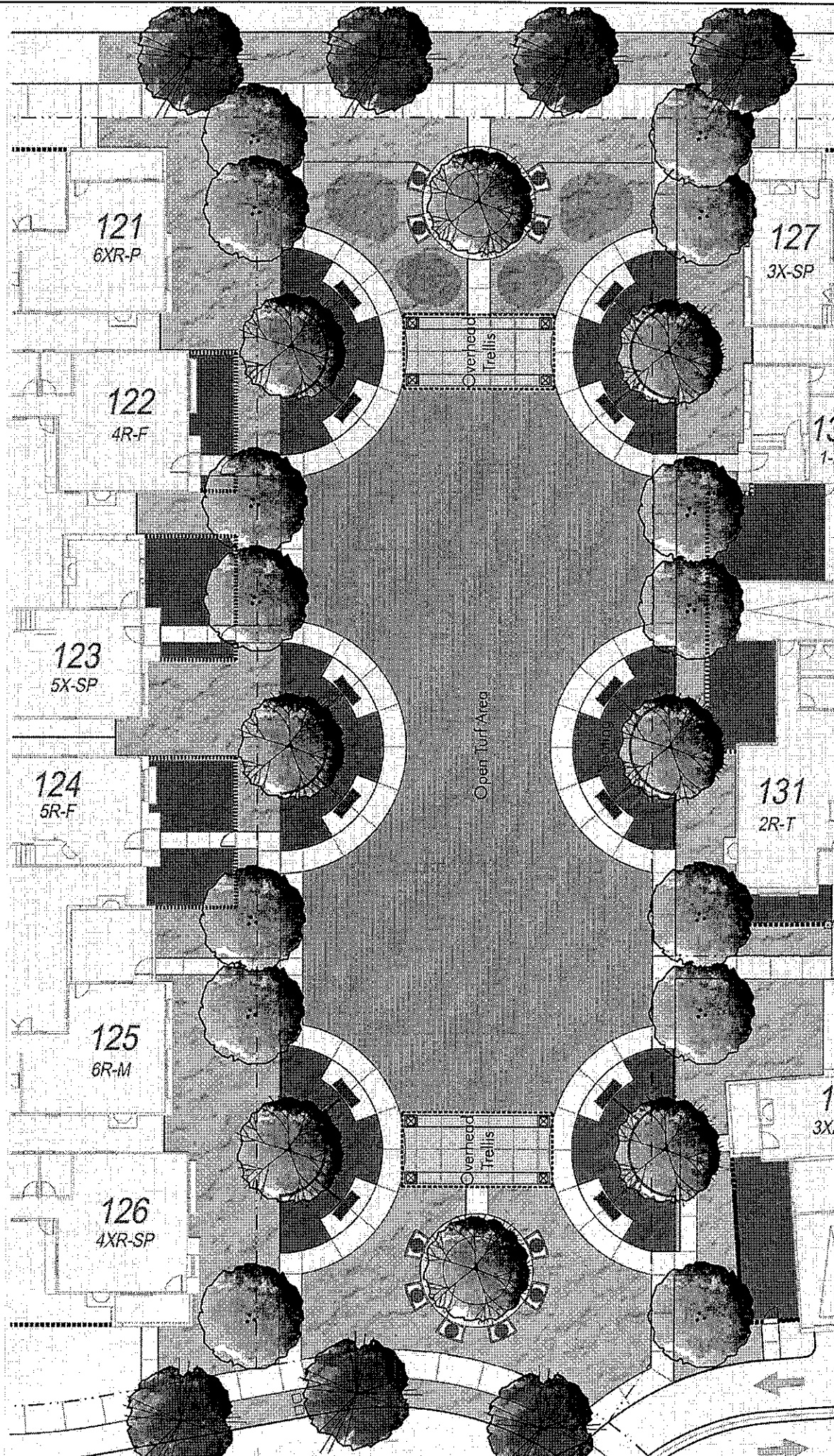


NEIGHBORHOOD PARK
(NORTH)

CLEVELAND SQUARE

RIVERSIDE, CALIFORNIA
JULY 25, 2008





NEIGHBORHOOD PARK
(@ 58th STREET)

CLEVELAND SQUARE
RIVERSIDE, CALIFORNIA
JULY 26, 2008

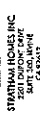




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CALIFORNIA	27905
CALIFORNIA	22522
TEXAS	237925-501
TEXAS	219

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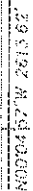
**CLEVELAND
SQUARE**

KEY TITLE

**LANDSCAPE PLAN
(SOUTH)**

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5



TREE PLANTING LEGEND

[illegible]

TREE PLANTING LEGEND

[illegible]

GROUND COVERS

[illegible]

ELEVATION SPECIFIC SHRUB PLANTING | LEGEND

PLANTING NOTE:

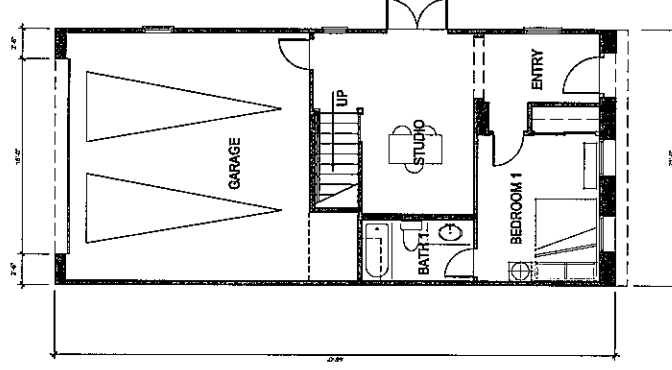
5. 300T LAMBER BEYOND ALL 1985S PLANTING WITHIN 1/4" OF MIDCROWN AND/OR AFTER 15 FEET OF EXTERIOR, AND/OR, AT THE END OF THE PLANTING, IT WILL BE PLANTED WITH LAMBA 300T LAMBER MANUFACTURED BY CANNING (NOT) LAMBER, OR JAWHAR LAMBA.

DEBATING & IRRIGATION CONCEPT

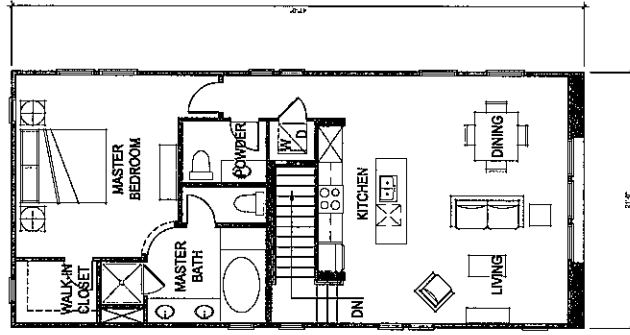
1. THE STATE OF TEXAS, COUNTY OF DALLAS, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of said County, Texas.



PLAN 1 - S SPANISH



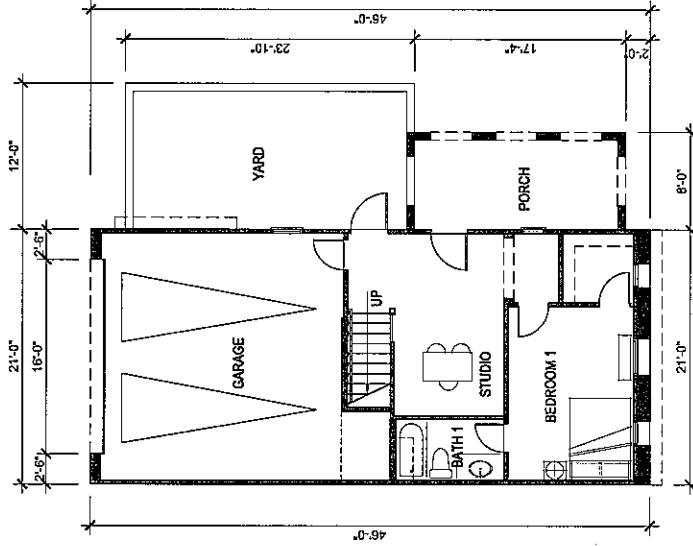
1ST FLOOR PLAN
 AREA = 484 SF



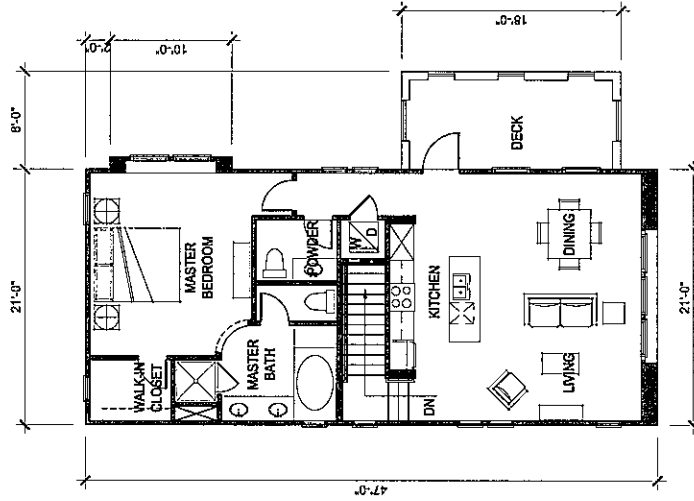
2ND FLOOR PLAN
 AREA = 907 SF

PLAN 1-S SPANISH
 AREA = 1,391 SF

PLAN 1X-S SPANISH



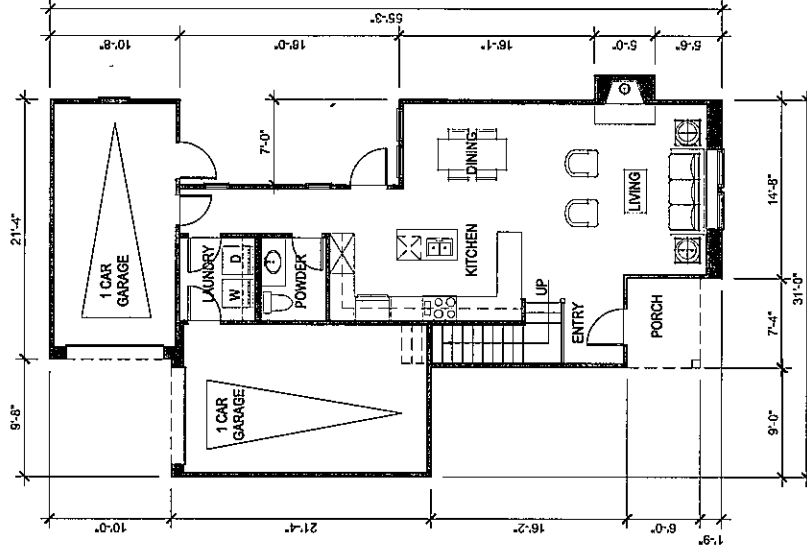
1ST FLOOR PLAN
 AREA = 484 SF



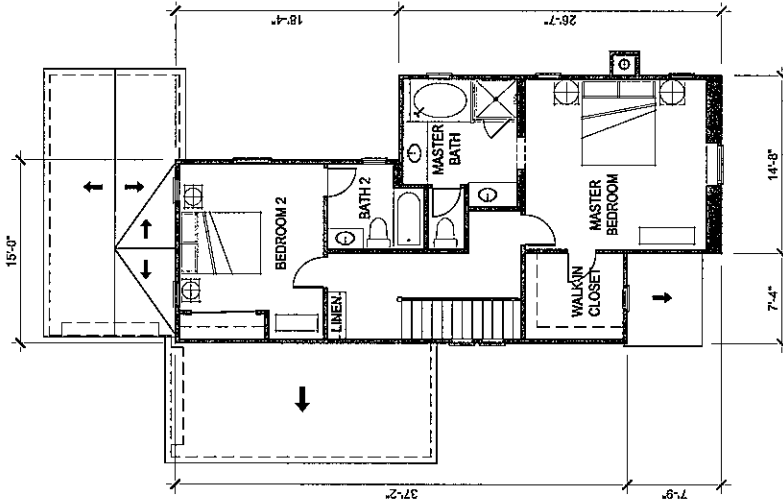
2ND FLOOR PLAN
 AREA = 907 SF

PLAN 1X-S SPANISH
 AREA = 1,391 SF

PLAN 2-T TRADITIONAL



1ST FLOOR PLAN
AREA = 724 SF



2ND FLOOR PLAN
AREA = 755 SF

PLAN 2-T TRADITIONAL
AREA = 1,479 SF



URBAN
ARENA
2190 Red Hill Avenue, Suite 1
Orange, CA 92668
Phone: (714) 765-1111
Fax: (714) 765-1112
Orange County, San Diego, Merced

STRAITHAM HOMES INC
2201 DOWNTOWN DRIVE
SUITE 300, RIVERSIDE
CA 92503
CA 92503



PROJECT

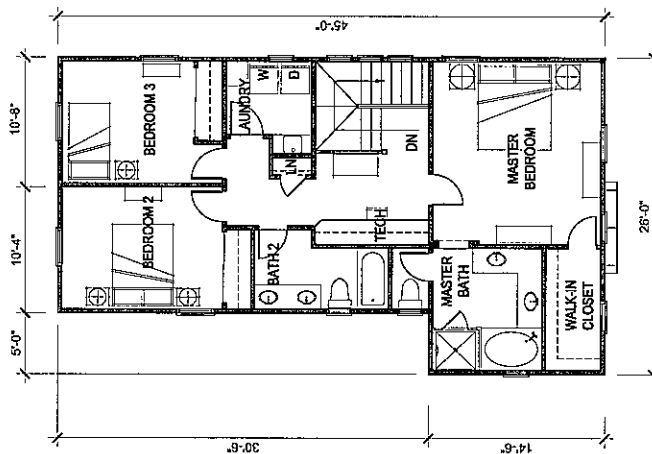
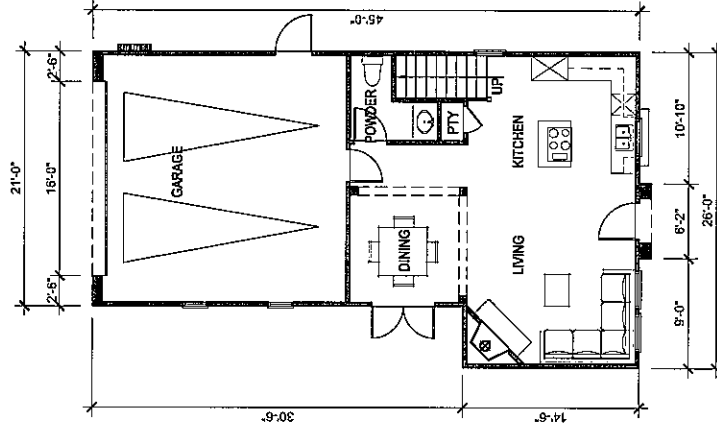
CLEVELAND
SQUARE

DATE
07-07-2008

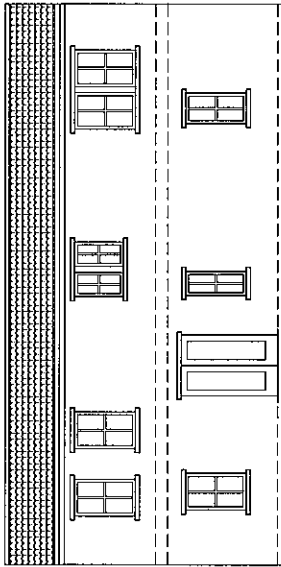
SHEET NUMBER

A-3

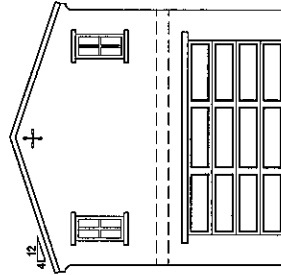
PLAN 3-FC FRENCH COUNTRY



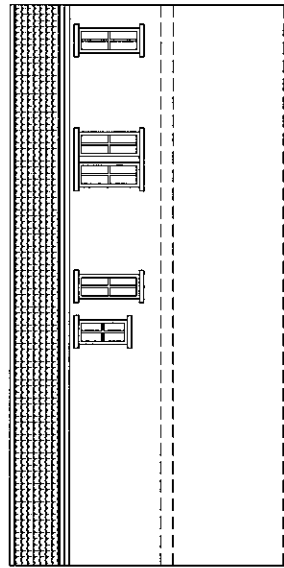
PLAN 3-FC FRENCH COUNTRY AREA = 1,541 SF



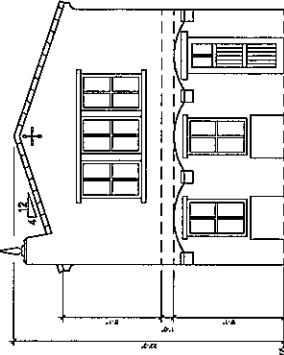
RIGHT ELEVATION



REAR ELEVATION

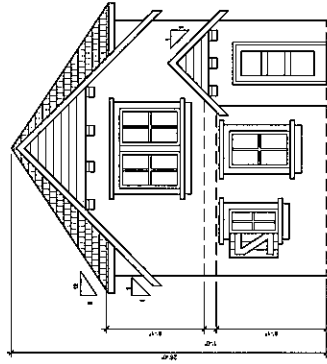


LEFT ELEVATION

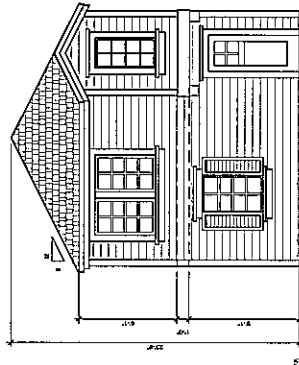


FRONT ELEVATION

PLAN 1-S SPANISH



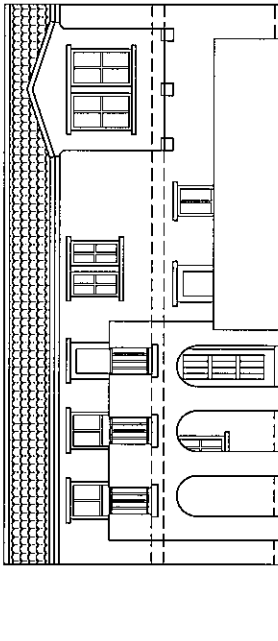
PLAN 1-FC FRENCH COUNTRY



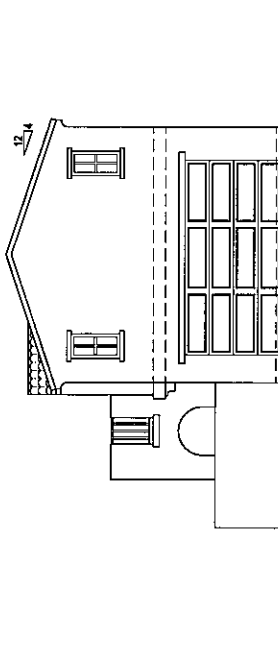
PLAN 1-T TRADITIONAL

MATERIALS LEGEND

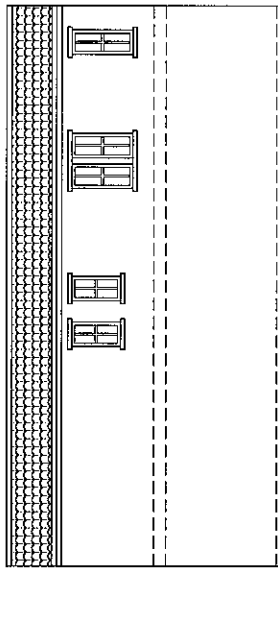
SPANISH		FRENCH COUNTRY		TRADITIONAL	
WINDOW TRIM:	STUCCO OVER FOAM	WINDOW TRIM:	WOOD	WINDOW TRIM:	WOOD
WALLS:	STUCCO	WALLS:	WOOD	WALLS:	WOOD
RAILING:	PAINTED IRON	RAILING:	STUCCO	RAILING:	WOOD
ROOF:	STUCCO	ROOF:	WOOD	ROOF:	WOOD
GARAGE DOOR:	PAINTED IRON	GARAGE DOOR:	WOOD	GARAGE DOOR:	WOOD
CORBELS:	PAINTED IRON	CORBELS:	WOOD	CORBELS:	WOOD
SHUTTERS:	PAINTED IRON	SHUTTERS:	WOOD	SHUTTERS:	WOOD
WALLS:	PAINTED IRON	WALLS:	WOOD	WALLS:	WOOD
CORBELS:	PAINTED IRON	CORBELS:	WOOD	CORBELS:	WOOD
COMPOSITION SHINGLE	PAINTED IRON	COMPOSITION SHINGLE	WOOD	COMPOSITION SHINGLE	WOOD



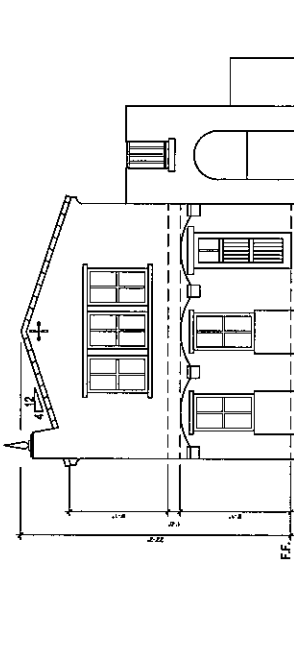
RIGHT ELEVATION



REAR ELEVATION

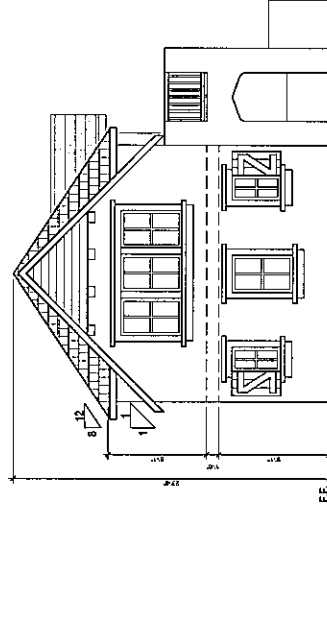


LEFT ELEVATION

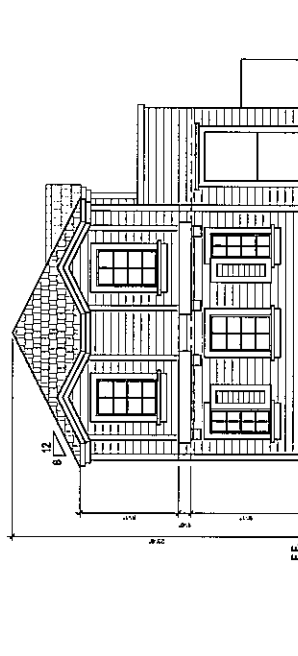


FRONT ELEVATION

PLAN 1X-S SPANISH



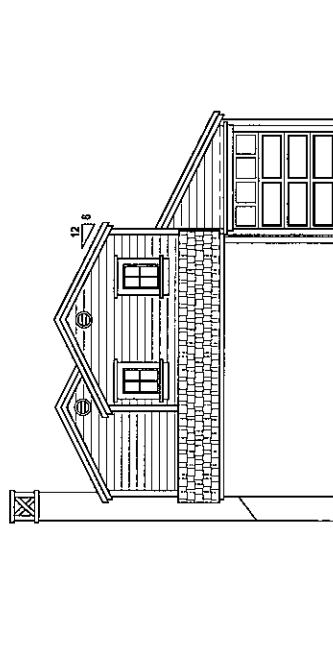
PLAN 1X-FC FRENCH COUNTRY



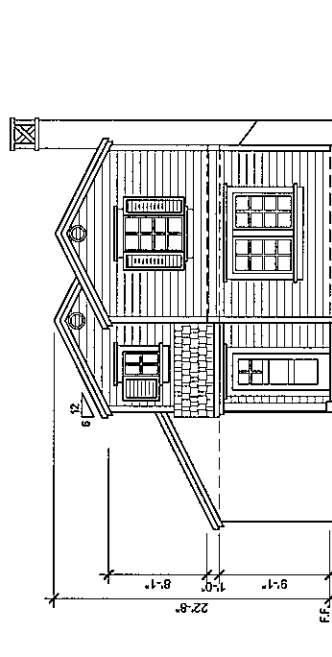
PLAN 1X-T TRADITIONAL

MATERIALS LEGEND

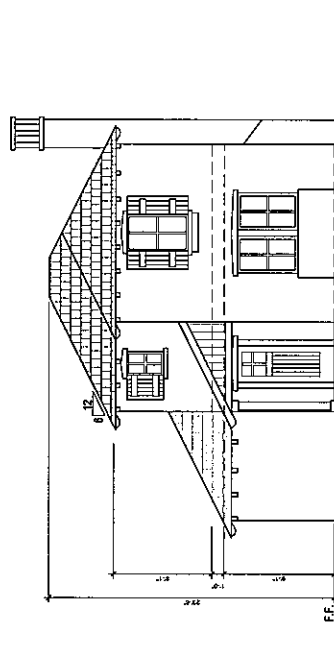
SPANISH				FRENCH COUNTRY				TRADITIONAL			
WINDOW TRIM:	STUCCO OVER FOAM	ROOF:	5" CONCRETE TILE	WINDOW TRIM:	WOOD	RAILING:	WOOD	WINDOW TRIM:	WOOD	HARDI TRIM:	WOOD
WALLS:	STUCCO	GARAGE DOOR:	PAINTED METAL	SHUTTERS:	WOOD	ROOF:	WOOD	SHUTTERS:	WOOD	WOOD	WOOD
RAILING:	PAINTED IRON	CORBELS:	WOOD	WALLS:	STUCCO	GARAGE DOOR:	WOOD	WALLS:	WOOD	HARDI SIDING:	WOOD
								CORBELS:	FASCIA:	FASCIA:	WOOD
									PAINTED METAL	PAINTED METAL	COMPOSITION SHINGLE



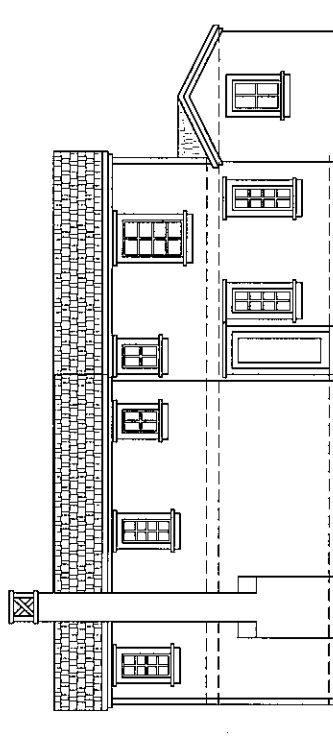
REAR ELEVATION



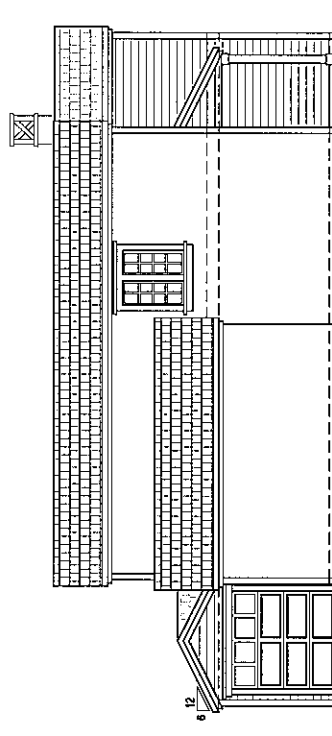
FRONT ELEVATION



PLAN 2

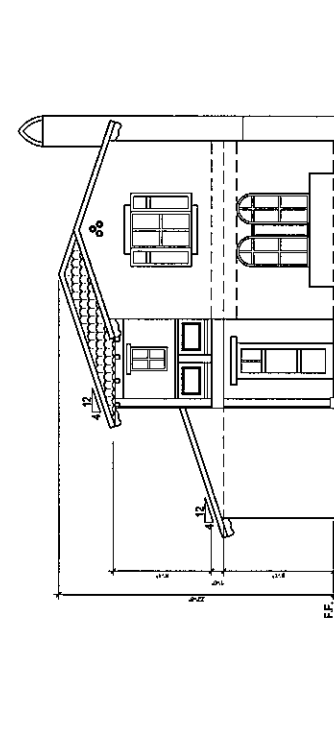


RIGHT ELEVATION



LEFT ELEVATION

PLAN 2-T TRADITIONAL



PLAN 2-FC FRENCH COUNTRY

PLAN 2-S SPANISH

MATERIALS LEGEND

TRADITIONAL		SPANISH		FRENCH COUNTRY	
WINDOW TRIM:	HARDI TRIM	WINDOW TRIM:	WOOD	WINDOW TRIM:	WOOD
SHUTTERS:	HARDI SIDING	SHUTTERS:	WOOD	SHUTTERS:	WOOD
WALLS:	HARDI SIDING	WALLS:	STUCCO	WALLS:	STUCCO
CHIMNEY CAP:	PAINTED METAL	CHIMNEY CAP:	STUCCO	CHIMNEY CAP:	WOOD
ROOF:	COMPOSITION SHINGLE	ROOF:	WOOD	ROOF:	WOOD
GARAGE DOOR:	PAINTED METAL	GARAGE DOOR:	PAINTED WOOD	GARAGE DOOR:	WOOD
CHIMNEY TRIM:	STUCCO OVER FOAM	CHIMNEY TRIM:	PAINTED WOOD	CHIMNEY TRIM:	WOOD
GABLE END:	PAINTED METAL COVERS	RAILING:	PAINTED WOOD	GABLE END:	STUCCO
				POT SHELF:	STUCCO
				BAY WINDOW TRIM:	WOOD
				FASCIA:	WOOD
				RAFTER TAILS:	WOOD
				PAINTED METAL:	PAINTED METAL
				HARDI SIDING:	HARDI SIDING



115 Red Hill Avenue - Laff P
oite Mesa, California 92626
714.354.4320 F.714.354.4345
Orange County - San Diego - Merced

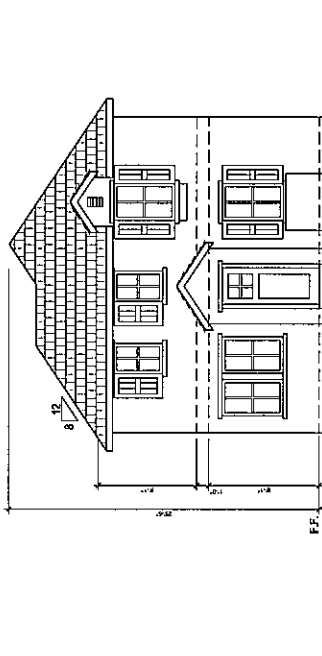
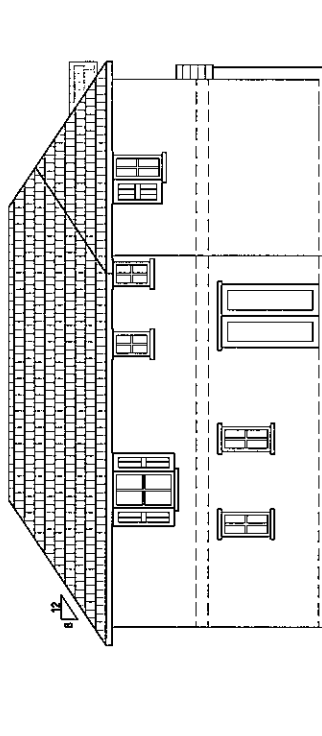
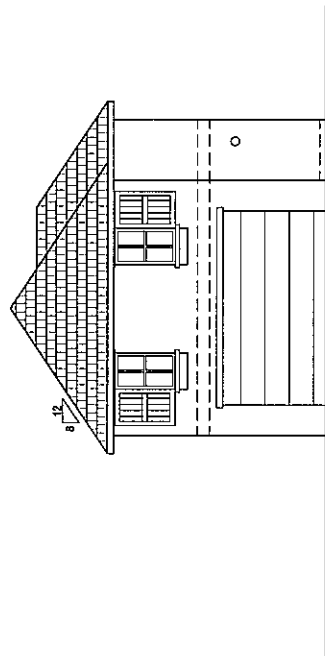
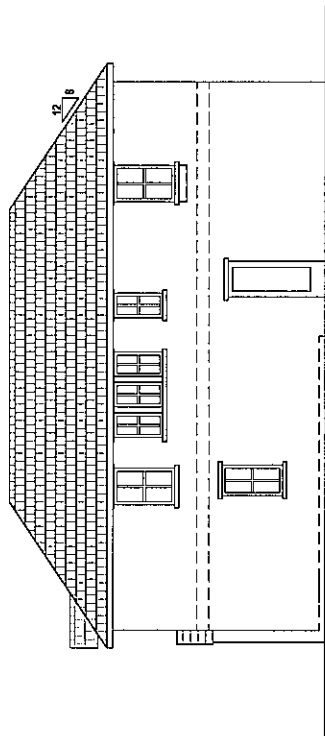


STRATHAM HOMES INC
2201 DUPONT DRIVE
SUITE 300, IRVINE
CA 92612

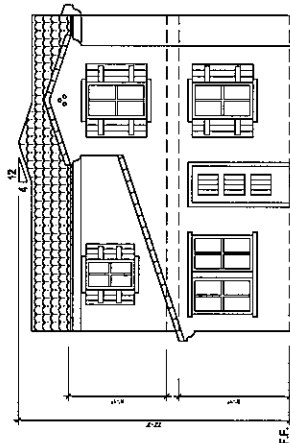
**CLEVELAND
SQUARE
PROJECT**

DATE 07-07-2008

HEET NUMBER
A-6



PLAN 3-FC FRENCH COUNTRY



PLAN 3

MATERIALS LEGEND		PLAN 3-T TRADITIONAL				PLAN 3-S SPANISH			
FRENCH COUNTRY		TRADITIONAL				SPANISH			
WINDOW TRIM:	HARDY TRIM	BAY WINDOW TRIM:	WOOD	WINDOW TRIM:	WOOD	WALLS:	STUCCO	ROOF:	"S" CONCRETE TILE
SHUTTERS:	WOOD	PAINTED METAL	WOOD	SHUTTERS:	WOOD	GARAGE DOOR:	WOOD	GARAGE DOOR:	PAINTED METAL
STUCCO:	STUCCO	PASCA:	WOOD	WALLS:	HARDY SIDING	WINDOW TRIM:	WOOD	WINDOW TRIM:	STUCCO OVER FOAM
POTSHIELF:	POTSHIELF	FLAT CONCRETE TILE	WOOD	ROOF:	COMPOSITION SHINGLE	PASCA:	WOOD	PASCA:	STUCCO OVER FOAM



STRATHAM HOMES INC.
2201 DUPONT DRIVE
SUITE 300, IRVINE
CA 92612

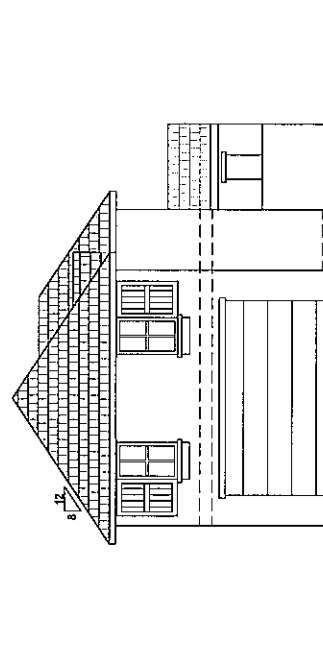
PROJECT
CLEVELAND
SQUARE

DATE
07-07-2008

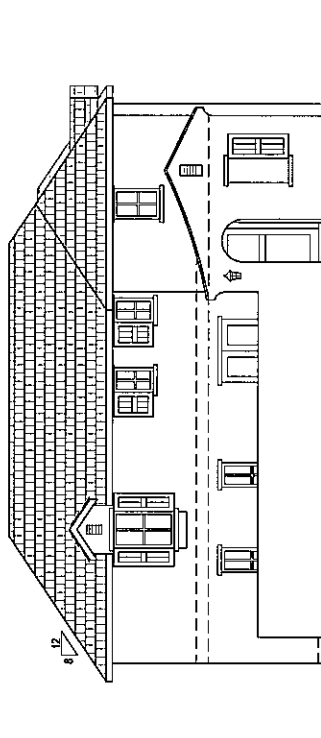
HEET NUMBER
A-6X

This architectural drawing shows a side elevation of a building. The roof is gabled with a 12/8 pitch, indicated by a triangle with '12' on the vertical side and '8' on the horizontal side. The roof surface is covered in a pattern of small squares, representing tiles. The facade below the roof features a series of windows: a large four-pane window on the left, followed by three smaller four-pane windows, and a single four-pane window on the right. A dashed line runs vertically through the center of the facade, possibly indicating a structural break or a change in material. The building is shown in a simple line-art style with no shading.

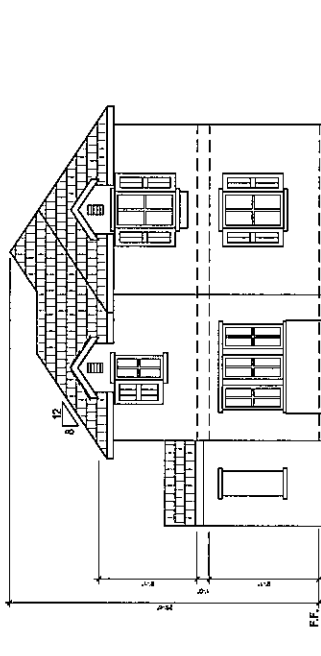
RIGHT ELEVATION



REAR ELEVATION

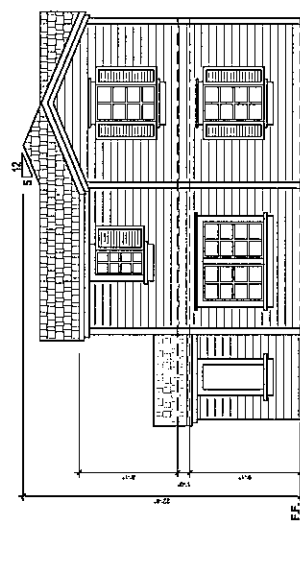


LEFT ELEVATION

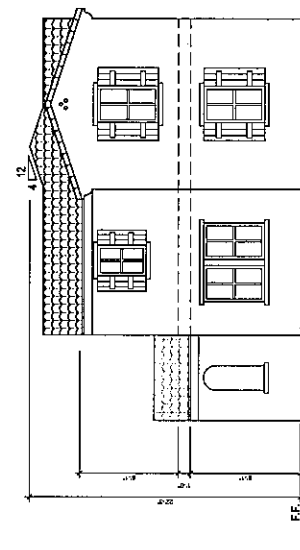


FRONT ELEVATION

PLAN 3X-FC FRENCH COUNTRY



PLAN 3X-T TRADITIONAL



PLAN 3X-S SPANISH

MATERIALS LEGEND	FRENCH COUNTRY
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
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87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

FRENCH COUNTRY	
WINDOW TRIM:	HARDI TRIM
SHUTTERS:	WOOD
WALLS:	STUCCO
POTSHLF:	STUCCO

TRADITIONAL

BAY WINDOW TRIM: WOOD
FASCIA: WOOD

PAINTED METAL
PAINTED METAL L
FLAT CONCRETE

AGE DOOR:
E END:
E:

COMPOSITION SHINGLE
PAINTED METAL
TAJCO®

OF:
RAGE DOOR:
CIA:

SPANISH

WALLS:
SHUTTERS:

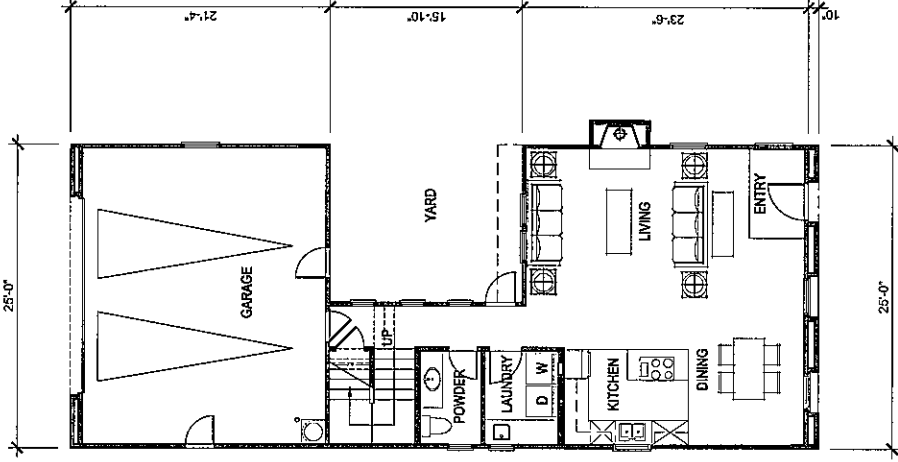
STUCCO
WOOD

ROOF:
GARAGE DOOR:
WINDOW TRIM:
FASCIA:

CONCRETE TILE
PAINTED METAL
PLASTER OVER FOAM
PLASTER OVER FOAM

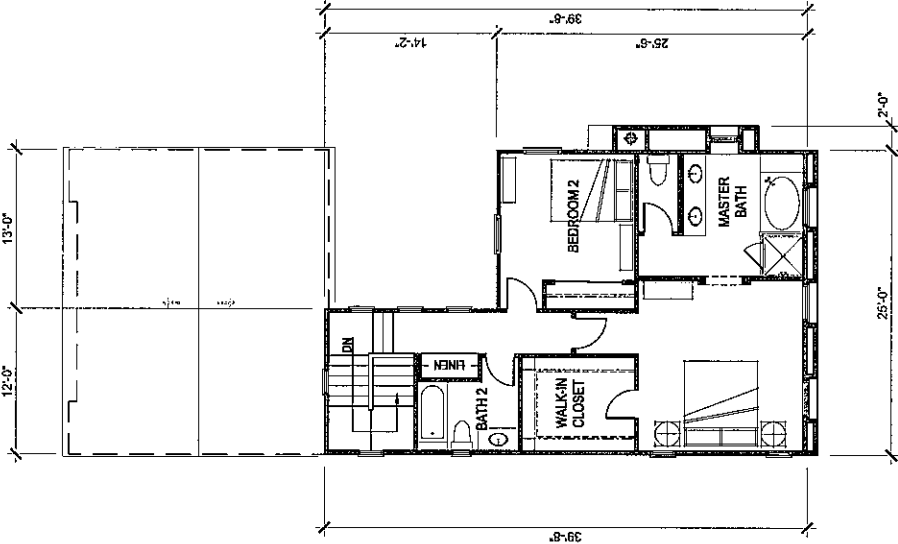
PLAN 3X

4-P PROVECAL



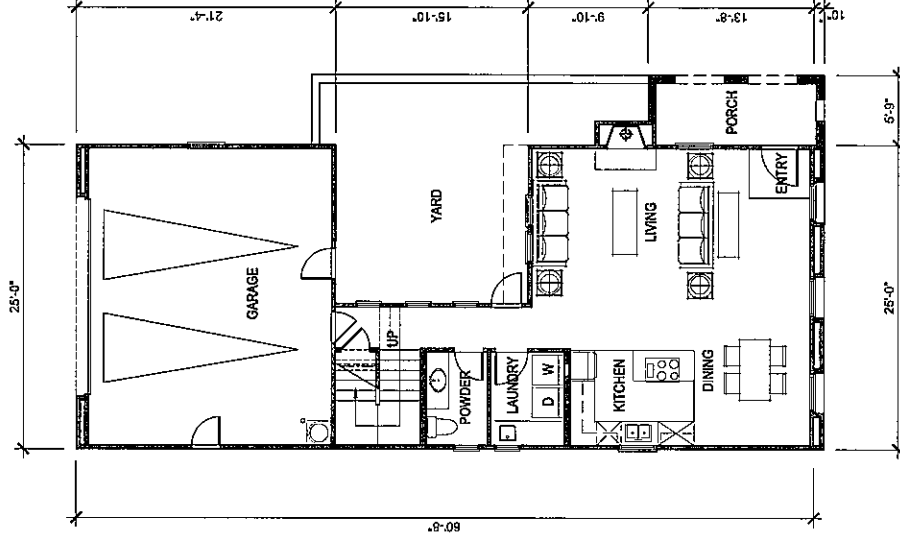
1ST FLOOR
AREA = 781 SF

PLAN 4-P
AREA = 1,510 SF



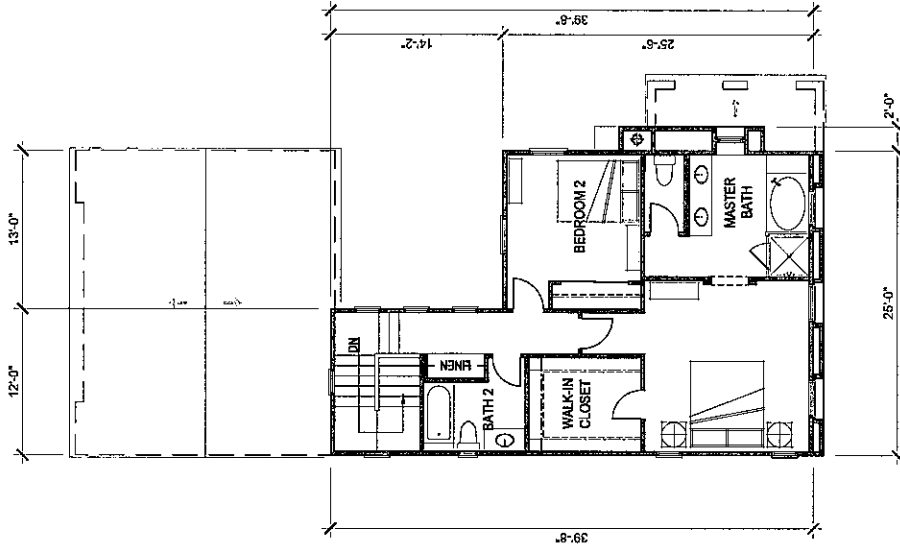
2ND FLOOR
AREA = 729 SF

4X-P PROVECAL



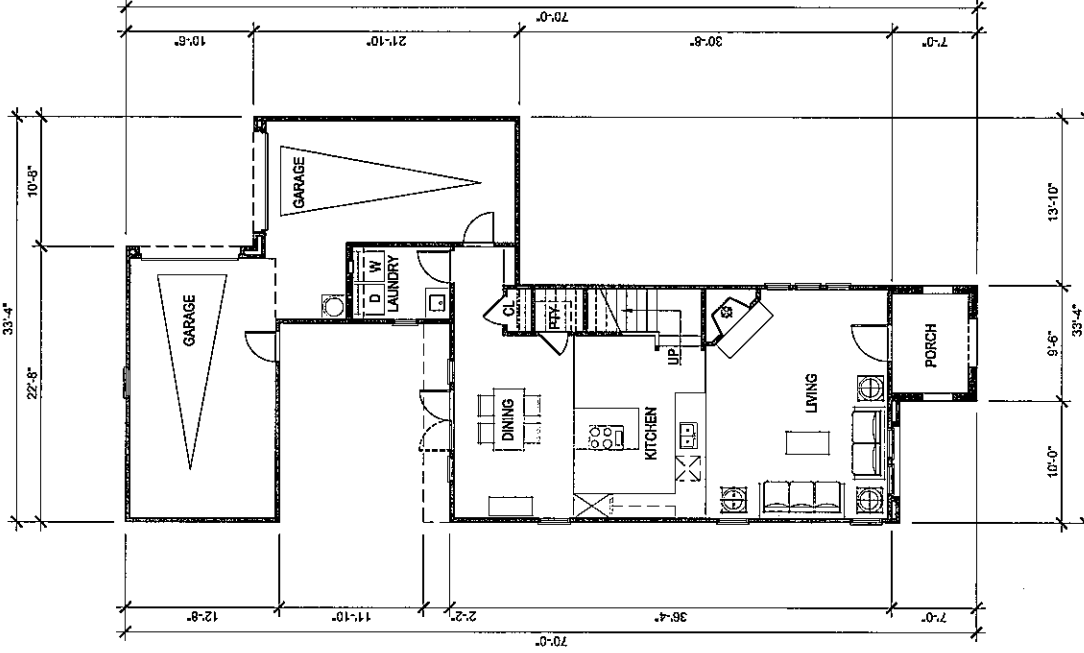
1ST FLOOR
AREA = 781 SF

PLAN 4X-P
AREA = 1,510 SF

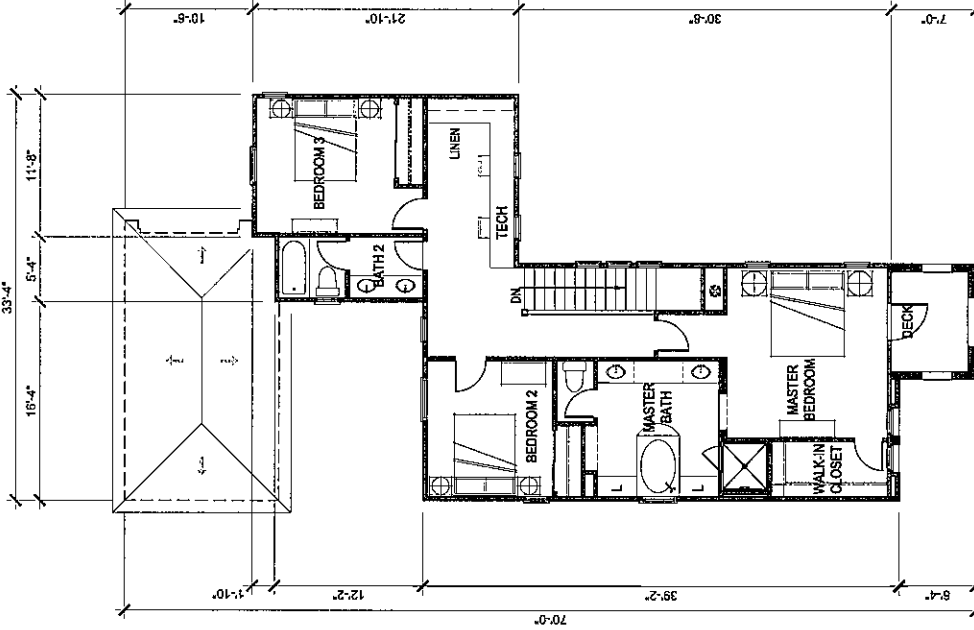


2ND FLOOR
AREA = 729 SF

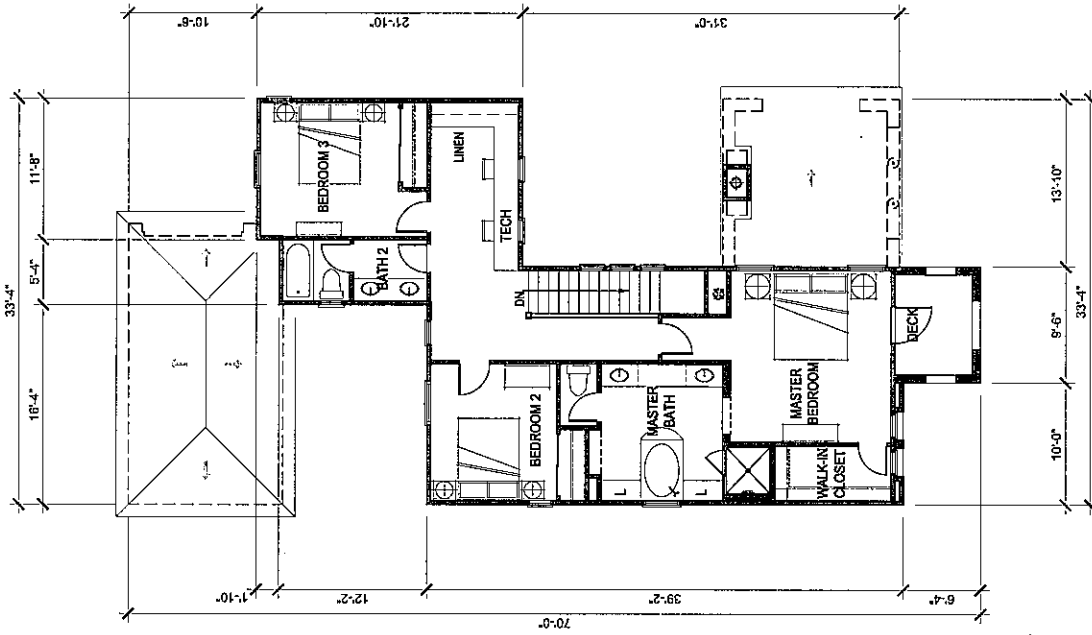
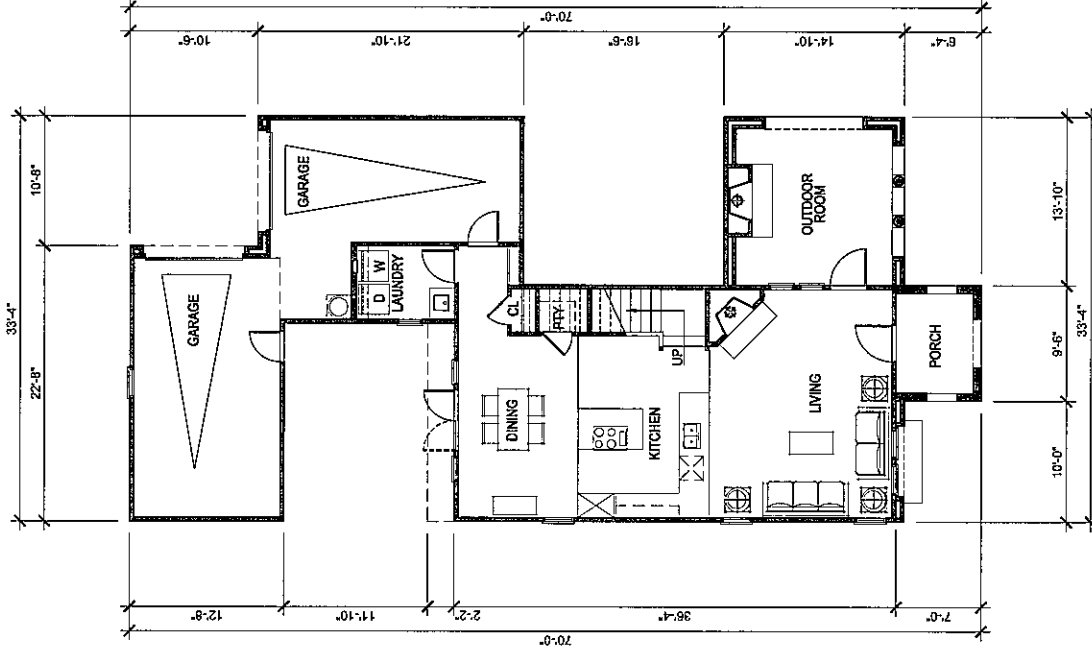
5-S SPANISH



PLAN 5-S
AREA = 1,817 SF



5X-S SPANISH

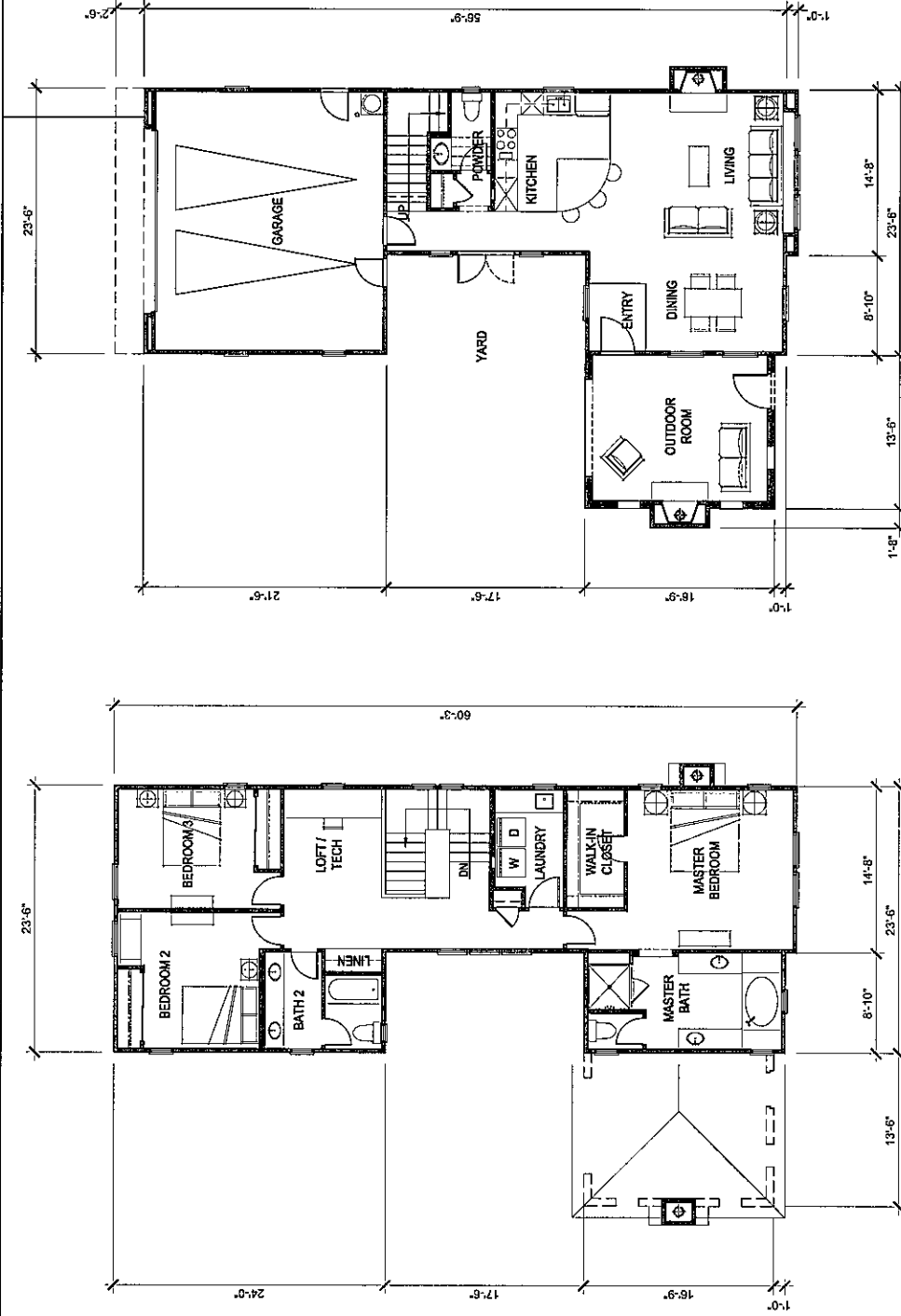


6-FC FRENCH COUNTRY

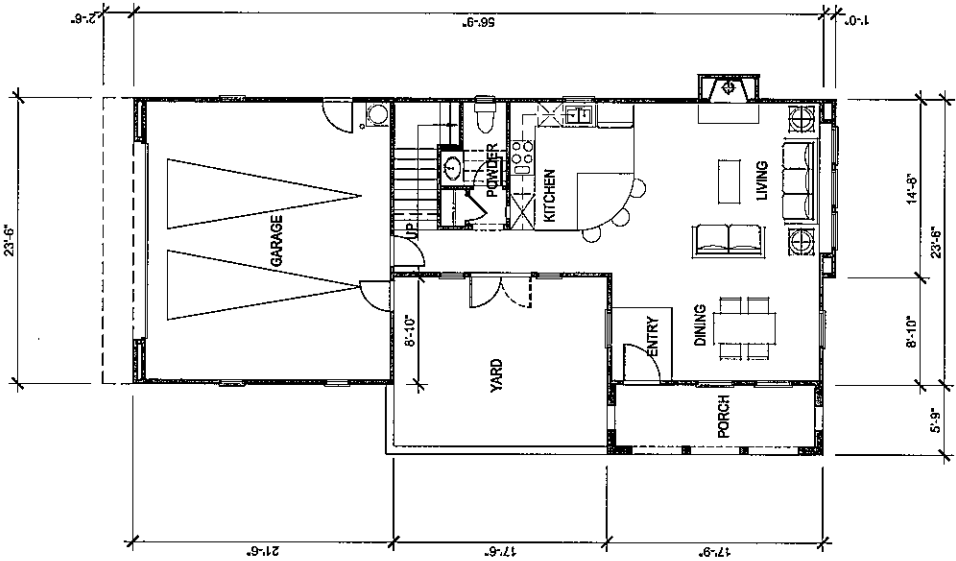
1ST FLOOR
AREA = 690 SF

PLAN 6-FC
AREA = 1,878 SF

2ND FLOOR
AREA = 1188 SF

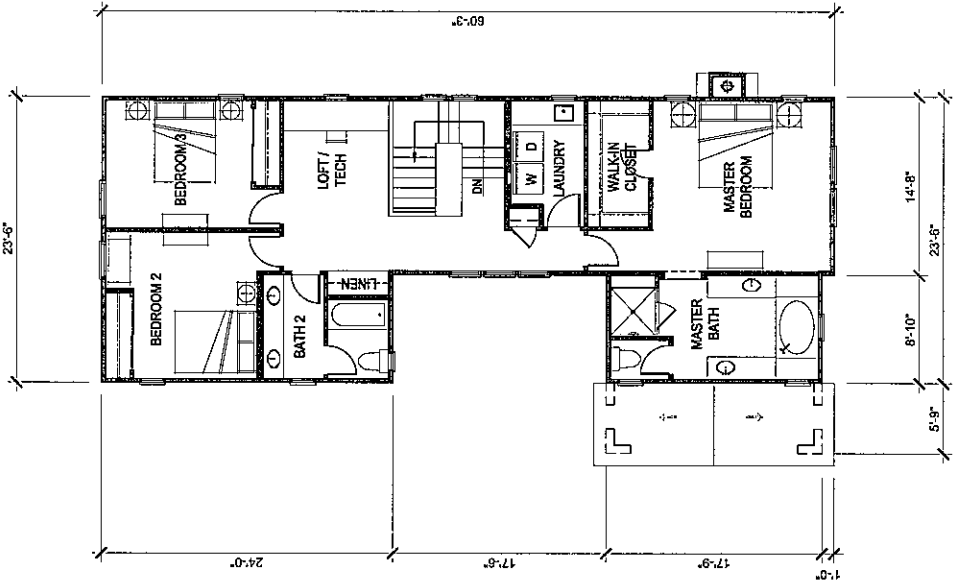


6X-FC FRENCH COUNTRY



1ST FLOOR
AREA = 690 SF

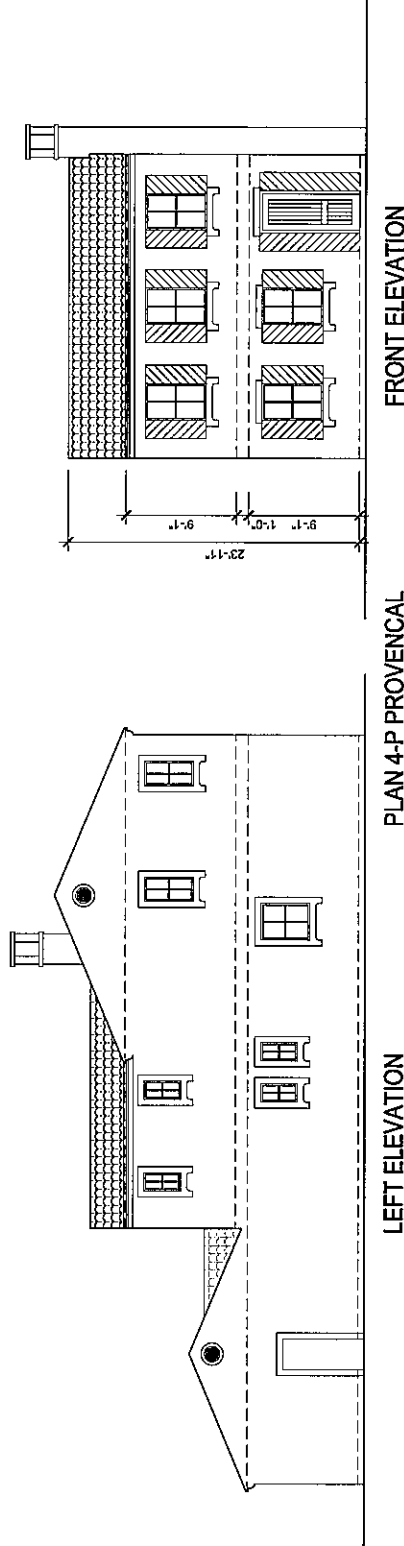
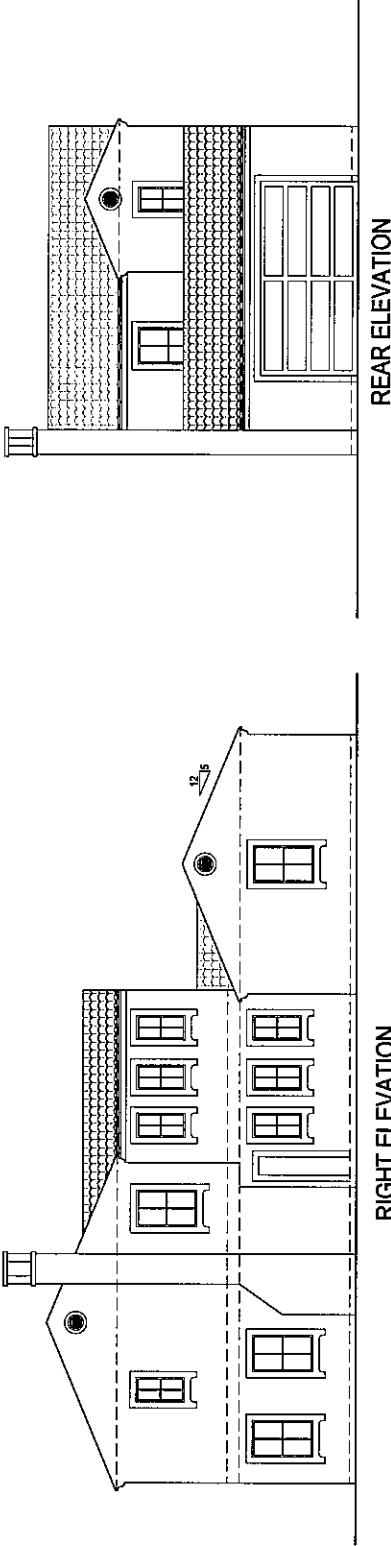
PLAN 6X-FC
AREA = 1,878 SF



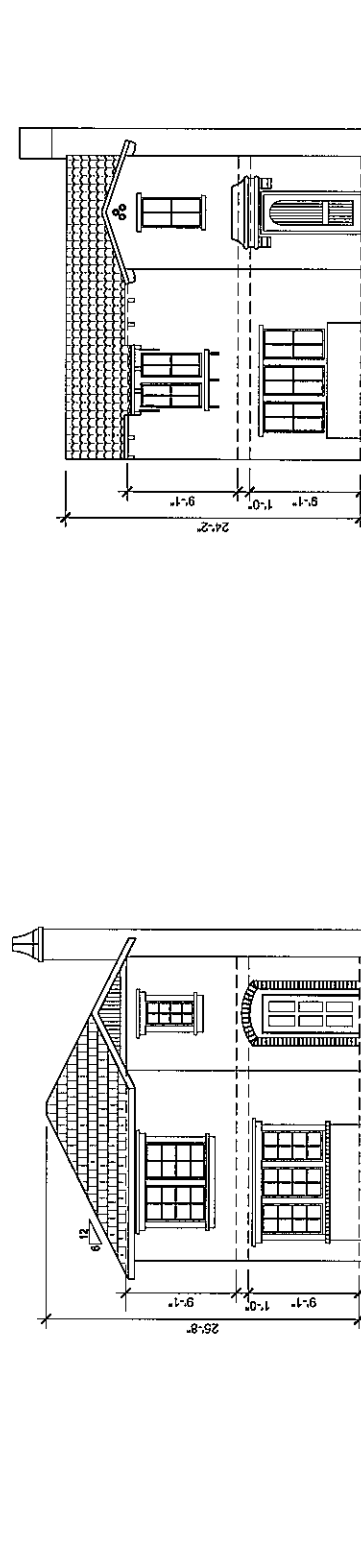
2ND FLOOR
AREA = 1188 SF

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PLAN 4



PLAN 4-P PROVENCAL



FRONT ELEVATION - FRENCH COUNTRY

MATERIALS LEGEND

PROVENCAL	FRENCH COUNTRY	SPANISH
WALLS: STUCCO SHUTTERS: WOOD ROOF: 5" CONCRETE TILE GARAGE DOOR: PAINTED METAL	WALLS: STUCCO SHUTTERS: WOOD ROOF: 5" CONCRETE TILE GARAGE DOOR: PAINTED METAL	WALLS: STUCCO SHUTTERS: WOOD ROOF: 5" CONCRETE TILE GARAGE DOOR: PAINTED METAL
WINDOW TRIM: STUCCO OVER FOAM CHIMNEY TRIM: STUCCO OVER FOAM POTTSHELF: PAINTED METAL GABLE END: STUCCO OVER FOAM	WINDOW TRIM: STUCCO OVER FOAM CHIMNEY TRIM: STUCCO OVER FOAM POTTSHELF: PAINTED METAL GABLE END: STUCCO OVER FOAM	WINDOW TRIM: STUCCO OVER FOAM CHIMNEY TRIM: STUCCO OVER FOAM POTTSHELF: PAINTED METAL GABLE END: STUCCO OVER FOAM



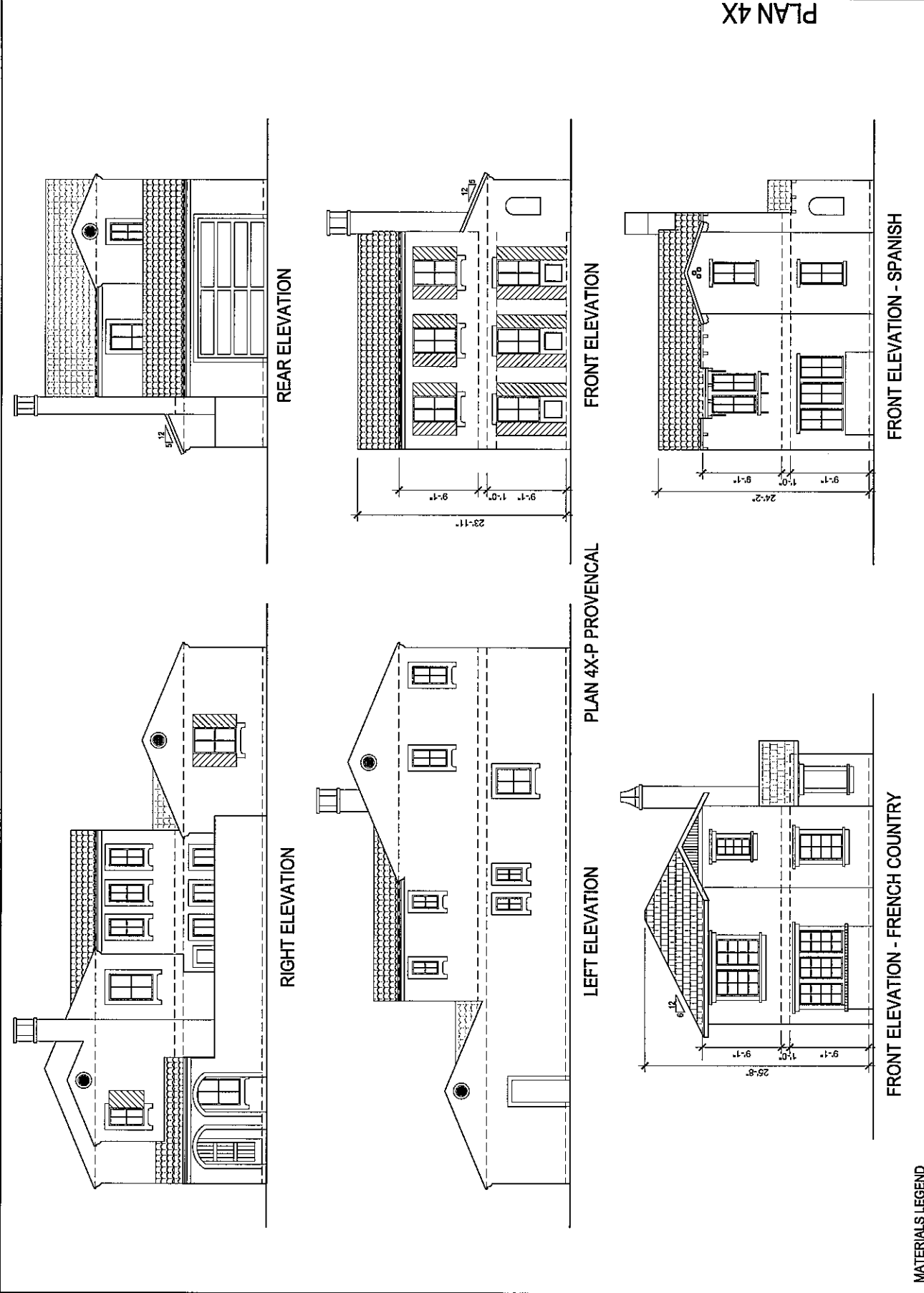
URBAN
ARENA
ARCHITECTS
1111 17TH AVENUE, SUITE 300
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TEL: 303.733.4444
WWW.URBANARENA.COM

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SUITE 300, IRVINE
CA 92612

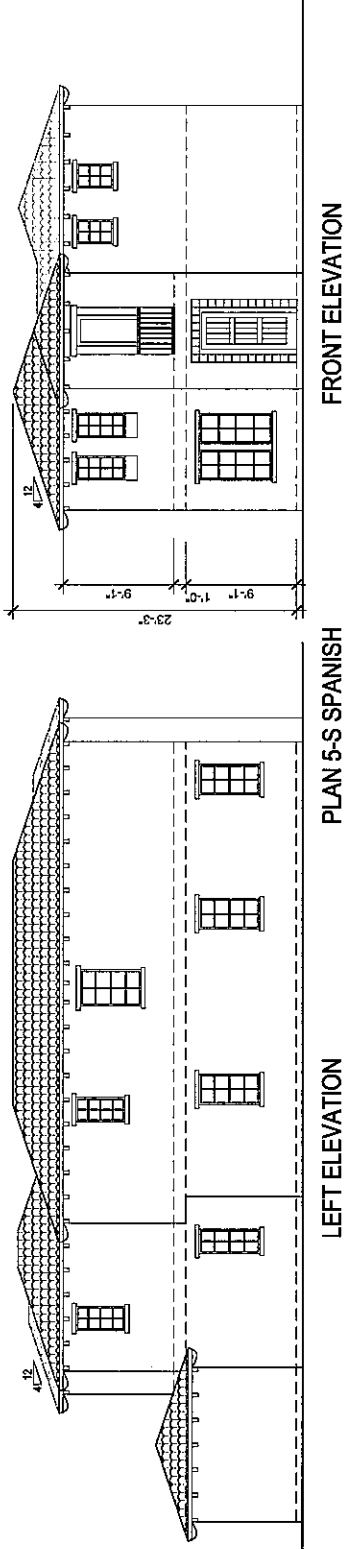
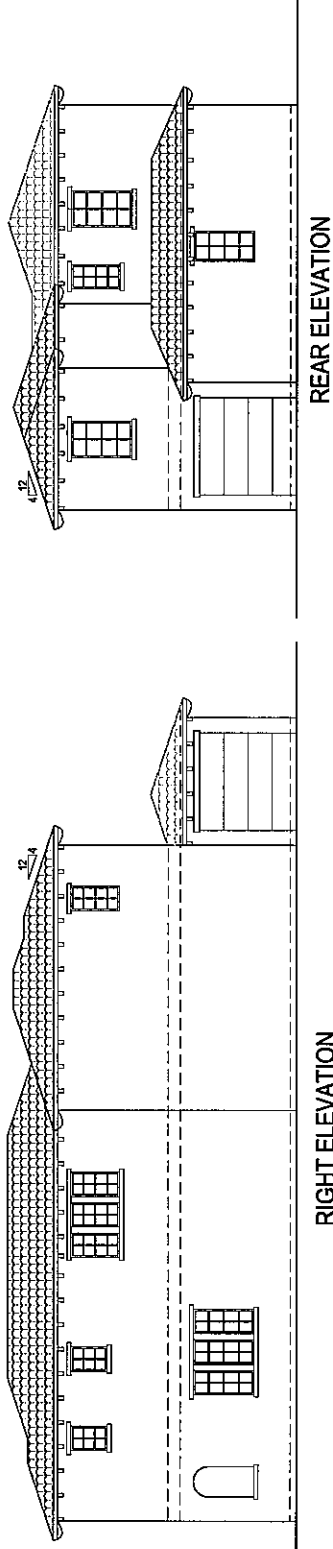
PROJECT
CLEVELAND
SQUARE

DATE
07-07-2008

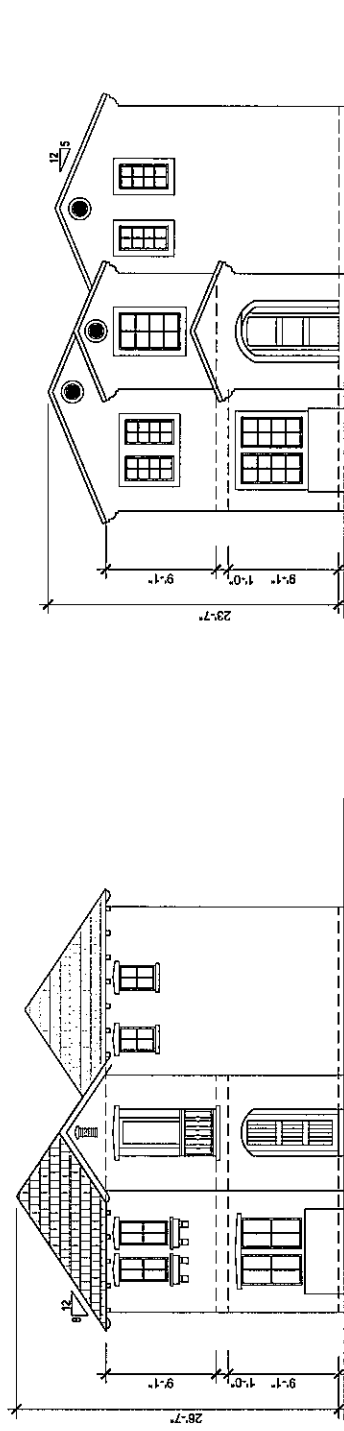
SHEET NUMBER
A-10X



MATERIALS LEGEND			
PROVENCAL		FRENCH COUNTRY	
WALLS: STUCCO	WINDOW TRIM: STUCCO OVER FOAM	WALLS: STUCCO	WINDOW TRIM: STUCCO OVER FOAM
SHUTTERS: WOOD	CHIMNEY TRIM: STUCCO OVER FOAM	SHUTTERS: WOOD	CHIMNEY TRIM: STUCCO OVER FOAM
ROOF: "S" CONCRETE TILE	CHIMNEY CAP: PAINTED METAL	ROOF: "S" CONCRETE TILE	CHIMNEY CAP: PAINTED METAL
GARAGE DOOR: PAINTED METAL	FASCIA: STUCCO OVER FOAM	GARAGE DOOR: PAINTED METAL	FASCIA: STUCCO OVER FOAM
SPANISH		SPANISH	
WALLS: STUCCO	WINDOW TRIM: STUCCO OVER FOAM	WALLS: STUCCO	WINDOW TRIM: STUCCO OVER FOAM
POTSHELF: "S" CONCRETE TILE	CHIMNEY TRIM: STUCCO OVER FOAM	POTSHELF: "S" CONCRETE TILE	CHIMNEY TRIM: STUCCO OVER FOAM
ROOF: "S" CONCRETE TILE	CHIMNEY CAP: PAINTED METAL	ROOF: "S" CONCRETE TILE	CHIMNEY CAP: PAINTED METAL
GARAGE DOOR: PAINTED METAL	FASCIA: STUCCO OVER FOAM	GARAGE DOOR: PAINTED METAL	FASCIA: STUCCO OVER FOAM



PLAN 5-S SPANISH



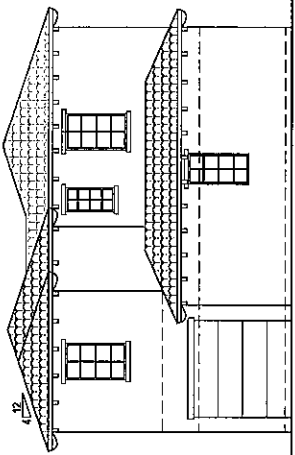
PLAN 5

FRONT ELEVATION - PROVENCAL

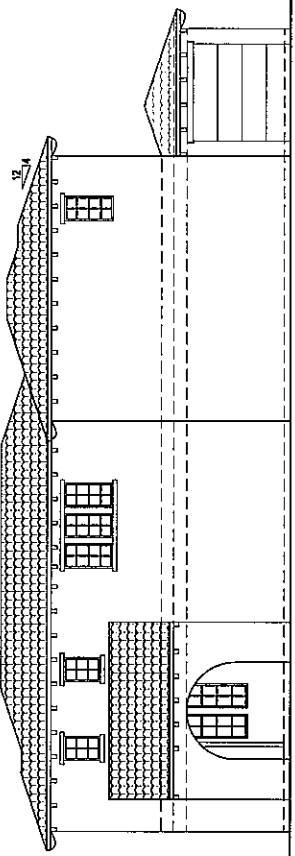
FRONT ELEVATION - FRENCH COUNTRY

MATERIALS LEGEND

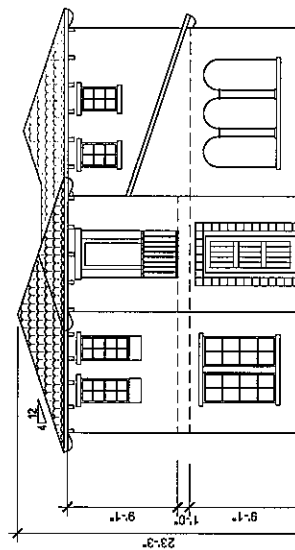
SPANISH		FRENCH COUNTRY		PROVENCAL	
WALLS:	STUCCO	WALLS:	STUCCO	WALLS:	STUCCO
TRIM:	PAINTED WOOD	TRIM:	PAINTED WOOD	TRIM:	PAINTED WOOD
ROOF:	FLAT ROOF	ROOF:	FLAT ROOF	ROOF:	FLAT ROOF
ENTRY CANOPY:	PAINTED WOOD	ENTRY CANOPY:	PAINTED WOOD	ENTRY CANOPY:	PAINTED WOOD
GARAGE DOOR:	PAINTED METAL	GARAGE DOOR:	PAINTED METAL	GARAGE DOOR:	PAINTED METAL
FASCIA:	WOOD RAFTER TAILS	FASCIA:	WOOD RAFTER TAILS	FASCIA:	WOOD RAFTER TAILS
WINDOW TRIM:	CHIMNEY TRIM	WINDOW TRIM:	CHIMNEY TRIM	WINDOW TRIM:	CHIMNEY TRIM
CHIMNEY TRIM:	CHIMNEY TRIM	CHIMNEY TRIM:	CHIMNEY TRIM	CHIMNEY TRIM:	CHIMNEY TRIM
POTSHIELD:	POTSHIELD	POTSHIELD:	POTSHIELD	POTSHIELD:	POTSHIELD
GABLE END:	GABLE END	GABLE END:	GABLE END	GABLE END:	GABLE END
STUCCO OVER FOAM:	STUCCO OVER FOAM	STUCCO OVER FOAM:	STUCCO OVER FOAM	STUCCO OVER FOAM:	STUCCO OVER FOAM
PAINTED METAL:	PAINTED METAL	PAINTED METAL:	PAINTED METAL	PAINTED METAL:	PAINTED METAL
WOOD RAFTER TAILS:	WOOD RAFTER TAILS	WOOD RAFTER TAILS:	WOOD RAFTER TAILS	WOOD RAFTER TAILS:	WOOD RAFTER TAILS



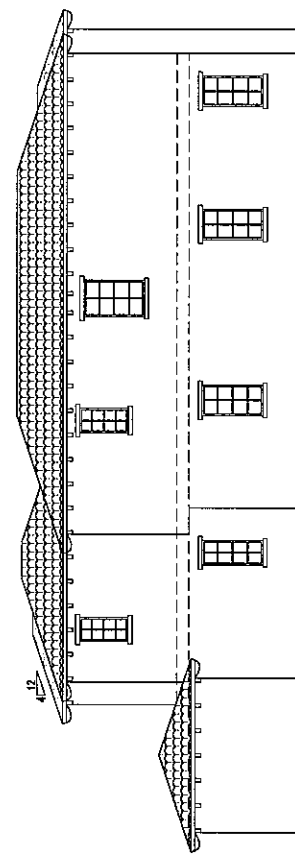
REAR ELEVATION



RIGHT ELEVATION

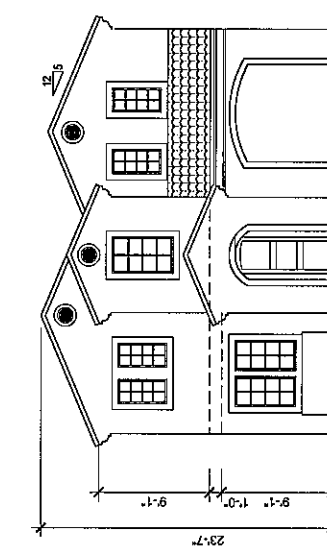


FRONT ELEVATION

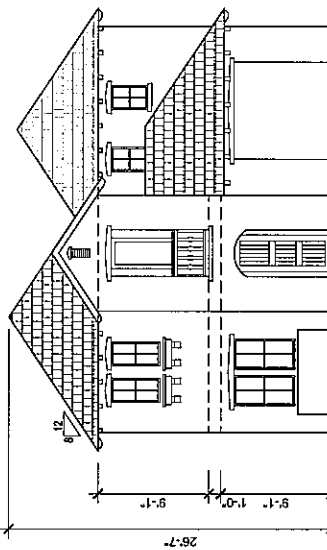


LEFT ELEVATION

PLAN 5X



FRONT ELEVATION - PROVENCAL



FRONT ELEVATION - FRENCH COUNTRY

MATERIALS LEGEND

SPANISH	FRENCH COUNTRY	PROVENCAL
WALLS: STUCCO TRIM: PAINTED IRON (2ND STORY) CHIMNEY TRIM: STUCCO GARAGE DOOR: STUCCO FASCIA: WOOD RAFTER TAILS	WALLS: STUCCO TRIM: FLAT CONCRETE TILE CHIMNEY TRIM: WOOD GARAGE DOOR: PAINTED METAL FASCIA: WOOD RAFTER TAILS	WALLS: STUCCO TRIM: STUCCO CHIMNEY TRIM: STUCCO GARAGE DOOR: PAINTED METAL FASCIA: STUCCO OVER FOAM

SPANISH	FRENCH COUNTRY	PROVENCAL
WALLS: STUCCO TRIM: PAINTED IRON (2ND STORY) CHIMNEY TRIM: STUCCO GARAGE DOOR: STUCCO FASCIA: WOOD RAFTER TAILS	WALLS: STUCCO TRIM: FLAT CONCRETE TILE CHIMNEY TRIM: WOOD GARAGE DOOR: PAINTED METAL FASCIA: WOOD RAFTER TAILS	WALLS: STUCCO TRIM: STUCCO CHIMNEY TRIM: STUCCO GARAGE DOOR: PAINTED METAL FASCIA: STUCCO OVER FOAM

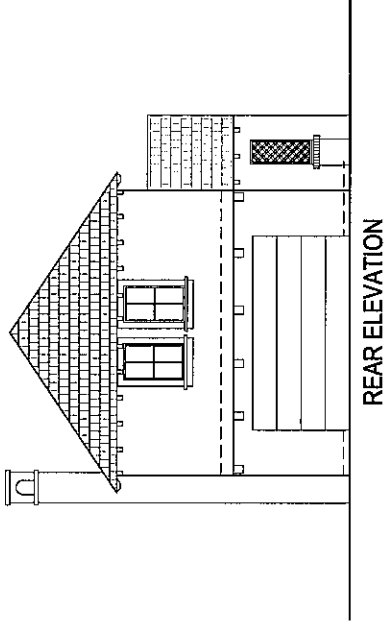


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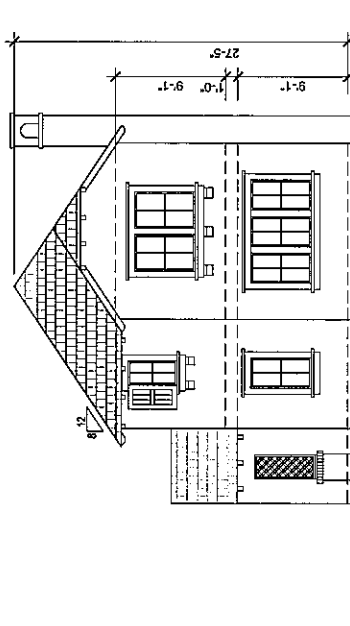
**PROJECT
CLEVELAND
SQUARE**

DATE
07-07-2008

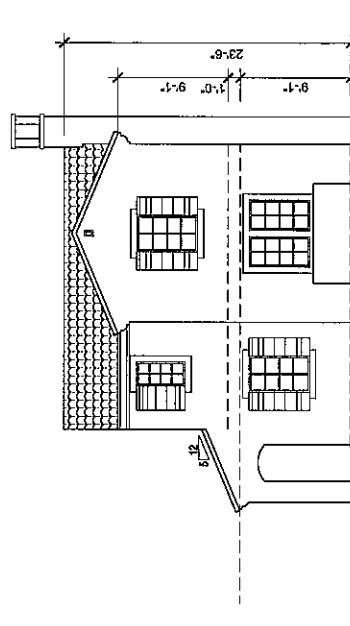
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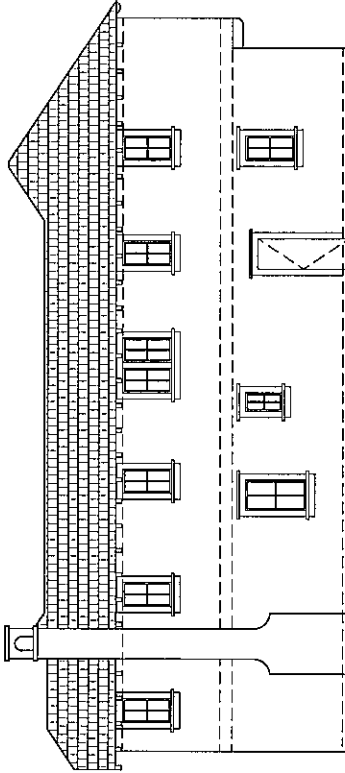
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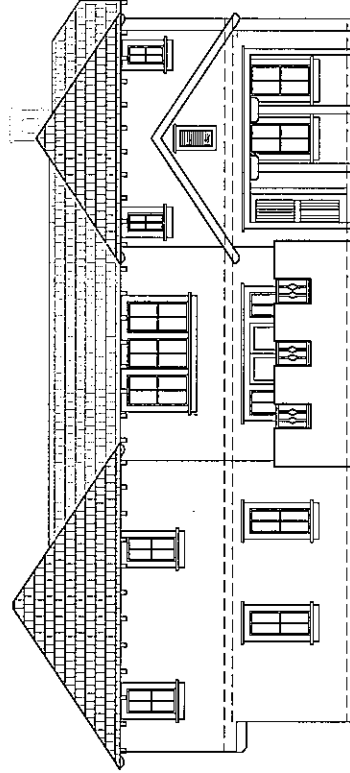
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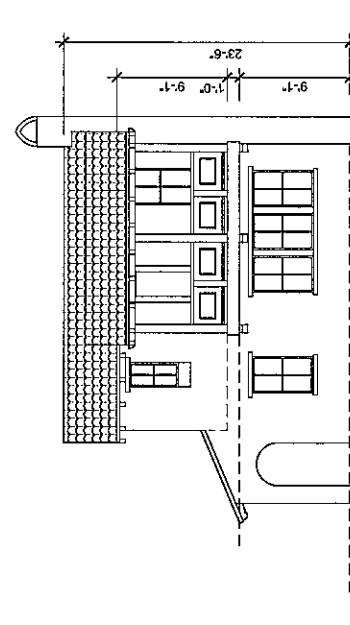
FRONT ELEVATION - PROVENÇAL



RIGHT ELEVATION



LEFT ELEVATION



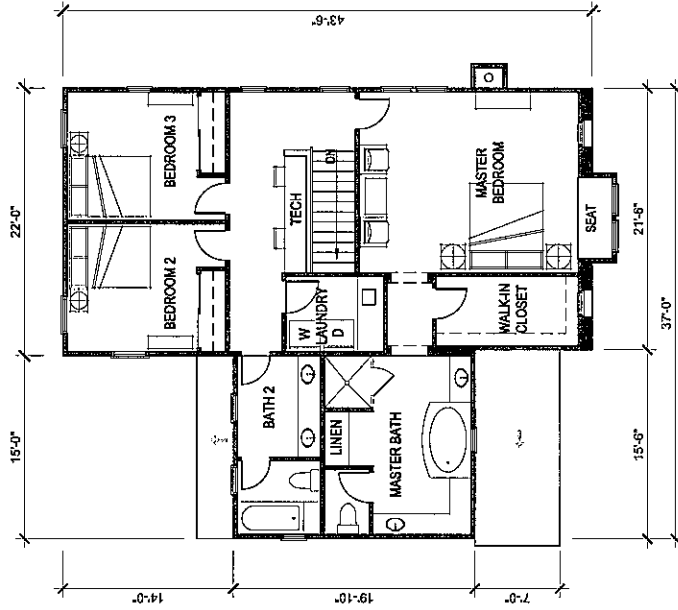
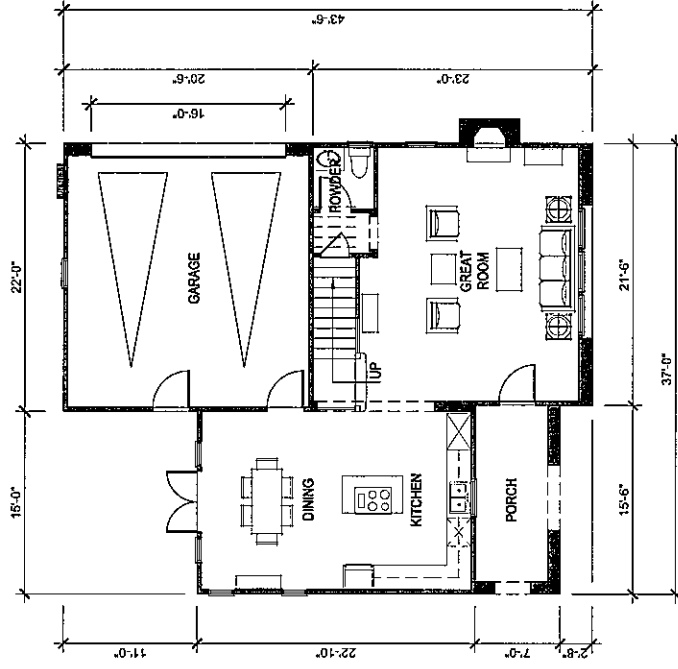
FRONT ELEVATION - MONTEREY

PLAN 6X

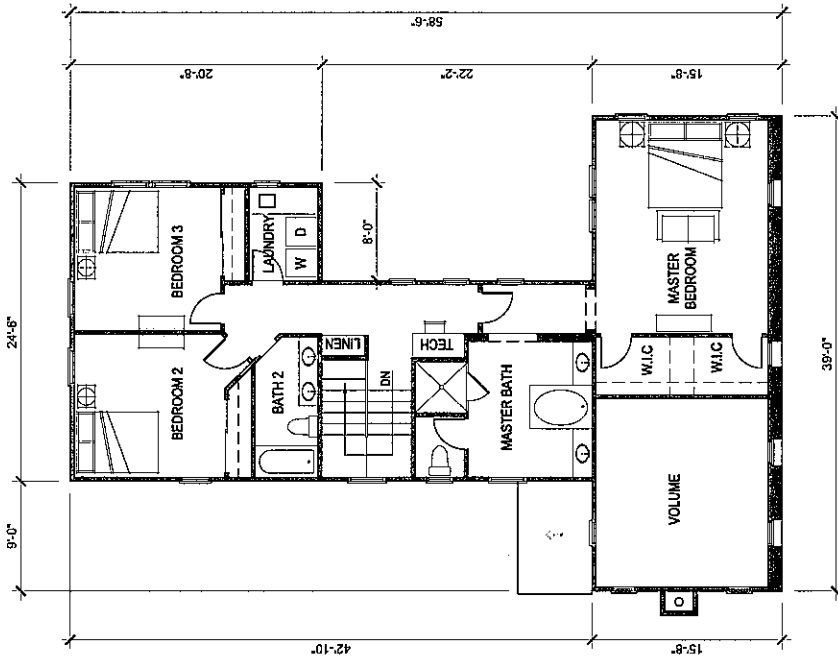
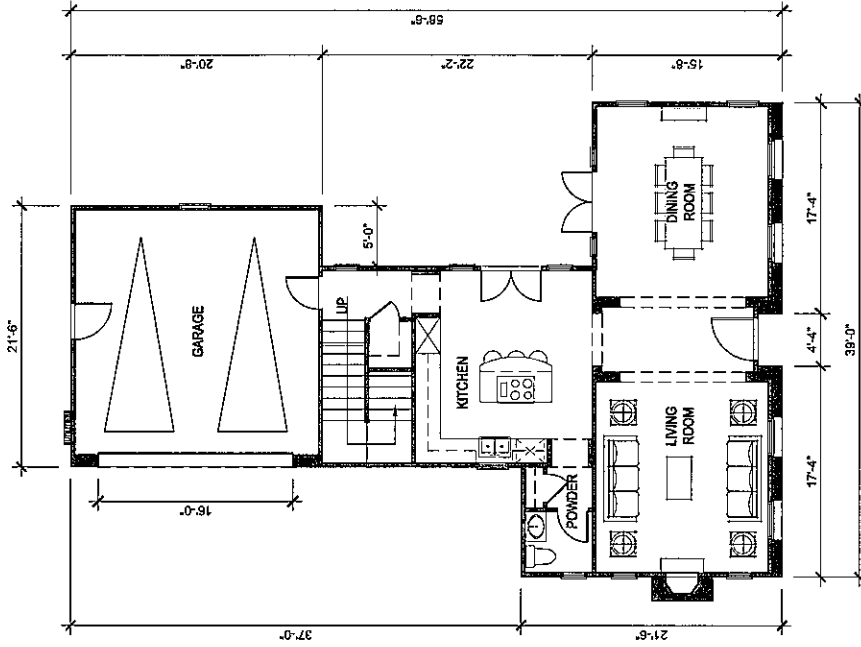
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7-FC FRENCH COUNTRY

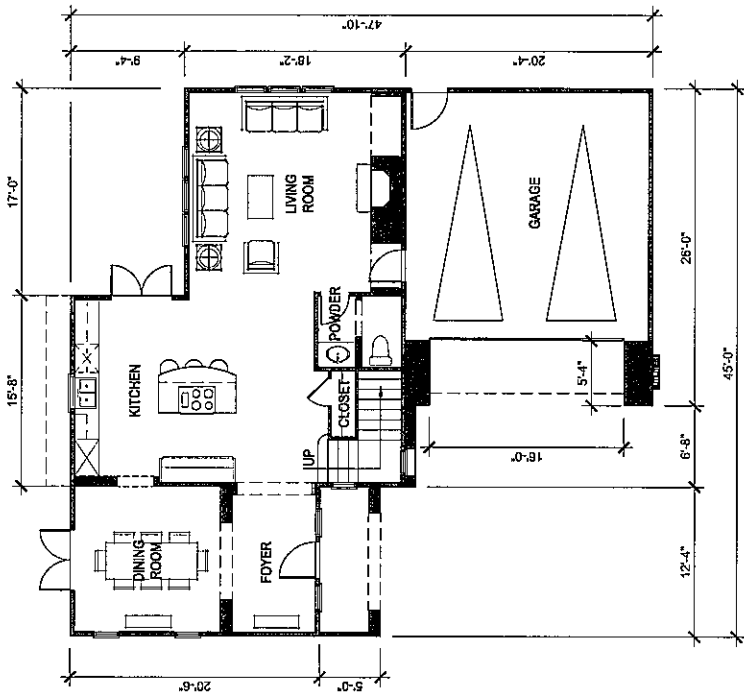


8-P PROVENCAL

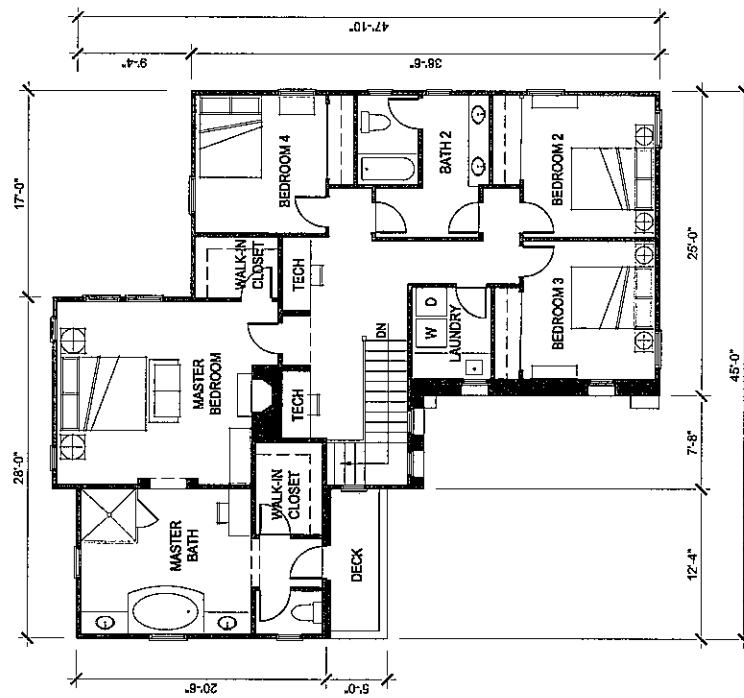


PLAN 8-P
AREA = 2,384 SF

9-I ITALIANATE



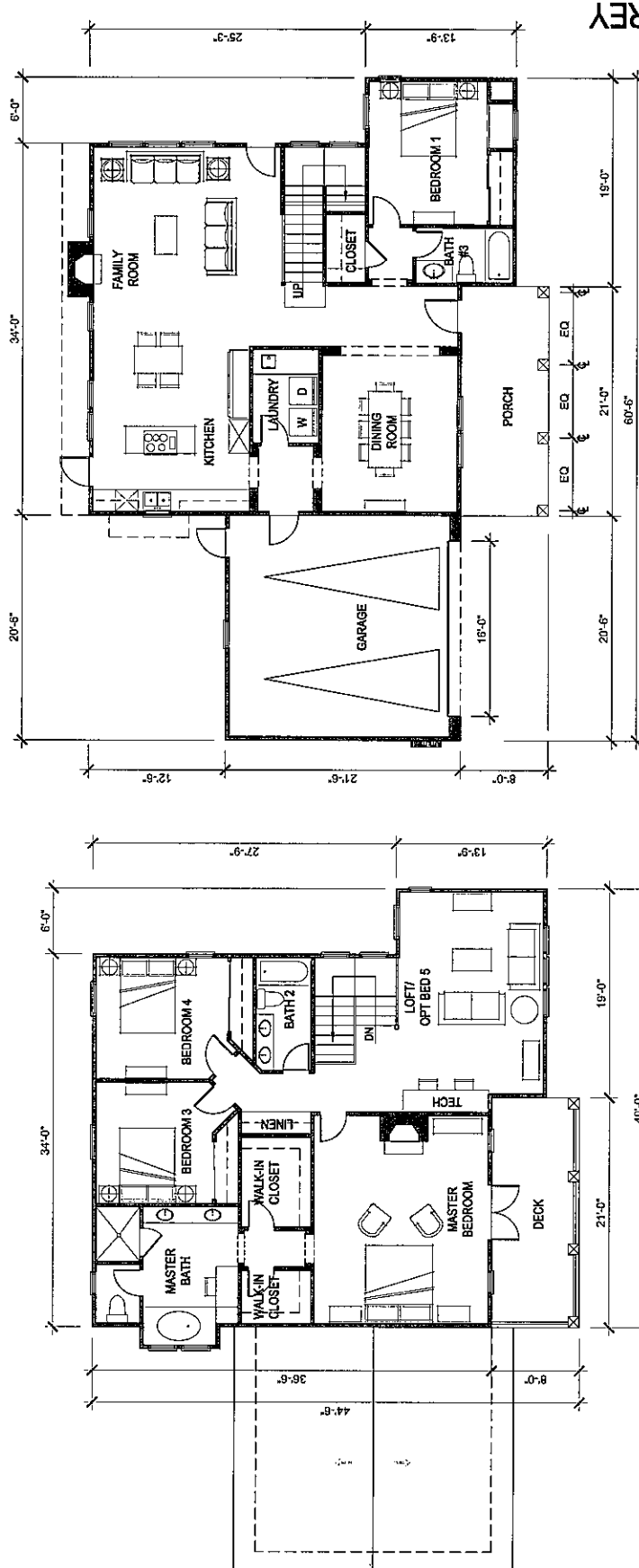
1ST FLOOR
AREA = 992 SF



2ND FLOOR
AREA = 1460 SF

PLAN 9-I
AREA = 2,452 SF

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- 314.254.4329 P. 314.254.4345
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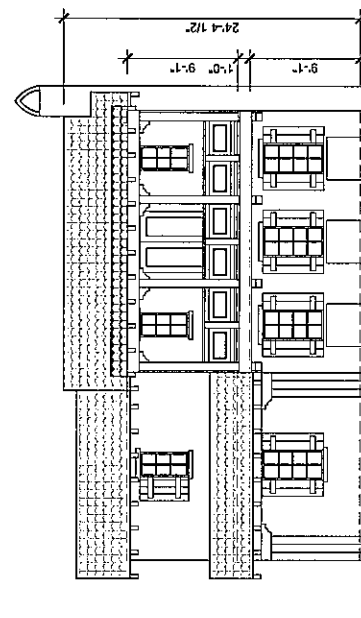
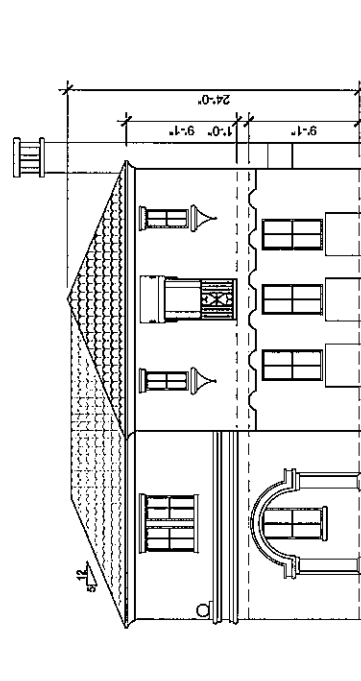
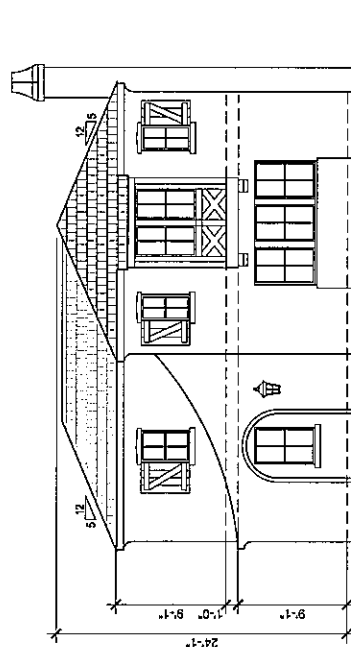
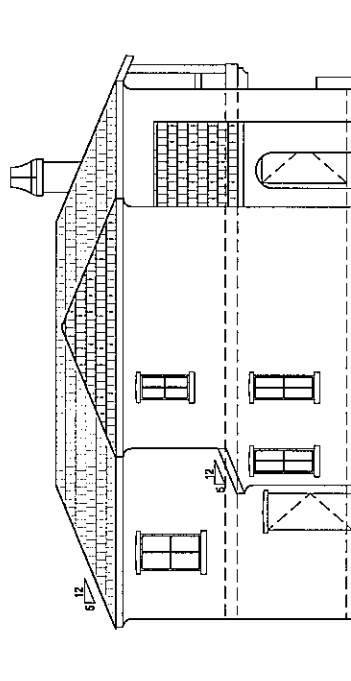
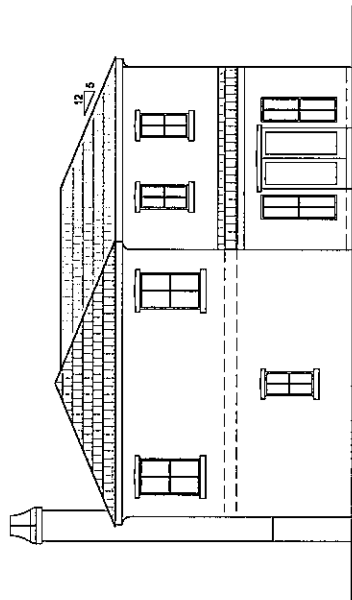
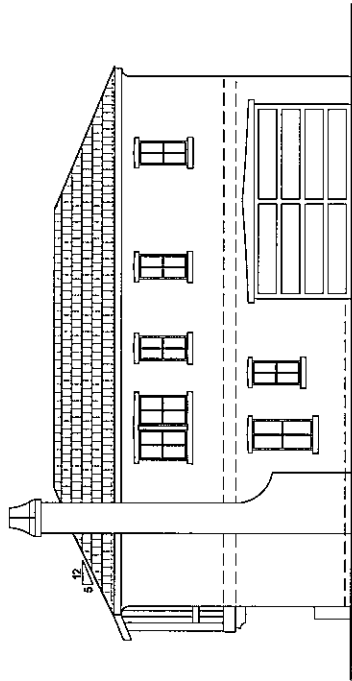


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SQUARE

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A-17



PLAN 7-FC FRENCH COUNTRY

FRONT ELEVATION

PLAN 7

FRONT ELEVATION - ITALIANATE

FRONT ELEVATION - MONTEREY

MATERIALS LEGEND

FRENCH COUNTRY		ITALIANE		MONTEREY	
WINDOW TRIM: WOOD SHUTTERS: WOOD STUCCO STUCCO OVER FOAM FASCIA:	PAINTED METAL FLAT CONCRETE TILE ROOF: PAINTED METAL GARAGE DOOR: PAINTED METAL CHIMNEY TRIM: STUCCO OVER FOAM	WINDOW TRIM: WOOD CORBELS: WOOD CHIMNEY CAP: PAINTED METAL ROOF: "S" CONCRETE TILE GARAGE DOOR: PAINTED METAL WALLS: STUCCO COLUMNS: STUCCO FASCIA:	WINDOW TRIM: WOOD SHUTTERS: WOOD RAILING: PAINTED METAL COLUMNS: STUCCO FASCIA:	CHIMNEY CAP: PAINTED METAL ROOF: "S" CONCRETE TILE GARAGE DOOR: PAINTED METAL WALLS: STUCCO COLUMNS: STUCCO FASCIA:	CHIMNEY CAP: PAINTED METAL ROOF: "S" CONCRETE TILE GARAGE DOOR: PAINTED METAL WALLS: STUCCO COLUMNS: STUCCO FASCIA:



FRONT ELEVATION - MONTEREY

FRONT ELEVATION - FRENCH COUNTRY

MATERIALS LEGEND

PROVENCAL	FRENCH COUNTRY	MONTEREY
WALLS: STUCCO	WALLS: STUCCO	WALLS: STUCCO
SHUTTERS: WOOD	SHUTTERS: WOOD	SHUTTERS: WOOD
ROOF: 5" CONCRETE TILE	ROOF: 5" CONCRETE TILE	ROOF: 5" CONCRETE TILE
GARAGE DOOR: PAINTED METAL	GARAGE DOOR: PAINTED METAL	GARAGE DOOR: PAINTED METAL
WINDOW TRIM: STUCCO OVER FOAM	WINDOW TRIM: STUCCO OVER FOAM	WINDOW TRIM: STUCCO OVER FOAM
CHIMNEY TRIM: STUCCO OVER FOAM	CHIMNEY TRIM: STUCCO OVER FOAM	CHIMNEY TRIM: STUCCO OVER FOAM
CHIMNEY CAP: PAINTED METAL	CHIMNEY CAP: PAINTED METAL	CHIMNEY CAP: PAINTED METAL
PASCIA: STUCCO OVER FOAM	PASCIA: STUCCO OVER FOAM	PASCIA: STUCCO OVER FOAM
WOOD RAILER TAILS	WOOD RAILER TAILS	WOOD RAILER TAILS

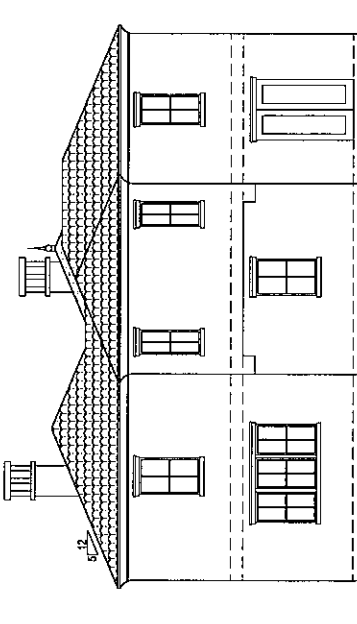
PLAN 9

FRONT ELEVATION - SPANISH

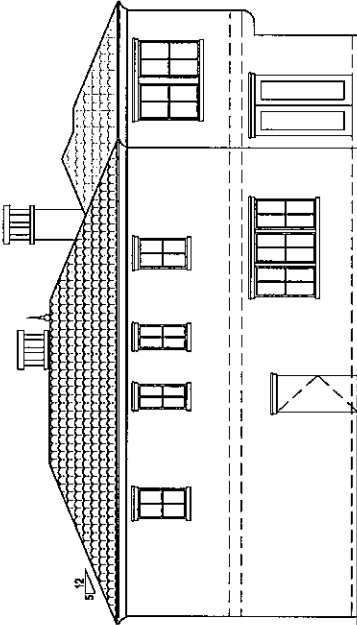
FRONT ELEVATION - FRENCH COUNTRY

MATERIALS LEGEND

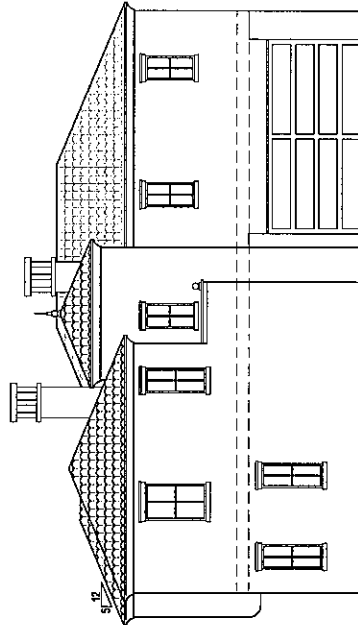
ITALIANE	FRENCH COUNTRY	SPANISH
WALLS: STUCCO ROOF: 5" CONCRETE TILE GARAGE DOOR: PAINTED METAL FASCIA: STUCCO OVER FOAM	WALLS: STUCCO ROOF: 5" CONCRETE TILE GARAGE DOOR: PAINTED METAL FASCIA: STUCCO OVER FOAM	WALLS: STUCCO ROOF: 5" CONCRETE TILE GARAGE DOOR: PAINTED METAL FASCIA: STUCCO OVER FOAM
WINDOW TRIM: STUCCO OVER FOAM CHIMNEY TRIM: STUCCO OVER FOAM CHIMNEY CAP: PAINTED METAL BALCONY TRIM: STUCCO OVER FOAM TOWER TRIM: STUCCO OVER FOAM	WINDOW TRIM: STUCCO OVER FOAM CHIMNEY TRIM: STUCCO OVER FOAM CHIMNEY CAP: PAINTED METAL BALCONY TRIM: STUCCO OVER FOAM TOWER TRIM: STUCCO OVER FOAM	WINDOW TRIM: STUCCO OVER FOAM CHIMNEY TRIM: STUCCO OVER FOAM CHIMNEY CAP: PAINTED METAL BALCONY TRIM: STUCCO OVER FOAM TOWER TRIM: STUCCO OVER FOAM



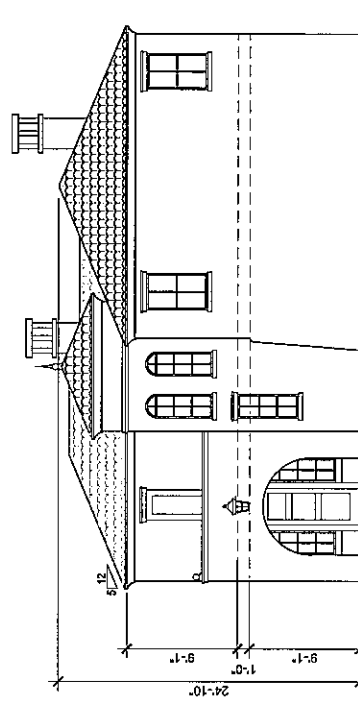
RIGHT ELEVATION



REAR ELEVATION

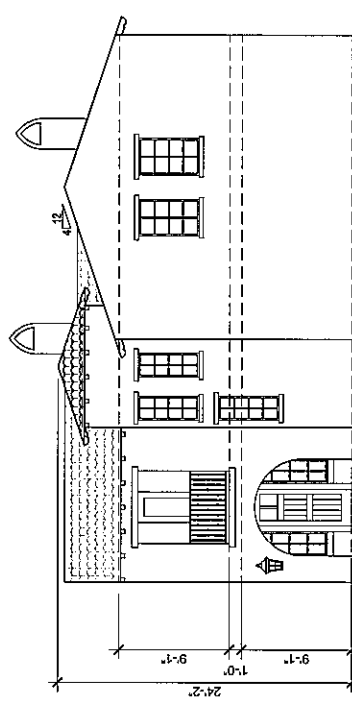
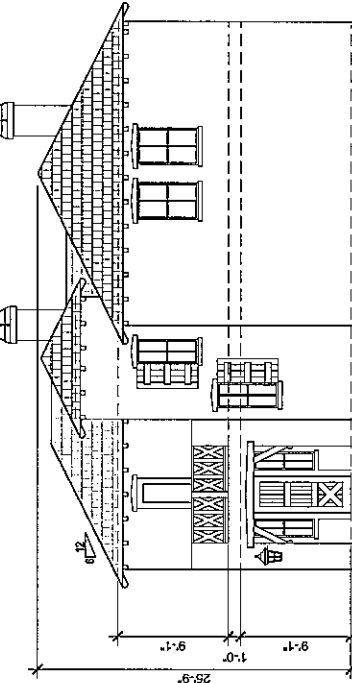


LEFT ELEVATION



FRONT ELEVATION

PLAN 9-I ITALIANATE





1176 Red Hill Avenue - Lull P
Casta Marin, California 92624
F. 714.754.4508 F. 714.754.4545
Orange County - San Diego - Merced

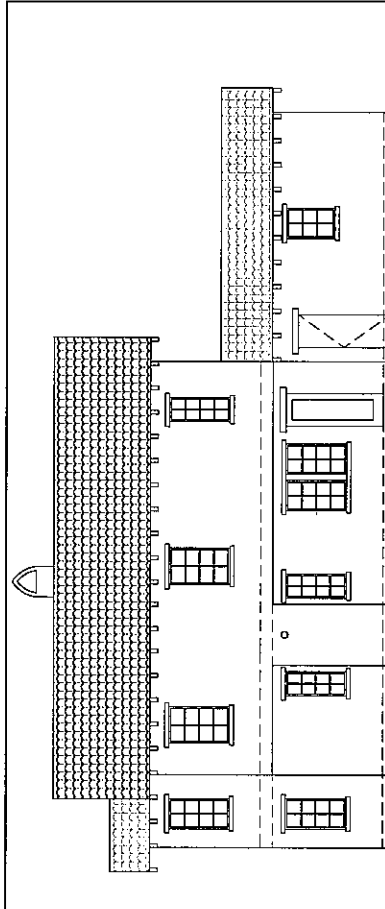


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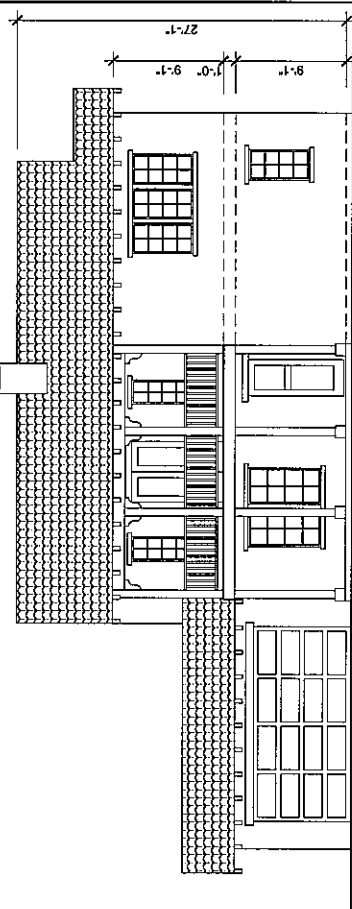
PROJECT
CLEVELAND
SQUARE

DATE
07-07-2008

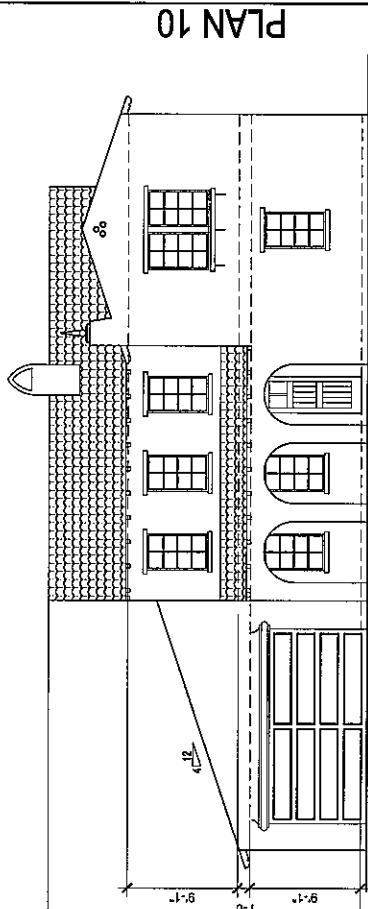
HEET NUMBER
A-20



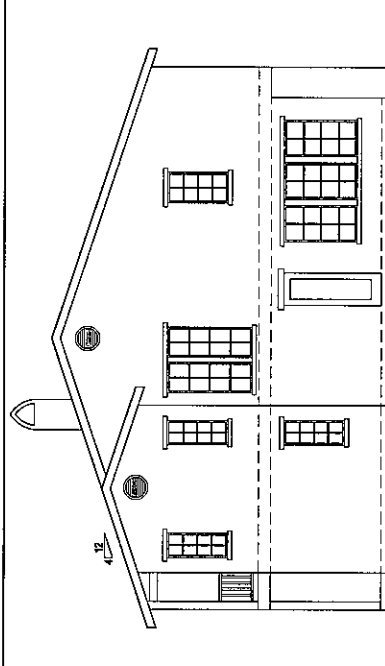
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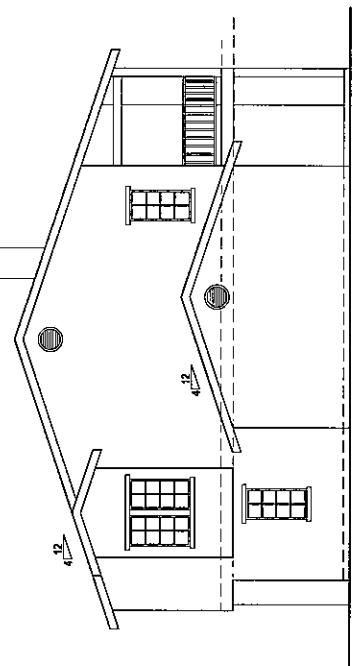
FRONT ELEVATION



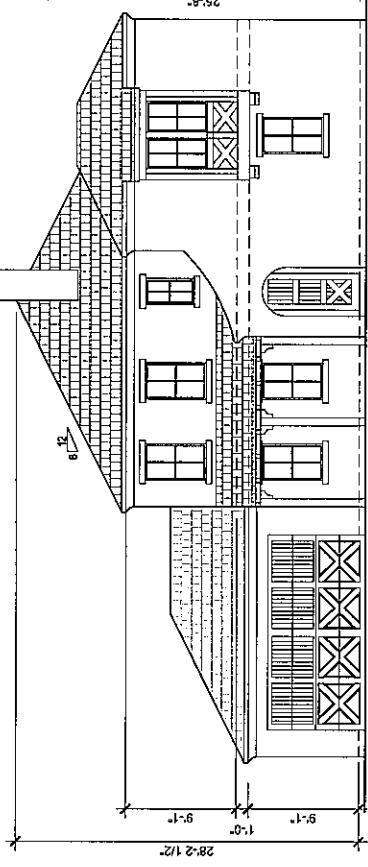
FRONT ELEVATION - SPANISH



RIGHT ELEVATION

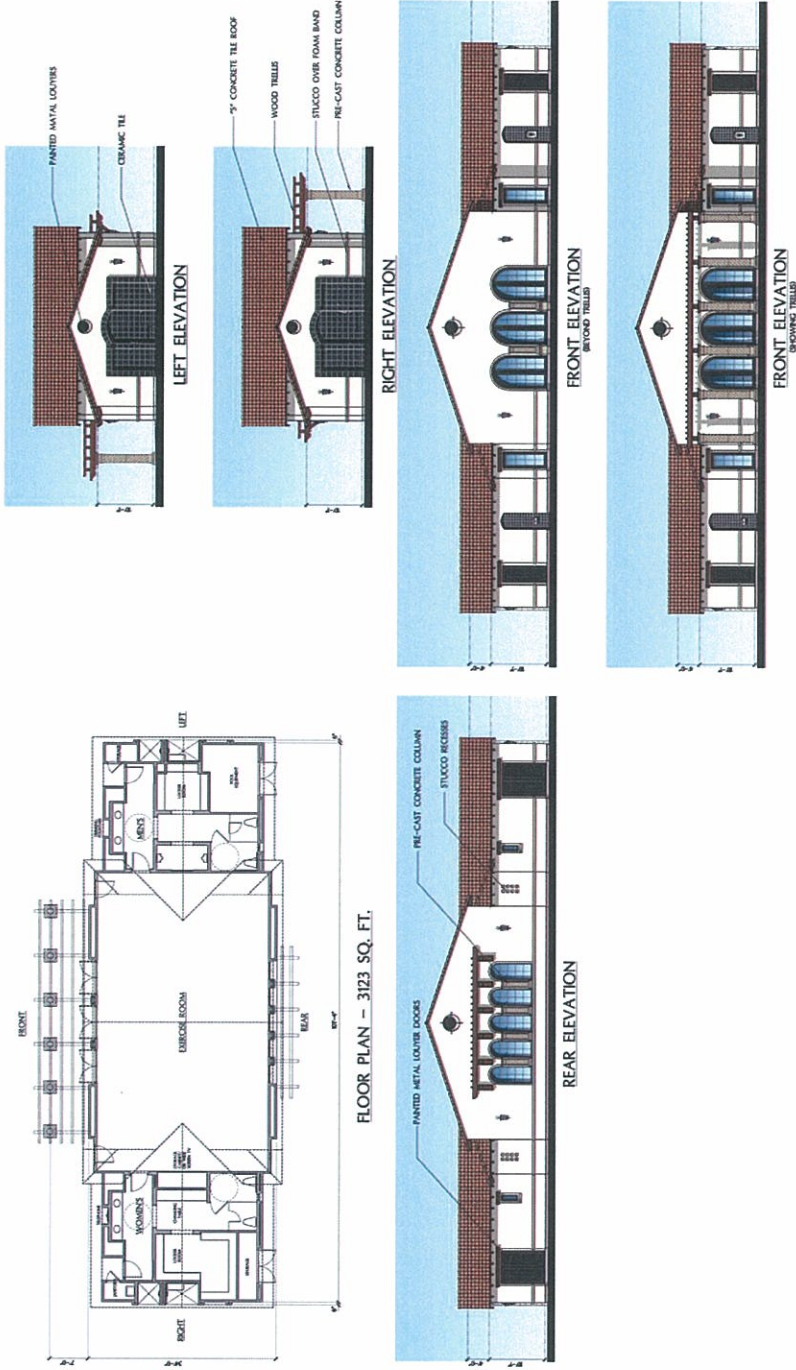


LEFT ELEVATION



FRONT ELEVATION - FRENCH COUNTRY

MATERIALS LEGEND		FRENCH COUNTRY		SPANISH	
WALLS:	STUCCO	WINDOW TRIM:	STUCCO OVER FOAM	WALLS:	STUCCO
ROOF END:	PAINTED METAL LOUVERS	CHIMNEY CAP:	CHIMNEY TRIM:	DOORS:	PAINTED IRON (2ND STORY)
ROOF:	CONCRETE TILE	FASCIA:	WOOD RAFTER TAILS	CHIMNEY CAP:	PAINTED IRON
GARAGE DOOR:	PAINTED METAL				WOOD RAFTER TAILS



RECREATION BUILDING

ALL AREAS AND MATERIALS OF THIS PLAN ARE SUBJECT TO THE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS WHICH MAY BE APPLIED TO THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39864

Project Case Type (s) and Number(s): General Plan Amendment No. 807, Change of Zone No. 7073, and Tentative Tract Map No. 32821

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Ray Juarez

Telephone Number: (951) 955-9541

Applicant's Name: Stratham Corporation

Applicant's Address: 2201 Dupont Drive, Suite 300, Irvine CA 92612

Engineer's Name: Albert A. Webb & Associates

Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 807 proposes to change the project site's existing General Plan Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre).

Change of Zone No. 7073 proposes to change the project site's existing zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3).

Tentative Tract Map No. 32821 proposes a Schedule 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 350 clustered condominium units and six (6) open space lots. The project proposes two (2) filtration basins, a 14,309 sq. ft. basin and a 15,961 sq. ft. basin; an 18,832 sq. ft. active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 sq. ft. active park; a 15,434 sq. ft. active park; and a 32,365 sq. ft. recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace. The proposal is for an alley-loaded clustered condominium project consisting of two-story, two-car garage units including 15 different floor plans ranging from 950 sq. ft. to 1,841 sq. ft., a total of 992 parking spaces and 679,579 sq. ft. of open space.

The tract map is proposed to be constructed in two (2) phases. Phase 1 shall include lots 1-5, lots 13-23 and streets A, B, C, D, F, G, L, and portions of H and K. 207 units shall be constructed within Phase 1. Phase 2 shall include lots 6-12, lots 24-29 and streets H, I, J and K. 143 units shall be constructed within Phase 2.

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

C. Total Project Area: 39.58 gross acres

Residential Acres: 23.98 gross	Lots: 23	Units: 350	Projected No. of Residents: 1,012
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
Open Space Acres: 15.6	Lots: 6		

D. Assessor's Parcel No(s): 164-030-027

- E. Street References:** The project site is located within the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of Limonite Avenue, southerly of 58th Street, and westerly of Cleveland Avenue.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 24, Township 2 South, and Range 7 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Eastvale Area Plan of Western Riverside County. The project is located northerly of Limonite Avenue, southerly of 58th Street, and westerly of Cleveland Avenue. The project site currently contains a dairy which shall be removed. The project site does not contain riparian or riverine habitat and is not with an MSHCP criteria cell or cell group. Vegetation on the site is described as dairy livestock feed yards and field croplands. The project site is surrounded by vacant land to the east and west and by single family residential to the north and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The sites General Plan Land Use designation is Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre). The project currently proposes a General Plan Amendment to change the land use of the site to Community Development: High Density Residential (HDR) (8-14 dwelling units per acre). The project will be consistent with this land use designation and all other applicable land use policies of the General Plan.
- 2. Circulation:** The proposed project will add overall trips to the area. The project shall be served by Limonite Avenue, which is a General Plan Circulation Element Road and designated as an Urban Arterial with a 152 foot right of way, and Cleveland Avenue which is designated as a Secondary Road with a 100 foot right of way. The proposed project shall provide for adequate circulation. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within a fault zone or a high fire area. The project is located within an area that is susceptible to subsidence and with a high potential for liquefaction. Adherence to California Building Code (CBC) shall mitigate these impacts to less than significant levels. A small portion of the northeast corner of the site is within a 100-year flood plain; however, surrounding drainage infrastructure protects this site from runoff which was previously tributary to the site. The project meets all other applicable Safety element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.

6. **Housing:** The proposed project shall be providing housing. The project meets all other applicable Housing Element policies.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Eastvale

C. Foundation Component(s): Community Development (CD)

D. Existing Land Use Designation: Medium Density Residential (MDR) (2-5 dwelling units per acre)

E. Proposed Land Use Designation: High Density Residential (HDR) (8-14 dwelling units per acre)

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

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

H. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan:** Eastvale

2. **Foundation Component:** Community Development (CD)

3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5 dwelling units per acre) to the north south, east, and west, and High Density Residential (HDR) (8-14 dwelling units) to the east.

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

I. 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

J. Existing Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

K. Proposed Zoning, if any: General Residential (R-3)

L. Adjacent and Surrounding Zoning: One Family Dwellings (R-1) to the north and west, Heavy Agriculture – 20 Acre Minimum (A-2-20) to the east, and Planned Residential (R-4) to the south

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.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☒ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☒ Transportation/Traffic |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☒ Cultural Resources | ☒ Noise | ☐ Other |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

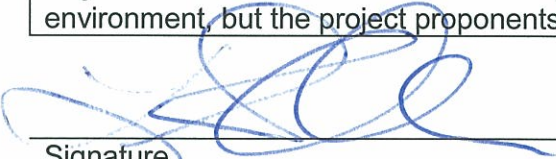
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have

been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

April 3, 2009

Date

Ray Juarez, Project Planner

For Ron Goldman, Planning Director

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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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

Findings of Fact:

- a) The project is not located within the vicinity of a scenic highway. Therefore, the project shall not have an effect upon a scenic highway. Therefore, there is no impact.
- b) The project site currently contains an existing dairy operation. Due to previous and existing disturbances, the project site does not contain vegetation, rock outcroppings or unique landmark features. The proposed project shall not result in the obstruction of any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	☐	☐	☐	☒
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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project is located approximately 58.80 miles away from the Mount Palomar Observatory and is not located with the Ordinance No. 655 Lighting Influence Area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

☐	☐	☒	☐
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- b) Expose residential property to unacceptable light levels?

☐	☐	☒	☐
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Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. Due to the design and location of lighting within the proposed project, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant.
- b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences surrounding the proposed project to the south, east, and west. The amount of light created by the proposed project is not anticipated to be at substantial levels. In addition, lighting locations and types has been designed to avoid glares onto neighboring residential properties. Lighting will be hooded and shielded in accordance with County requirements to prevent spillover onto adjacent properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

☐	☐	☒	☐
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	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)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project site is located within an area that is designated 'Farmland of Local Importance.' The existing Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which 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. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Farmland of Local Importance is required for this project. Therefore, the impact is considered less than significant.
- b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. The project is surrounded by vacant land to the east and west and single family residential uses to the north and south. There are no existing agricultural uses within the project vicinity. The project site currently is used for a dairy operation which shall cease upon development of the proposed project. Therefore, there is no impact.
- c) The project site is adjacent to property zoned Heavy Agriculture – 10 Acre Minimum (A-2-10) to the east. Although this property is zoned for agricultural uses, the General Plan land use designation of the property is Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) and Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre). In addition, the property currently does not facilitate agricultural uses. Therefore, the impact is considered less than significant.
- d) Surrounding land uses include single family residential to the north and south and vacant land to the east and west. The surrounding General Plan land use designations include Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) and Community Development: High Density Residential (CD: HDR) (8-14 dwelling units

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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per acre). There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not result in other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Air Quality and Land Use Handbook: A Community Health Perspective", prepared by the California Environmental Protection Agency (CEPA) and California Air Resources Board (CARB), April 2005.

Findings of Fact: 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.

- a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The project site is designated as Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre). The project proposes a General Plan Amendment to alter the current general plan designation to Community Development: High Density Residential (HDR) (8-14 dwelling units per acre). The project shall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have an approximate population of 1,012 persons. Under the existing General Plan land use designation, a population of approximately 575 would have been allowed within the site. The population increase proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.

- b, c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the County's General Plan. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 441 prepared for the Riverside County General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the 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. Therefore, the impact is considered less than significant.
- e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impact is anticipated.
- f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS database, WRCMSHCP, PDB05457 "Habitat Assessment", PDB05484 "Burrowing Owl Focused Survey"

Findings of Fact:

- a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area. Therefore, the project shall not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.
- b) The project site is highly disturbed and currently contains an existing dairy. According to the habitat assessment conducted for the project, the site does not contain endangered or threatened species. The project shall not 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). Therefore, there is no impact.
- c) The project site is highly disturbed and contains an existing dairy. The Focused Burrowing Owl Survey determined that although suitable habitat existed onsite for the burrowing owl, there were no burrowing owls observed on site or within 500 feet of the site. Therefore, the project has been conditioned to conduct a presence/absence survey for the burrowing owl prior to grading permit issuance (COA 60. EPD. 1). Therefore, this impact is considered less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project site currently contains an existing dairy. This parcel is not anticipated to be a corridor or constrained linkage area. Therefore, the project shall not 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. Therefore, there is no impact.
- e) The project site does not contain riparian or riverine habitat or other sensitive natural community. Therefore, there is no impact.
- f) The project site does not contain federally protected wetlands. Therefore, there is no impact.
- g) The project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project has been conditioned prior to grading permit issuance to conduct a pre-construction presence/absence survey for the Burrowing Owl (COA 60. EPD. 1).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department and the Department of Building and Safety during the plan check process.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Project Application Materials, County Archeologist Review

Findings of Fact:

- a) The project site currently contains an existing dairy. The structures are not classified as historic and the site is not classified as a historic site. Therefore, the proposed project will not alter or destroy a historic site. Therefore, there is no impact.
- b) The proposed project is not located in an area that is known to have cultural resources of historic origin. 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, County Archeologist Review

Findings of Fact:

- a) The proposed project is not anticipated to alter or destroy an archaeological site. The Archaeological Assessment found that although there were archeological sites within a one-mile radius of the site, there was no record of archeological sites occurring within the project site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed (COA 10. Planning. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- b) The proposed project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. No archeological resources were observed within the site or recorded within the site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed (COA 10. Planning. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- c) The proposed project is not anticipated disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 (COA 10. Planning. 2). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

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

Monitoring: No monitoring measures are required.

9. Paleontological Resources

☐	☒	☐	☐
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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", RLIS, County Archeologist Review

Findings of Fact:

- a) According to Figure OS-8, the project has high sensitivity for paleontological resources. Therefore, the project has been conditioned to retain a paleontologist to monitor grading activities (COA 60. Planning. 2) Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: Prior to grading permit issuance, the project is required to retain a paleontologist to monitor grading activities (COA 60. Planning. 2).

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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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?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO01385

Findings of Fact:

- a) No active faults are known to traverse the project site. Therefore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, there is no impact.
- b) The project site does not lie within a State of California Earthquake Hazard Zone (formally called an Alquist-Priolo Special Studies Zone). Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologic Investigation Report No. 1385

Findings of Fact:

- a) The Geologic Investigation Report No. 1385 determined that the potential for liquefaction at the site is low because the site is underlain by medium dense to dense soils, and the groundwater depth is greater than 50 feet and is not anticipated to rise above 50 feet. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐	☐	☒	☐
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO01385

Findings of Fact:

- a) 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 project is located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 spreading, collapse, or rockfall hazards?

☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO01385

Findings of Fact:

- a) Due to the relatively level terrain for the project area, this 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. Therefore, the anticipated impact should be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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☐

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

Source: RCLIS, Riverside County Geologist Review, GEO01385

Findings of Fact:

- a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, GEO01385

Findings of Fact:

- a) The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

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

16. Slopes	☐	☐	☒	☐
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Geology Review, Building and Safety (Grading) Review, RCLIS, Project Application Materials

Findings of Fact:

- a) The project site is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet. Therefore, no impact is anticipated.
- c) Grading will not negate or affect the subsurface sewage disposal systems. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	☐	☐	☒	☐
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Project Application Materials, Building & Safety Grading, GEO01385

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

☐	☐	☐	☒
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b) Result in any increase in water erosion either on or off site?

☐	☐	☒	☐
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Source: Project Application Materials, Building & Safety Grading Review

Findings of Fact:

- a) The project site is not located in the vicinity of a river, stream, or lake. Therefore, the project is not anticipated to result in change in deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.
- b) The project is not anticipated to result in an increase in water erosion either on or off site. the project has been conditioned to have all graded but undeveloped land provide for any drainage facility deemed necessary to control or prevent erosion, in addition to providing erosion control planting (COA 60. Flood RI. 3). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, this impact is considered less than significant. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐	☐	☒	☐
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10. BS GRADE. 4). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

Findings of Fact:

- a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- b) The proposed project is for a residential development and shall involve the handling or storage of hazardous materials. However, the project site is located on an existing dairy. Therefore, a Phase II Environmental Assessment will be required to be completed for pesticides or other hazardous materials used previously on the property. The results will be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria (COA 60. E Health. 2). Therefore, the impact is considered less than significant with mitigation incorporated.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no impact.
- 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.
- e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: A Phase II Environmental Assessment will be required prior to grading permit issuance to be completed for pesticides or other hazardous materials used previously on the property. The results will be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria (COA 60. E Health. 2).

Monitoring: Monitoring shall be conducted by the Department of Environmental Health during the building and safety plan check process.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐	☐	☒	☐
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b) Require review by the Airport Land Use Commission?

☐	☒	☐	☐
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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?

☐	☒	☐	☐
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d) For a project within the vicinity of a private airstrip,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission Correspondence dated September 13, 2007.

Findings of Fact:

- a) The project site is located within the Chino Airport Influence Area (as well as the 1991 Comprehensive Land Use Plan for Chino Airport). The project site is located within Zone D of this plan. The project was deemed consistent with the airport land use plan by the Airport Land Use Commission (ALUC). Therefore, the impact is considered less than significant.
- b) The project site is located within the Chino Airport Influence Area (Zone D) and required review by ALUC. ALUC determined that the proposed project is consistent with the influence area and corresponding land use plan and imposed the following conditions on the project:
 - a. The project shall not provide for the location of schools, hospitals, nursing homes, or highly noise-sensitive nonresidential uses within its boundaries.
 - b. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - c. The following uses shall be prohibited:
 - i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, to which may otherwise affect safe air navigation within the area.
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - d. Additional Airport Land Use commission staff review shall be required at the tentative map, plot plan, or use permit stage for any structure greater than 70 feet in height.
 - e. Notice of location within the airport influence area shall be provided to potential purchasers and tenants.
 - f. Prior to recordation of a final map, issuance of building permits or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an aviation easement to Chino Airport.
 - g. Bio-swales and detention basins shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such swales or basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. (COA 10. Planning. 23).

Therefore, the impact is considered less than significant with mitigation incorporated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is located within an airport land use plan and has been conditioned to avoid uses that would create a safety hazard (see 21 b); therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: The project has been conditioned to adhere to the conditions of approval of the Airport Land Use Commission as stated in their letter dated September 13, 2007 (COA 10. Planning. 23).

Monitoring: Monitoring shall be conducted by the Planning Department during the building and safety plan check process.

22. Hazardous Fire Area

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- 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) The proposed project is not within a high fire area. Therefore, the proposed project shall not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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- 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?

☐	☐	☒	☐
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- 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

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The Riverside County Flood Control District's construction of County Line Channel intercepts storm runoff from a majority of the area which had been tributary to the site. In addition, drainage infrastructure constructed by the surrounding developments provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for the project site's runoff. The applicant proposes to collect the northern half of the onsite storm runoff and convey it to a treatment control best management practice (BMP) proposed near the vicinity of lot 5 and then discharge it into Line D-3 of the surrounding existing infrastructure. The southern half of the onsite storm runoff would be conveyed to a treatment control BMP proposed at the southeast corner of the site. These flows would be conveyed via a storm drain to the Eastvale Master Drainage Plan Line C about 750 feet west of the site. This will require the applicant to construct a storm drain along Limonite Avenue to tie to the District's Eastvale Line C. The project has been conditioned to construct this storm drain that ties into the District's Eastvale Line C (COA 10. Flood RI. 2). Therefore, with the existing and proposed infrastructure, the project is not anticipated to substantially alter the drainage patterns of the area or result in erosion either on or off site. Therefore, the impact is considered less than significant with mitigation incorporated.
- b) The proposed project has been designed to comply with the current water quality standards and waste discharge requirements. The proponent submitted a preliminary project specific Water Quality Management Plan (WQMP) which proposes extensive site design which significantly reduces the amount of impervious surfaces within the project area. Water quality impacts of this site are proposed to be mitigated with infiltration trenches on the eastern portion of the site, and porous pavement on the western portion of the site. Riverside County Flood Control District has deemed this mitigation plan acceptable. The applicant's engineer has submitted calculations showing that adequate area is available to accommodate these features. Thus, flood-related impacts are not anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 2.73 acres). The owner/operator would 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. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. It is anticipated that adherence to the requirements enumerated above would reduce impacts to a less than significant level.

- c) The project will not 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). Therefore, the impact is considered less than significant.
- d) Drainage infrastructure constructed by the surrounding developments and the District provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for the project site's runoff. The applicant proposes to collect the northern half of the onsite storm runoff and convey it to a treatment control best management practice (BMP) proposed near the vicinity of lot 5 and then discharge it into Line D-3 of the surrounding existing infrastructure. The southern half of the onsite storm runoff would be conveyed to a treatment control BMP proposed at the southeast corner of the site. These flows would be conveyed via a storm drain to the Eastvale Master Drainage Plan Line C about 750 feet west of the site. This will require the applicant to construct a storm drain along Limonite Avenue to tie to the District's Eastvale Line C. The project has been conditioned to construct this storm drain that ties into the District's Eastvale Line C (COA 10. Flood RI. 2). Inspection and maintenance of the flood control facility to be constructed with this tract (Eastvale Line C) 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 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 (COA 50. Flood RI. 7). Therefore, the project is not anticipated to create or contribute runoff water that would exceed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant with mitigation incorporated.

- e-f) The northeast corner of the project site is located within a flood hazard area according to RCLIS; however, the construction of the County Line Channel intercepts storm runoff from a majority of the area which had been tributary to the site. In addition, drainage infrastructure constructed by the surrounding developments and the District provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for the project site's runoff. Therefore, the project site is now protected from flood hazards. Therefore, the impact is considered less than significant.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site (COA 60. BS Grade. 12). The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects (COA 60. Flood RI. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project shall include the construction of a detention basin in the southwest corner of the site. Prior to grading permit issuance, 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 to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. Flood RI. 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: The project has been conditioned to construct a storm drain that ties into the District's Eastvale Line C (COA 10. Flood RI. 2). Prior to map recordation, the applicant and/or developer shall be required to do the following in order to ensure the facility is built and maintained to the District's specifications: 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 by the District's General Manager-Chief Engineer (COA 50. Flood RI. 7).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District during the building and safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable ☒	U - Generally Unsuitable ☐		R - Restricted ☐	
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?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any water body?	☐	☐	☒	☐

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 Hazard Report/Condition, GIS database

Findings of Fact:

- a) A small portion of the northeast corner of the project site is located within a flood plain according to Figure S-9; however, the construction of the County Line Channel intercepts storm runoff from a majority of the area which had been tributary to the site. In addition, drainage infrastructure constructed by the surrounding developments and the District provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for the project site's runoff. Therefore, the project site is now protected from flood hazards associated with the flood plain. The project shall not substantially alter the drainage pattern within a flood plain or result in significant flooding either on or off site. Therefore, the impact is considered less than significant.
- b) A small portion of the northeast corner of the project site is located within a flood plain according to Figure S-9; however, the construction of the County Line Channel intercepts storm runoff from a majority of the area which had been tributary to the site. In addition, drainage infrastructure constructed by the surrounding developments and the District provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for the project site's runoff. Therefore, the project site is now protected from flood hazards associated with the flood plain. The project is not anticipated to result in changes in absorption rates or the rate and amount of surface runoff within a flood plain. Therefore, the impact is considered less than significant.
- c) A small portion of the northeast corner of the project site is located within a flood plain according to Figure S-9; however, the construction of the County Line Channel intercepts storm runoff from a majority of the area which had been tributary to the site. In addition, drainage infrastructure constructed by the surrounding developments and the District provides this proposed development both protection from any localized runoff which was tributary to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site and an adequate outlet for the project site's runoff. Therefore, the project site is now protected from flood hazards associated with the flood plain. Therefore, the project is not anticipated to 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. Therefore, the impact is considered less than significant.

- d) A small portion of the northeast corner of the project site is located within a flood plain according to Figure S-9; however, the construction of the County Line Channel intercepts storm runoff from a majority of the area which had been tributary to the site. In addition, drainage infrastructure constructed by the surrounding developments and the District provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for the project site's runoff. Therefore, the project site is now protected from flood hazards associated with the flood plain. Therefore, the project is not anticipated to result in changes in the amount of surface water in any water body. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

☐
☐
☒
☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☒
☐

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project site's current General Plan land use designation is Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre). The project proposes a General Plan Amendment (GPA) to alter the land use designation to Community Development: High Density Residential (HDR) (8-14 dwelling units per acre). The GPA does not change the General Plan foundation component. In addition, there are properties designated Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre) to the east of the project and properties designated Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to the north, south and west of the project. There are existing residential uses to the north and south of the project site. The GPA would be compatible with surrounding planned and existing land use designations. The proposed General Plan Amendment does not alter or conflict with the Riverside County Vision or a General Plan Principle. Therefore, the impact is considered less than significant.
- b) Although the project proposes to amend the general plan land use and alter the zone classification of the site, the project is not located within a City Sphere of Influence. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

- a) The project proposes to alter the site's zoning classification from Heavy Agriculture – 10 Acre Minimum to General Residential (R-3). The project is an allowed use within the General Residential (R-3) zone and is consistent with the zoning development standards. Therefore, there is no impact.
- b) Existing surrounding zoning includes One Family Dwellings (R-1) to the north and west, Heavy Agriculture – 20 Acre Minimum (A-2-20) to the east, and Planned Residential (R-4) to the south. The project is compatible with the Planned Residential and One Family Dwellings (R-1) zoning to the north, south and west of the site. Although there are properties zoned for Heavy Agriculture to the east of the site, this property is currently vacant and the general plan land use designation is for residential uses. Therefore, the impact is considered less than significant.
- c) The project site is surrounded by properties designated Medium Density Residential (MDR) (2-5 dwelling units per acre) to the north south, east, and west, and High Density Residential (HDR) (8-14 dwelling units) to the east. The project proposes a high density residential development that is consistent with the high density residential land use designation to the east of the site. The project is compatible with the surrounding planned and existing medium density residential land uses as well. Therefore, the impact is considered less than significant.
- d) The project proposes a General Plan Amendment (GPA) to alter the current land use designation, Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre). The project proposes a Schedule 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 350 clustered condominium units and six (6) open space

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lots. The project is consistent with the proposed General Plan land use designation and with the policies of the General Plan. Therefore, the impact is considered less than significant.

- e) The project site is currently vacant. There is existing single family residential uses to the north and south of the site and vacant land to the east and west. The project will not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

- a-b) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. The project area has not been used for mining and it is not anticipated that the proposed project would 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 or in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.
- c) There are no existing surface mines that surround the project site; therefore the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) There are no proposed or existing quarries or mines, and no know abandoned quarries or mines on the project site. Therefore, it is not anticipated that the proposed project will expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there is no impact.

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

Monitoring: No monitoring measures are 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, ALUC letter dated September 13, 2007

Findings of Fact:

- a) The project is located within the Chino Airport Influence Area Zone D. The project was reviewed by ALUC and determined to be consistent with the zone. In addition, the project site is located approximately 5 miles away from the airport. Therefore, it is not anticipated that the proposed project will expose people residing in the project area to excessive noise levels. Therefore, the impact is considered less than significant.
- b) The project is not located within the vicinity of a private airstrip and shall not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐	☐	☒	☐
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is located approximately one (1) mile from Interstate 15. Due to the distance from the interstate and intervening commercial development, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. 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?

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

☐	☐	☒	☐
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐	☒	☐	☐
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐	☐	☐	☒
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Source: Project Application Materials, "Preliminary Acoustical Impact Analysis Tentative Tract No. 32821" prepared by Albert A. Webb Associates, dated October 23, 2008; Office of Industrial Hygiene letter dated November 10, 2008

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the proposed project is for a residential development, and noise levels generated by residential developments are not considered substantial. Therefore, the proposed project is not anticipated to result in a substantial permanent increase in ambient noise. Therefore, this impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, the impact is considered less than significant.
- c) A preliminary noise study was completed and reviewed by the Office of Industrial Hygiene for the proposed project. The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene. These recommendations include, the construction of an eight foot high masonry block privacy wall or combination berm and block wall along the southern site boundary of lots 1&17; four and a half foot high masonry block privacy walls or combination berm and block walls shall be constructed along the eastern site boundary of lots 11-16; and an acoustical report shall be reviewed and approved by the Office of Industrial Hygiene to ensure that interior noise of the buildings is reduced to at or below 45 dln for the homes along Cleveland Avenue and Limonite Avenue (COA 90. Planning. 10). With the incorporated mitigation measures, impacts are anticipated to be less than significant.
- b) The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: Prior to the first building occupancy, the applicant shall construct an eight foot high masonry block privacy wall or combination berm and block wall along the southern site boundary of lots 1&17; four and a half foot high masonry block privacy walls or combination berm and block walls shall be constructed along the eastern site boundary of lots 11-16; and a secondary acoustical report shall be reviewed and approved by the Office of Industrial Hygiene to ensure that interior noise of the buildings is reduced to at or below 45 dln for the homes along Cleveland Avenue and Limonite Avenue (COA 90. Planning. 10).

Monitoring: Monitoring shall be conducted by the Planning Department and Office of Industrial Hygiene during the building and safety plan check process.

POPULATION AND HOUSING	Would the project			
32. Housing	☐	☐	☒	☐
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Redevelopment Agency (RDA) Correspondence dated March 10, 2008.

Findings of Fact:

- a) The project site contains a dairy operation which includes a caretakers unit. Therefore, the project shall not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, the impact is considered less than significant.
- b) The project is creating housing and shall not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, there is no impact.
- c) There is an existing dairy which includes a caretaker's unit within the project site. The project shall not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, the impact is considered less than significant.
- d) The project site is not located within a Redevelopment Area. Therefore, there is no impact.
- e) The project proposes to change the land use designation of the area from Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) to Community Development: High Density Residential (HDR) (8-14 dwelling units per acre). The project proposes to create dwellings for approximately 1,012 persons. This will allow for a greater density than originally approved by the General Plan by approximately 440 persons. The projected population of the Community Development foundation component within the Eastvale Area Plan, as depicted in Table 2 "Statistical Summary", is 58,208 persons. Overall, the estimated population at build out of the General Plan is 63,183. Therefore, the proposed project's increase in density and proposed dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The proposed project will induce population growth in an area by providing additional housing; however, the population growth resulting from the project is not considered substantial. In addition, roads and other infrastructure are currently available in the project vicinity. There are currently residential uses surrounding the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

33. Fire Services

☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10. PLANNING. 14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Sheriff Services

☐	☐	☒	☐
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Source: RCIP, Riverside County Sherriff's Department letter dated July 10, 2007

Findings of Fact:

- a) The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING. 14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools

☐	☐	☒	☐
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Source: Project Application Materials, 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 project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING. 11). This is a standard condition of approval and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Libraries

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

- a) The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10. PLANNING. 14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

- a) The proposed project is not anticipated to result in a significant impact on 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 project shall comply with County Ordinance No. 659 to mitigate the potential effects to health services (COA 10. PLANNING. 14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered unique mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
38. 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

Findings of Fact:

- a) The project shall include recreational facilities. The project proposes a clubhouse and swimming pool. However, the construction of these facilities shall not have an adverse physical effect on the environment. Therefore, the impact is considered less than significant.
- b) The project will provide an 18,832 sq. ft. active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 sq. ft. active park; a 15,434 sq. ft. active park; and a 32,365 sq. ft. recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace. The residents of the project may also utilize surrounding parks or recreational facilities. However, the use of existing neighborhood or regional parks or other recreational facilities would not result in substantial physical or accelerated deterioration of the facility. The payment of Quimby fees reduces the impact by providing for funds for additional recreational facilities and maintenance (COA 90. PLANNING. 4) and (COA 50. PLANNING. 8). The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The proposed project site is not located within a Riverside County Parks and Recreation District. The proposed project has been conditioned prior to map recordation to submit to the County Planning Department a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, 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 (COA 50. PLANNING. 8). The proposed project has been conditioned prior to building final inspection to present certification to the Riverside County Planning Department that the payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place (COA 90. PLANNING. 4). These are standard conditions of approval, and therefore not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

39. Recreational Trails

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Source: Eastvale Area Plan (EAP) Trails and Bikeway System Figure 7, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) There are no trails located within the project site or in the project vicinity. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

40. Circulation

☐	☒	☐	☐
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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?

☐	☐	☐	☒
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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?

☐	☒	☐	☐
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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?

☐	☐	☐	☒
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e) Alter waterborne, rail or air traffic?

☐	☐	☐	☒
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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)?

☐	☐	☐	☒
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

☐	☐	☒	☐
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h) Cause an effect upon circulation during the project's construction?

☐	☐	☒	☐
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i) Result in inadequate emergency access or access to nearby uses?

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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

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Source: RCIP, Transportation Review, ALUC Review, Traffic Study (ST00523)

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

- a) The Transportation Department has reviewed the traffic study submitted for the proposed project. The study has been prepared in accordance with the County-approved guidelines. The existing roads in the area along with the proposed road and signal improvements will adequately serve the increased traffic created by the project.

The intersection of Cleveland Avenue/Limonite Avenue shall be improved to provide the following geometrics:

Northbound: One left turn lane, one through lane, one right turn lane

Southbound: One left turn lane, two through lanes and one right turn lane

Eastbound: One left turn lane, two through lanes and one right turn lane

Westbound: One left turn lane, two through lanes and one right turn lane

The intersection of Cleveland Avenue/58th Street shall be improved to provide the following geometrics:

Northbound: One left turn lane and one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

NOTE: This intersection shall be designed to provide all way stop control.

The intersection of Cleveland Avenue/"A" Street (project entrance) shall be improved to provide the following geometrics:

Northbound: One left turn lane and one through lane

Southbound: One shared through/right turn lane

Eastbound: One shared left turn/right turn lane

Westbound: N/A

The intersection of Cleveland Avenue/"B" Street (project entrance) shall be improved to provide the following geometrics:

Northbound: One left turn lane and one through lane

Southbound: One shared through/right turn lane

Eastbound: One shared left turn/right turn lane

Westbound: N/A

or as approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer (COA 50. TRANS. 2).

In addition, The project proponent shall be responsible for the design of the traffic signal modification at the intersection of: - Limonite Avenue/Cleveland Avenue with no fee credit given for Traffic Signal Mitigation Fees. Installation of the signal (s) shall be per 90.TRANS.1. (COA 50. TRANS. 1). Therefore, the impact is considered less than significant with mitigation incorporated.

- b) The proposed project provides adequate parking and will not result in inadequate parking capacity. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The traffic study indicated that it is possible to achieve a Level of Service "C" with the incorporation of improvements as discussed in 40 a). The 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 with the incorporation of the road improvements detailed above in section a). Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project will not result in a change in air traffic patterns. Therefore, there is no impact.
- e) The project will not alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The project will not substantially increase hazards to a design feature. Therefore, there is no impact.
- g) Interior streets shall be improved within the dedicated right-of-way. All schedule "A" tract maps as established by Ordinance 460 are required to make these improvements. These standard requirements are not considered mitigation for CEQA implementation purposes. Standard payment of fees as required by Ordinance No. 659 and the Transportation Uniform Mitigation Fee (TUMF) program reduces any potential impacts to a less than significant level. Therefore, the impact is considered less than significant.
- h) There may be temporary traffic delays during street improvements to roads surrounding the proposed tentative tract maps, but the delays will cease upon completion of construction. Therefore, the impact is considered less than significant.
- i) The project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) The project will not conflict with policies supporting alternative transportation. The project has been designed to promote pedestrian and bicycle use. Therefore, there is no impact.

Mitigation: The project has been conditioned to provide road improvements and install a traffic signal (COA 50. TRANS. 1) and (COA 50. TRANS. 2).

Monitoring: Monitoring shall be conducted by the Transportation Department during the building and safety plan check process.

41. Bike Trails

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☐
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Source: RCIP, EAP Trails and Bikeway System Figure 7

Findings of Fact:

- a) There are no bike trails within the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

UTILITY AND SERVICE SYSTEMS Would the project

42. 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 Jurupa Community Services District (JCSD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The JCSD is anticipated to have adequate water supplies to serve the project. The project has been conditioned to ensure that all requirements to obtain water service for each lot are met with the JCAD, as well as, all other applicable agencies (COA 10. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. 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?

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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?

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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed subdivision will be served by Jurupa Community Services District (JCSD) with existing sewer facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project has been conditioned to ensure that all requirements to obtain sewer

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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service for each lot are met with the JCAD, as well as, all other applicable agencies (COA 10. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Solid Waste

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

☐	☐	☒	☐
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

☐	☐	☒	☐
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Source: RCIP, Riverside County Waste Management District correspondence dated July 17, 2007

Findings of Fact:

- a) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction and operation of the project. However, there is sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.
- b) All local, state, and federal guidelines regarding solid waste will be satisfied during project construction and after completion. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Utilities

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?

☐	☐	☒	☐
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b) Natural gas?

☐	☐	☒	☐
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c) Communications systems?

☐	☐	☒	☐
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d) Storm water drainage?

☐	☐	☒	☐
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e) Street lighting?

☐	☐	☒	☐
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f) Maintenance of public facilities, including roads?

☐	☐	☒	☐
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g) Other governmental services?

☐	☐	☒	☐
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h) Conflict with adopted energy conservation plans?

☐	☐	☒	☐
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Source: RCIP

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

- a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, 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. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Jurupa Community Services District, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways and drainage facilities. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 46. 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, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

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.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

48. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐
☐
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☐

Source: Staff review, project application

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:

Traffic Study for TR32821 (ST00523)

PDB05457 "Habitat Assessment MSHCP Consistency Analysis" prepared by Michael Brandman and Associates, dated April 2, 2008.

PDB05484 "Burrowing Owl Focused Survey" prepared by Michael Brandman and Associates, dated September 19, 2008.

GEO01385 "Report of Preliminary Geotechnical Investigation" prepared by Klenfelder, Inc, dated February 5, 2004.

Airport Land Use Commission Correspondence dated September 13, 2007

"Preliminary Acoustical Impact Analysis Tentative Tract No. 32821" prepared by Albert A. Webb Associates, dated October 23, 2008

Office of Industrial Hygiene letter dated November 10, 2008

Waste Management letter dated July 17, 2007

Riverside County Sherriff's Department letter dated July 10, 2007

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Y:\Planning Master Forms\EA.doc
Revised: 6/9/08

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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. 32821 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32821 (Sheets 1-4) Amended No. 4, dated 12/04/08.

EXHIBIT B = Elevations and Floor Plans (Sheets 1-31) for Tentative Tract Map No. 32821, Amended No. 4, dated 07/30/08.

EXHIBIT L = Landscaping Plans (Sheets 1-10) for Tentative Tract Map No. 32821, Amended No. 4, dated 12/04/08.

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 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 23 residential lots and six (6) open space lots. 350 condominium units are proposed within the 23 residential lots. The project proposes two (2) filtration basins, a 14,309 sq. ft. basin and a 15,961 sq. ft. basin; an 18,832 sq. ft. active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 sq. ft. active park; a 15,434 sq. ft. active park; and a 32,365 sq. ft. recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace. The proposal is for an alley-loaded clustered condominium project consisting of two-story, two-car garage units including 15 different floor plans ranging from 1,510 sq. ft. to 2,597 sq. ft., a total of 992 parking spaces and 679,579 sq. ft. of open space. Phasing: The tract map is proposed to be constructed in two (2) phases. Phase 1 shall include lots 1-5, lots 13-23 and streets A, B, C, E, D, F, G, L, and portions of H and K. 207 units shall be constructed within Phase 1. Phase 2 shall include lots 6-12, lots 24-29 and streets H, I, J and K. 143 units shall be constructed within Phase 2.

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10. GENERAL CONDITIONS

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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-G2.8 MINIMUM DRAINAGE GRAD RECOMMND

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

10.BS GRADE. 7 MAP-G2.9 DRAINAGE & 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.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS

RECOMMND

All lots under Tract Map#32821 are proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with JCSD, as well as, all other applicable agencies.

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

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 RPT 1/22/09

RECOMMND

Tract Map No. 32821 is a Schedule A proposal to subdivide 39.58 gross acres into 29 parcels consisting of 350 clustered condominium units and six (6) open space lots. The project proposes two (2) filtration basins; a 14,309 square foot (sf.) basin and a 15,961 sf. basin; three active park (18,832 sf., 19,470 sf. and 15,434, sf.), and a 32,365 sf. recreation center. The site is located in the Eastvale area on the northwest corner of Limonite Avenue and Cleveland Avenue.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 1/22/09 (cont.)

RECOMMND

The District's construction of County Line Channel (Project No. 2-0-00300) intercepts storm runoff from a majority of the area which had been tributary to the site. Additionally, drainage infrastructure constructed by the surrounding developments provides this proposed development both protection from any localized runoff which was tributary to the site and an adequate outlet for this site's runoff. This surrounding drainage infrastructure includes the Eastvale Master Drainage Plan (MDP) Line D-3 (Project No. 2-0-00308) located to the east of this site along Cleveland Avenue while Tract 31063 constructed a storm drain along 58th Street which collects runoff along the northerly boundary of this development and discharges these flows into Line D-3. West of this site, Tract 31252 proposes to construct a lateral storm drain in Limonite Avenue which will be extended from the District's Eastvale MDP Line C (Project No. 2-0-00330) easterly along Limonite Avenue to the vicinity of the southwest corner of this development. However, this extension has not been constructed.

Approximately half of the site drains easterly to Line D. While the balance drains westerly to the Line C system. The applicant proposes to collect the northern half of the onsite storm runoff and convey it to the treatment control BMP proposed near the vicinity of Lot 5 and then discharge it into Line D. The southern half of the onsite storm runoff would be conveyed to a treatment control BMP proposed at the southeast corner of the site. These flows would be conveyed via a storm drain to Line C about 750 feet westerly of the project site. This will require the applicant to construct a storm drain along Limonite Avenue and tie to the District's Eastvale Line C.

The engineer has submitted a Water Quality Management Plan (WQMP) for this development. To mitigate the site's impact, two filtration basins (consisting of a 2" inch top soil layer, 18-inch minimum sand layer, geotextile, 16-inch minimum gravel layer, and 6-inch perforated pipe) are proposed. WQMP Basin No. 1 is located in the southeast corner of the site and collects runoff from the southerly portion of the development. WQMP Basin No. 2 is located along the east-central side of the side adjacent to Cleveland Avenue and collects runoff from the northerly portion of the development. For public health and safety, a fence will be placed along the southern and eastern

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 1/22/09 (cont.) (cont.) RECOMMND

perimeter of Basin No. 2 due to its steep sideslope (2:1).

The general size and location of the basin appears to be adequate at this stage of development. Some modifications will be necessary at the improvement plan stage to ensure that the basin outlet is far enough from the inlet to allow sufficient contact time. In addition, if during the improvement plan phase, these basins are found not to meet the required capacity, a building or two may need to be removed from the design.

This site is located within the bounds of the Eastvale Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$7,714 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 MAP EASTVALE MDP LINE C RECOMMND

This project shall construct a storm drain that ties into the District's Eastvale Line C along Limonite Avenue to serve as an outlet to its onsite runoff.

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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of 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 Eastvale 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. 16

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. 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.

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10. GENERAL CONDITIONS

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:
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 indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND
measures.

PLANNING DEPARTMENT

10.PLANNING. 1 GEO NO. 1385 RECOMMND

County Geologic Report (GEO) No. 1385, submitted for this project (TR32821), was prepared by Klenfelder, Inc and is entitled: "Report of Preliminary Geotechnical Investigation, Silveira Property, 13093 Cloverdale Road, Riverside County, California", dated February 5, 2004. In addition, Kleinfelder, Inc submitted the following documents for this project:

1."Response to County of Riverside Review Comments, Silveira Property, Tract Map No. 32821, 13093 Cloverdale Road, Riverside County, California", dated March 7, 2005

This document is herein incorporated as a part of GEO No. 1385.

GEO No. 1385 concluded:

1.The potential for liquefaction at the site is low, because the site is underlain by medium dense to dense soils, and the groundwater depth is greater than 50 feet and is not anticipated to rise above 50 feet.

GEO No. 1385 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1385 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Geotechnical aspects of this project as related to site grading and foundation issues shall reviewed by B&S prior to issuance of grading permits.

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10. GENERAL CONDITIONS

10.PLANNING. 2

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 Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 3

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

been reached by all parties as to the appropriate mitigation.

10.PLANNING. 4 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 A, unless modified by the conditions listed herein.

10.PLANNING. 5 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. 7 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.

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 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-3 zone.

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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 50 feet.
- h. The minimum lot size is 7,200 square feet.
- i. No more than 50% of the usable pad area shall be covered by structure.
- j. 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. 14

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

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10.PLANNING. 15

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. 16

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.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]

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.

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

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10.PLANNING. 16 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

5. Each phase shall have a separate wall and fencing plan.

6. 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. 19 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 20 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 - LANDSCAPING/IRRIGATION INSTALL INS."

10.PLANNING. 21 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - EXISTING SECOND UNITS (cont.) RECOMMND

as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 22 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).

10.PLANNING. 23 MAP - ALUC RECOMMENDATIONS RECOMMND

The project shall comply with the recommendations of the Airport Land Use Commission as stated in their letter dated September 13, 2007 and summarized as follows:

- a.The project shall not provide for the location of schools, hospitals, nursing homes, or highly noise-sensitive nonresidential uses within its boundaries.
- b.Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- c.The following uses shall be prohibited:
 - i.Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - ii.Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii.Any use which would generate smoke or water vapor or

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10.PLANNING. 23 MAP - ALUC RECOMMENDATIONS (cont.) RECOMMND

which would attract large concentrations of birds, to which may otherwise affect safe air navigation within the area.
iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

d. Additional Airport Land Use commission staff review shall be required at the tentative map, plot plan, or use permit stage for any structure greater than 70 feet in height.

e. Notice of location within the airport influence area shall be provided to potential purchasers and tenants.

f. Prior to recordation of a final map, issuance of building permits or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an aviation easement to Chino Airport.

g. Bio-swales and detention basins shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such swales or basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 24 MAP - AIR CONDITIONING UNITS RECOMMND

Air conditioning units shall be located outside of the usable private outdoor space, or as approved by the Planning Director, and shall include screening approved by the Planning Department.

10.PLANNING. 25 MAP - WASTE MANAGEMENT CLEAR RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 17, 2007, summarized as follows:

1. Prior to the issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum the WRP must identify the materials that will be generated by construction and development, the projected amounts, the measures w/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - WASTE MANAGEMENT CLEAR (cont.) RECOMMND

recycling or reduction rate.

2.Prior to issuance of an occupancy permit, evidence to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

10.PLANNING. 26 MAP - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 27 MAP - PARK MODIFICATIONS RECOMMND

The proposed park layouts/configurations of Lots 21 and 27 may be modified from what is currently shown on APPROVED EXHIBIT A. Allowed modifications shall include, but are not limited to, providing alternative sports fields in lieu of the basketball courts, providing a different variation on the playground equipment, etc. Any modification to the amenities must be consistent with the quantity and quality to what is shown on APPROVED EXHIBIT A and must be approved by the Riverside County Planning Director.

NOTE: Modified at Planning Commission on May 13, 2009.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS 2 RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS 2 (cont.)

RECOMMND

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Cleveland Avenue/Limonite Avenue
Hamner Avenue/Limonite Avenue
I-15 SB Ramps/Limonite Avenue
I-15 NB Ramps/Limonite Avenue

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

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

10.TRANS. 2

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 3

MAP - DRAINAGE 2

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5

MAP - OFF-SITE PHASE

RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads 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 years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - PRELIMINARY PHASE GRADE

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a preliminary grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The preliminary grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved preliminary grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 2

MAP - PHASES SEPARBLE

RECOMMND

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.

B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

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.

50.FIRE. 3

MAP-#47-SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2

MAP SUBMIT PLANS (cont.)

RECOMMND

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. 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 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.

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50. PRIOR TO MAP RECORDATION

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 Eastvale Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

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.

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.

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50. PRIOR TO MAP RECORDATION

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 7,200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-3 zone, and with the Riverside County Integrated Project (RCIP).
- 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 40 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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 Riverside County Economic Development Agency or other entity acceptable to the Planning Director, 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. 12

MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"The project site is located partially or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 28

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES POA COM. AREA

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area' more particularly described on the TENTATIVE MAP attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

declaration of covenants, conditions and restrictions in
conjunction with the recordation of the final map.

50.PLANNING. 33 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the
notification of all initial and future purchasers of
dwelling units within the subject project of the existence
of dairies and/or other agricultural uses within the
vicinity of the property and potential impacts resulting
from those uses. Said notification shall be in addition to
any notice required by Ordinance No. 625 (Riverside County
Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial
and all future purchasers of dwelling units within the
subject project.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design
of the traffic signal modification at the intersection of:

- Limonite Avenue/Cleveland Avenue

with no fee credit given for Traffic Signal Mitigation
Fees.

Installation of the signal (s) shall be per 90.TRANS.1.

50.TRANS. 2 MAP - TS/GEOMETRICS RECOMMND

The intersection of Cleveland Avenue/Limonite Avenue shall
be improved to provide the following geometrics:

Northbound: One left turn lane, one through lane, one right
turn lane

Southbound: One left turn lane, two through lanes and one
right turn lane

Eastbound: One left turn lane, two through lanes and one
right turn lane

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50.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMND

Westbound: One left turn lane, two through lanes and one right turn lane

The intersection of Cleveland Avenue/58th Street shall be improved to provide the following geometrics:

Northbound: One shared left turn/through/right turn lane

Southbound: One shared left turn/through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

NOTE: This intersection shall be designed to provide all way stop control.

The intersection of Cleveland Avenue/"A" Street (project entrance) shall be improved to provide the following geometrics:

Northbound: One left turn lane and one through lane

Southbound: One shared through/right turn lane

Eastbound: One shared left turn/right turn lane

Westbound: N/A

The intersection of Cleveland Avenue/"B" Street (project entrance) shall be improved to provide the following geometrics:

Northbound: One left turn lane and one through lane

Southbound: One shared through/right turn lane

Eastbound: One shared left turn/right turn lane

Westbound: N/A

or as approved by the Transportation Department

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

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50.TRANS. 3

MAP - DEDICATIONS

RECOMMND

"A" and "B" entry streets are designated as Collector streets (Public) and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk adjacent to right-of-way line, and a 10' raised landscaped median within the 82' full-width right-of-way retained for private use, in accordance with County Standard No. 103, Section A. (50'/82') (Modified for improvements and increased right-of-way from 74'to 82'.)

All interior streets are designated as Local streets (Public) and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within the 56' full-width right-of-way retained for private use, in accordance with County Standard No. 105, Section A. (36'/56')

NOTE: No decoration pavement shall be allowed on any of the entry streets or public streets above.

50.TRANS. 4

MAP - EXISTING MAINTAINED

RECOMMND

Cleveland Avenue, from Limonite Avenue to 58th Street, is designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 33 feet from centerline to curb line in the pop-out locations and 39 feet in all other locations, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (33'-39'/50') (Modified).

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 11'-17' parkway.

Limonite Avenue along project boundary is a paved County maintained road designated as an Urban Arterial and shall be improved with 8" concrete curb and gutter located 55 feet from centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/76')

NOTE: A 5' meandering sidewalk shall be constructed within

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50.TRANS. 4 MAP - EXISTING MAINTAINED (cont.) RECOMMND

the 21' parkway per Standard No. 404.

50.TRANS. 5 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. 6 MAP - PART-WIDTH RECOMMND

58th Street along project boundary is designated as a Collector street and shall be improved with 34' part-width AC pavement, (22' on project side and 12' on opposite side), 6" concrete curb and gutter, and 5' sidewalk within a 52' part-width dedicated right-of-way (37' on project side and 15' on opposite side) in accordance with County Draft Standard No. 103, Section "A".

NOTE: A 5' sidewalk (project side) shall be constructed 7' from the curb line within the 15' parkway.

50.TRANS. 7 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. 8 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Limonite Avenue and Cleveland Avenue and so noted on the final map, with the exception of "A" and "B" Street.

50.TRANS. 9 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

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50.TRANS. 10 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 11 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract 31063.

50.TRANS. 12 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 Limonite Avenue, Cleveland Avenue, "A" and "B" Street, and 58th Street. 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. 13 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. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 15 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

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50.TRANS. 16 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. 17 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 18 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. 19 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.TRANS. 19 MAP - LANDSCAPING APP. ANNEX (cont.) RECOMMND
Assessment District.

50.TRANS. 20 MAP - R & B B D RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone "D" of the Mira Loma Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

50.TRANS. 22 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. 23 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. 24 MAP - TRAFFIC SIGNALS RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, in accordance with Ordinance 461. Traffic signals shall be installed at the intersection(s) of Limonite Avenue and Cleveland Avenue. Assurance of traffic

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50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - TRAFFIC SIGNALS (cont.) RECOMMND

signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

50.TRANS. 25 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND
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. 5 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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

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

60.BS GRADE. 11 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 EXISTING SEPTIC / WELLS

RECOMMND

All existing septic systems and wells must be properly abandoned under permit with the Department of Environmental Health (DEH). Please contact DEH Land Use and Water Engineering at (951) 955-8980 for further information.

60.E HEALTH. 2 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 samples or other requirements, contact Doug Thompson at (951) 358-5055.

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

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60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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 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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7

MAP ADP FEES

RECOMMND

Tract Map No. 32821 is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8

MAP SUBMIT FINAL WQMP

RECOMMND

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

60.FLOOD RI. 9

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development 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 specific Water Quality Management Plan shall be prepared. to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.
Please see the District's Storm-water Quality Best Management Practice Design Handbook at:

f the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9

MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior 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.

PLANNING DEPARTMENT

60.PLANNING. 2

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

Because the subject parcel is designated as HIGH B for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for monitoring and mitigation services beginning at four (4) feet from current ground surface and deeper for grading and trenching with respect to potential paleontological impacts. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 18

MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 807 and Change of Zone No. 7073 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 26 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.

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 Division of the Building and Safety Department.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND
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 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 Map No. 32821 is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.
Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 3 MAP- ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B.

80.PLANNING. 4 MAP- COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B.

80.PLANNING. 5 MAP- PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 PERC TEST REQD/EST DAILY FLOW NOTAPPLY

*** No Text Exists For This Condition ***

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Corona Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

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 plot plan and shall conform to the Design and Landscape Guidelines for the Second District and the County Wide 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 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

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80.PLANNING. 18

MAP- FINAL SITE PLAN (cont.)

RECOMMND

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. 19

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 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, 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.

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80.PLANNING. 19

MAP- Walls/Fencing Plans (cont.)

RECOMMND

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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

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80.PLANNING. 19 MAP- Walls/Fencing Plans (cont.) (cont.) RECOMMND

issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 20 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. 22 MAP - LANDSCAPING SECURITIES RECOMMND

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

80.PLANNING. 25 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause a secondary acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - ACOUSTICAL STUDY (cont.)

RECOMMND

final building plans. The secondary acoustical study must reference and comply with the preliminary acoustical study entitled "Preliminary Acoustical Impact Analysis for Tentative Tract No. 32821" prepared by Albert A. Webb Associated, dated October 23, 2008.

80.PLANNING. 26 USE- LANDSCAPE PLOT PLAN APPR

RECOMMND

When the Landscaping Plot Plan is located within the Jurupa Community Services District, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the Jurupa Community Services District has approved said plans.

80.PLANNING. 27 MAP - PARKING/LANDSCAPING PLAN

RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 28 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. Landscaping of entry monuments shall comply with

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80.PLANNING. 28 MAP- ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

County Ordinance No. 859 and the Riverside County Guide to California Friendly Landscaping.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 29 USE - LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the ENTATIVE MAP conditions of approval. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

ENTATIVE MAP conditions of approval. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and

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80.PLANNING. 29 USE - LANDSCAPE PLOT PLAN (cont.) RECOMMND

irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

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

The land divider/permit holder shall file seven (7) sets of

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.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 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, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 5 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

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PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) CD copies of the certified Paleontological Monitoring Report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultants List.

90.PLANNING. 2 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a an eight (8) foot high decorative block wall or combination berm and block wall along the southern site boundary of lots 1 & 17 and a four and a half foot high decorative block wall or combination berm and block wall along the eastern site boundary of lots 11-16. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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 Economic Development Agency (EDA) or other entity acceptable to the Planning Director.

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from the Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated November 10, 2008, summarized as follows:

1. The construction of an eight foot high masonry block privacy wall or combination berm and block wall along the southern site boundary of lots 1&17.
2. Four and a half foot high masonry block privacy walls or combination berm and block walls shall be constructed along the eastern site boundary of lots 11-16.
3. An acoustical report shall be reviewed and approved by the Office of Industrial Hygiene to ensure that interior noise of the buildings is reduced to at or below 45 dbn for the homes along Cleveland Avenue and Limonite Avenue.

90.PLANNING. 13

MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14

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. 15

MAP - SPECIMEN TREES REQUIRED

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within

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90.PLANNING. 15 MAP - SPECIMEN TREES REQUIRED (cont.) RECOMMND

the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 16 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.

90.PLANNING. 17 MAP- WASTE MANAGEMENT CLEAR RECOMMND

A clearance letter from Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 17, 2007, summarized as follows:

1.Prior to the issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum the WRP must identify the materials that will be generated by construction and development, the projected amounts, the measures w/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

2.Prior to issuance of an occupancy permit, evidence to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the installation of the modified traffic signal at the following location:

- Limonite Avenue/Cleveland Avenue

with no fee credit given for Traffic Signal Mitigation Fees.

90.TRANS. 2 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

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90.TRANS. 2 MAP - 80% COMPLETION (cont.) RECOMMND

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.

90.TRANS. 3 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. 4 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. 5 MAP - STREET LIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 6 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

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90.TRANS. 6 MAP - UTILITY INSTALL (cont.) RECOMMND

poles offsite in each direction of the project site.

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

90.TRANS. 7 MAP - TRAFFIC SIGNAL RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 8 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 MAP- PARK PLANS (1) RECOMMND

Prior to the issuance of the 30th building permit within TTM32821, detailed park plans shall be submitted to and approved by the Planning Department for the park designated as Lot 5 or the park designated as Lot 21 on the TENTATIVE MAP.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 2 MAP- PARK CONSTRUCTION (1) RECOMMND

Prior to issuance of the 60th building permit within TTM32821, the park designated as Lot 5 or the park designated as Lot 21 on the TENTATIVE MAP shall be constructed and a permanent maintenance mechanism/entity shall be in place to undertake responsibilities for maintaining the park and facilities.

100.PLANNING. 3 MAP- PARK PLANS (2) RECOMMND

Prior to the issuance of the 90th building permit within TTM32821, detailed park plans shall be submitted to and approved by the Planning Department for the remaining park referenced in COA 100. PLANNING. 1, (either the park designated as Lot 5 or the park designated as Lot 21 on the TENTATIVE MAP), which has not been constructed.

100.PLANNING. 4 MAP- PARK CONSTRUCTION (2) RECOMMND

Prior to issuance of the 120th building permit within TTM32821, the remaining park referenced in COA 100. PLANNING. 1, (either the park designated as Lot 5 or the park designated as Lot 21 on the TENTATIVE MAP) shall be constructed and a permanent maintenance mechanism/entity shall be in place to undertake responsibilities for maintaining the park and facilities.

100.PLANNING. 5 MAP- PARK PLANS (3) RECOMMND

Prior to the issuance of the 150th building permit within TTM32821, detailed park plans shall be submitted to and approved by the Planning Department for either the park designated as Lot 10 or the park designated as Lot 27 on the TENTATIVE MAP.

100.PLANNING. 6 MAP- PARK CONSTRUCTION (3) RECOMMND

Prior to the issuance of the 180th building permit within TTM32821, either the park designated as Lot 10 or the park designated as Lot 27 on the TENTATIVE MAP shall be constructed and a permanent maintenance mechanism/entity shall be in place to undertake responsibilities for maintaining the park and facilities.

05/26/09
10:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

TRACT MAP Tract #: TR32821

Parcel: 164-030-027

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 7 MAP- PARK PLANS (4)

RECOMMND

Prior to the issuance of the 210th building permit within TTM32821, detailed park plans shall be submitted to and approved by the Planning Department for the remaining park referenced in COA 100. PLANNING. 5, (either the park designated as Lot 10 or the park designated as Lot 27 on the TENTATIVE MAP), which has not been constructed.

100.PLANNING. 8 MAP- PARK CONSTRUCTION (4)

RECOMMND

Prior to issuance of the 240th building permit within TTM32821, the remaining park referenced in COA 100. PLANNING. 5, (either the park designated as Lot 10 or the park designated as Lot 27 on the TENTATIVE MAP) shall be constructed and a permanent maintenance mechanism/entity shall be in place to undertake responsibilities for maintaining the park and facilities.

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

DATE: November 2, 2004

Transportation(3)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Regional Parks & Open Space
Geologist
Biologist
Sheriff's Dept.
Riv. Co. Waste
CSA #152
EDA

Supervisor Tavaglione
Commissioner Snell
Corona/Norco Unified School Dist
Riverside Transit Agency
Jurupa Community Service Dist.
So. Calif. Edison
So. Cal Gas
SBC
Caltrans # 8
Caltrans Aeronautics Division - David Cohen
Center for Community Action & Environmental
Justice

TRACT MAP NO. 32821 and CHANGE OF ZONE NO. 07073 - EA No. 39864 - Applicant: Stratham Corporation - Engineer/Rep.: Albert A. Webb and Associates - Second Supervisorial District - Eastvale Area Plan - Location: The property is located north of Limonite Avenue, south of 58th Street, east of Sumner Avenue and west of Cleveland Avenue. - 39.58 gross acres - A-2-10 Zone - **REQUEST: Tract Map No. 32821** is a proposal to subdivide 39.58 acres into one hundred forty seven (147) single-family lots and one (1) open space lot. **Change of Zone No. 07073** is a proposal to change the zoning from A-2-10 to R-1. - Schedule A - APN: 164-030-005 - Concurrent Cases: TR32821, CZ07073, GEO01385, EA39864, CFG03333 - Related Cases: N/A (1st Submittal)

Please review the case described above, along with the attached tentative map/exhibit. **Please send all comments and or questions by December 2, 2004** 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, **Kim Tran**, Project Planner, at (909) 955-2217.

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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

September 13, 2007

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Andrew Gonzalez, Contract Planner
County of Riverside Planning Department, 9th Floor
HAND DELIVERY

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1006CH07
Related File No.: Change of Zone No. 7073 (Amended) and Tentative Tract Map
No. 32821 (Amended)
APN: 164-030-027

Dear Mr. Gonzalez:

On September 13, 2007, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of Chino Airport (as well as with the 1991 Comprehensive Land Use Plan for Chino Airport as adopted by San Bernardino County), subject to the following conditions:

CONDITIONS:

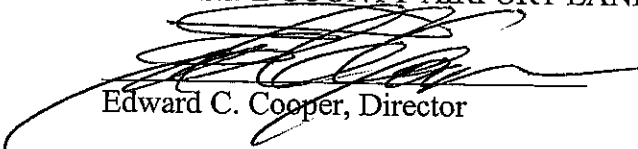
1. The project shall not provide for the location of schools, hospitals, nursing homes, or highly noise-sensitive nonresidential uses within its boundaries.
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
3. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 4. Additional Airport Land Use Commission staff review shall be required at the tentative map, plot plan, or use permit stage for any structure greater than 70 feet in height.
 - 5. The attached notice shall be provided to all potential purchasers and tenants.
 - 6. Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to Chino Airport. (Contact San Bernardino County Department of Airports at (909) 387-7801 for additional information.)
 - 7. Bio-swales and detention basins shall be designed to remain totally dry between rainfalls and shall not be designed to provide a maximum detention period exceeding 48 hours. Vegetation in and around such swales or basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Please note that the associated general plan amendment (GPA00807) was previously reviewed and found consistent through ALUC Case No. ZAP1001CH06 on November 9, 2006. If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGG:bks

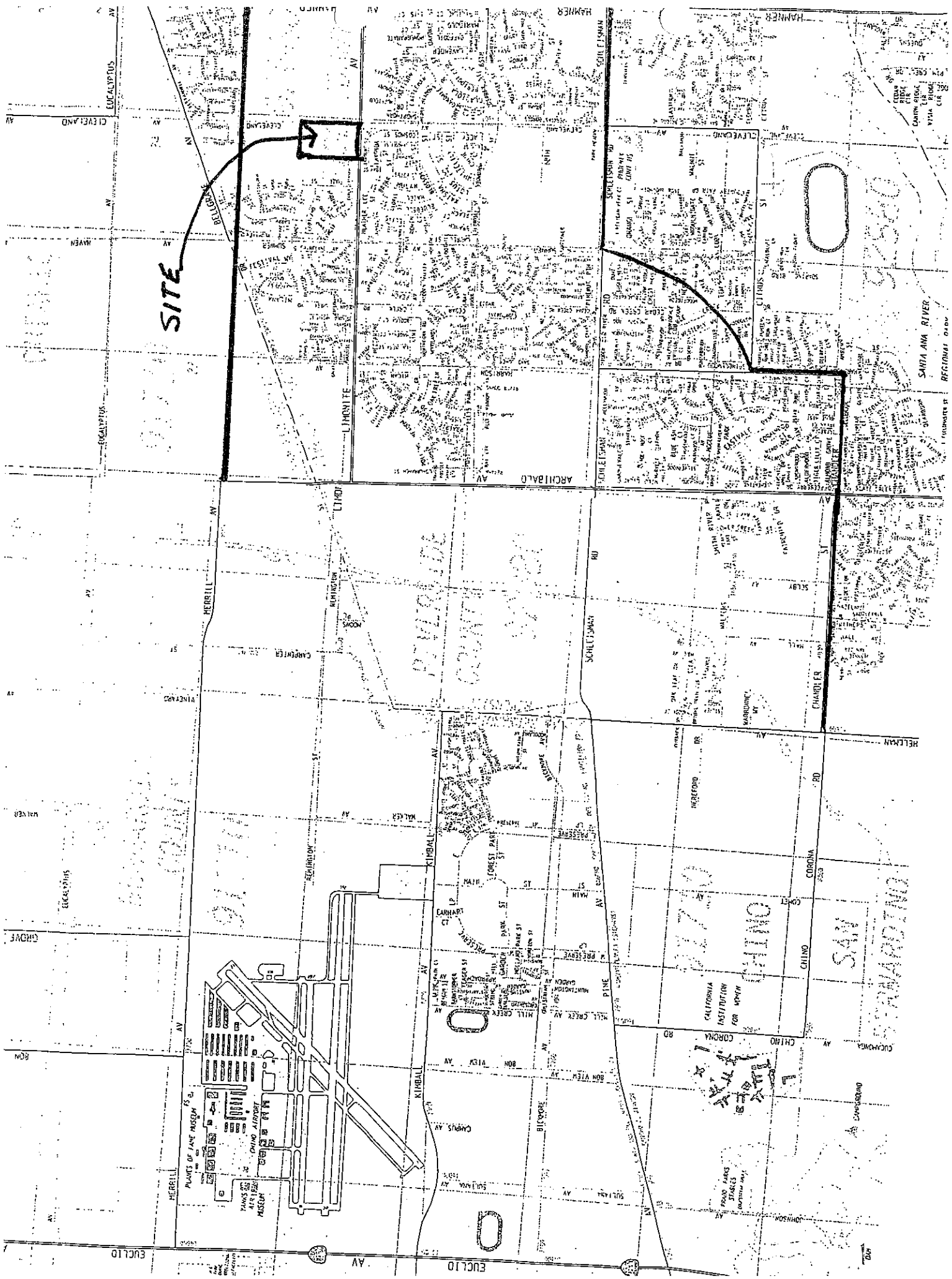
Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Silveira Dairy Investment, LLC c/o Stratham Cloverdale, Inc.
Albert A. Webb Associates – Attn.: Flo Smith
San Bernardino County Department of Airports
Chino Airport
Riverside County Economic Development Agency – Aviation Division – Chad Davies
Riverside County Facilities Management – Attn.: Robert Field

Y:\ALUC\Chino\ZAP1006CH07.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



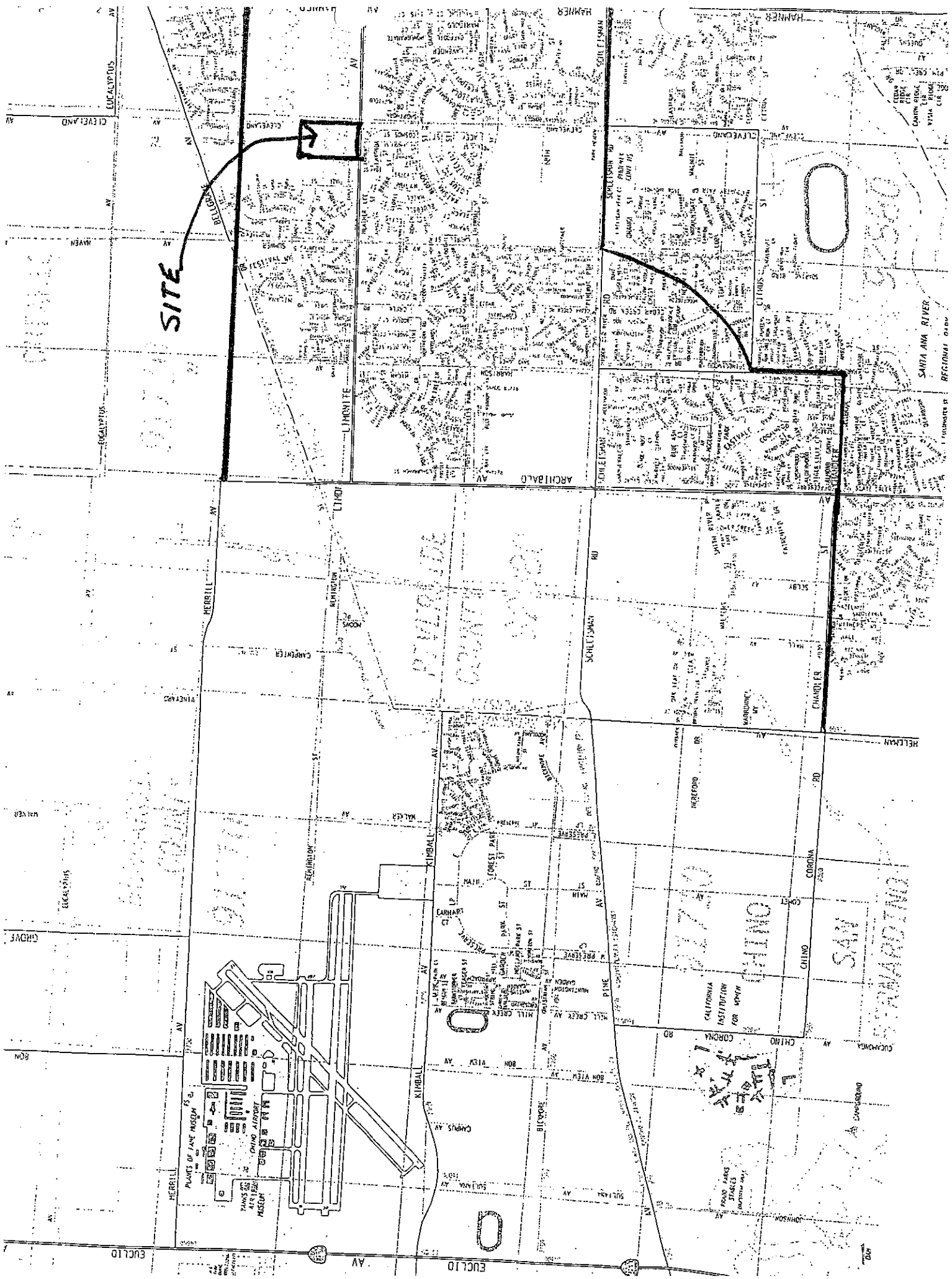
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SAN BERNARDINO COUNTY

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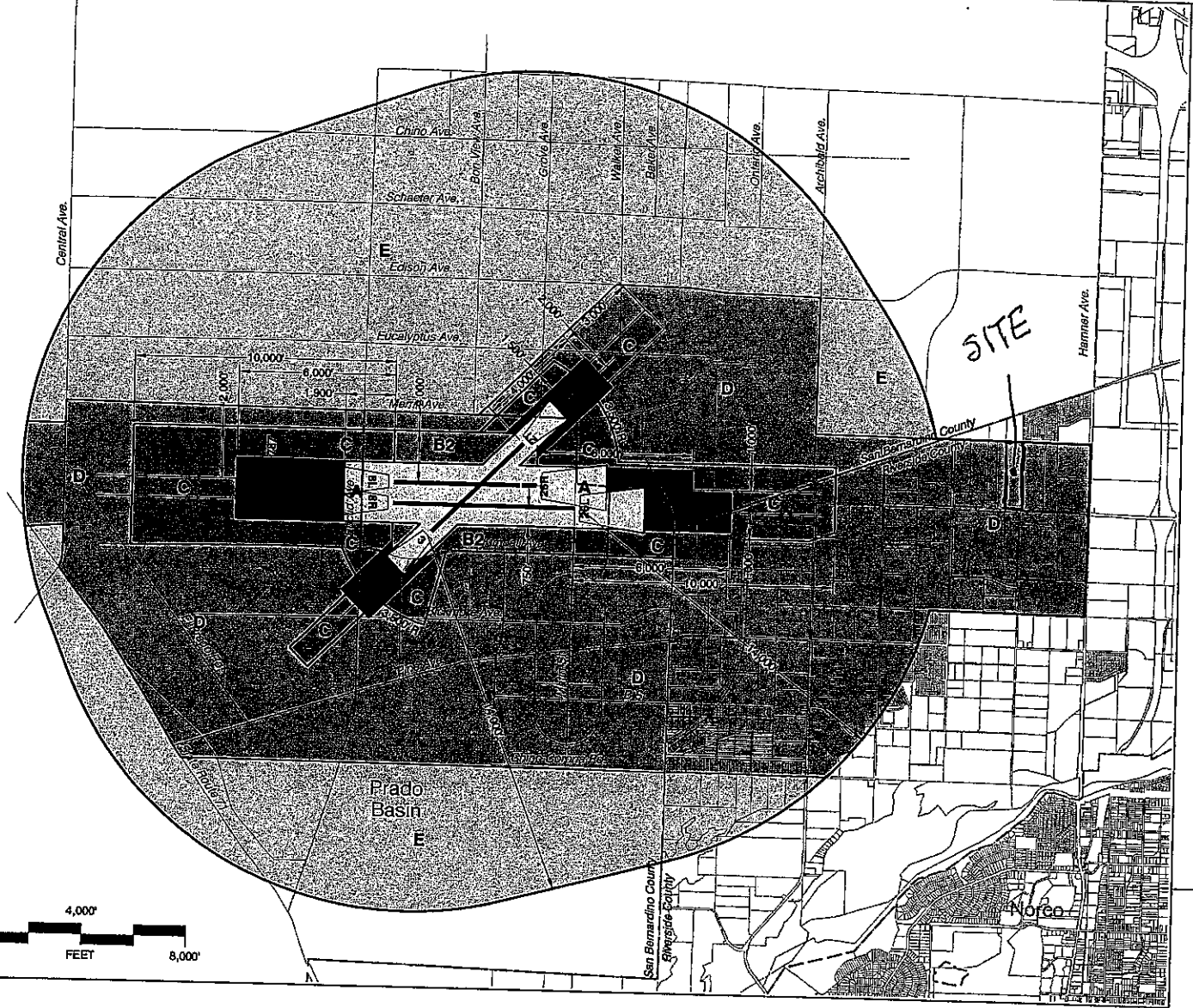
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Dedicated to delivering state-of-the-art
occupational and environmental consultation
to businesses, governmental agencies and
communities of Riverside County

Date: November 10, 2008

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

From: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050 Fax: (951) 358-5443



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

Report Reviewed by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Tentative Tract Map No. 32821

Reference Number: 96548

Applicant: Stratham Homes
2201 Dupont Drive, Ste. 300
Irvine, California 92612

Noise Consultant: ALBERT A. WEBB ASSOCIATES
3788 McCray Street
Riverside, California 92506

Review Stage: First Review

Information Provided: "Preliminary Acoustical Impact Analysis Tentative Tract No. 32821, Riverside County, California," which is dated October 23, 2008.

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 43,100 assumed for Limonite Road (the County General Plan classifies Limonite Road as a 6 lane "Urban Arterial" roadway). Average daily traffic (ADT) of 20,700 assumed for Cleaveland Avenue (the County General Plan classifies Cleaveland Avenue as a "Secondary" roadway), quoted from the "Eastvale Area Plan Circulation Figure 6", which is dated 10/07/2003.
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Limonite Road to the nearest building face is estimated to be 85 feet.
5. The distance from the centerline of Cleaveland Avenue to the nearest building face is estimated to be 70 feet.
6. Modeling for Limonite Road and Cleaveland Avenue was done using a "hard site" assumption.
7. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
8. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a barrier height is greater than six feet.
9. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

With minor changes the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

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

Eight foot high (noise barriers) masonry block privacy walls or combination berm and block wall shall be constructed along southern site boundary (Limonite Road) of lots 1& 17 of T.T. 32821.

Four and a half foot high (noise barriers) masonry block privacy walls or combination berm and block wall shall be constructed along eastern site boundary (**Cleaveland Avenue**) of lots 11 – 16 of T.T. 32821.

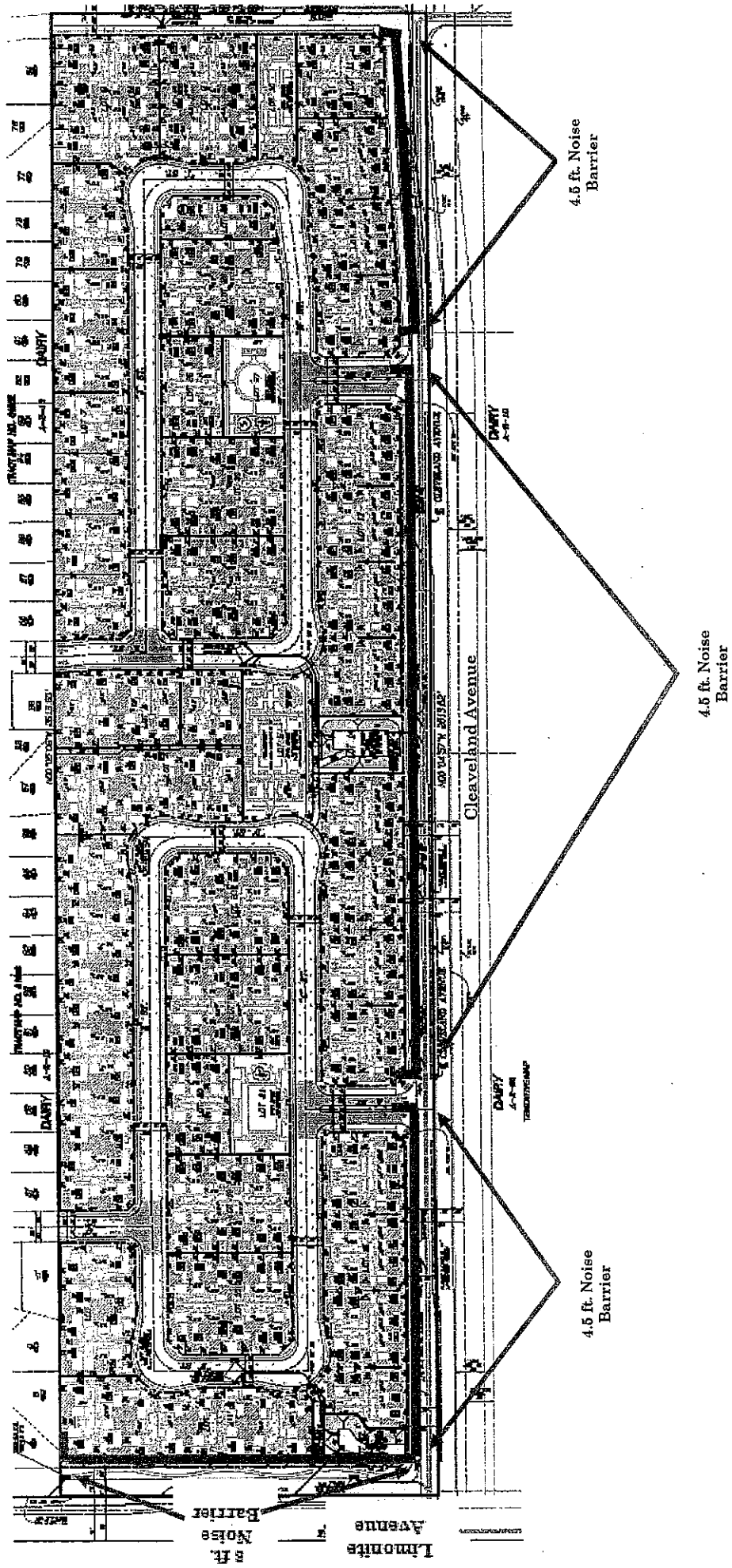
(Height taken from page 2 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 4.5 to 8 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 4.5 to 8 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impacts (second stories) for Limonite Road and Cleaveland Avenue are 76 Ldn and 69 Ldn respectively. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Limonite Road and Cleaveland Avenue.
3. The applicant shall pay review fees (prior to pulling building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Recommended Noise Barrier Diagram

Tentative Tract 32821





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 17, 2007

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

RE: General Plan Amendment (GPA) No. 1, Amended 1, Change of Zone (CZ) No. 7073A1, Tentative Tract Map (TR) No. 32821, Amended No. 2 Proposal: Change the project site's land use designation from Medium Density Residential (MDR, 2 – 5 DU p/acre) to Medium High Density Residential (MHDR, 5 - 8 DU p/acre); change the zoning classification from Heavy Agriculture - 10-Acre minimum (A-2-10) to General Residential (R-3); divide 39.58 acres into 28 lots consisting of 316 clustered condominium units and six (6) open space lots.
APN: 164-030-026

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Limonite Avenue, west of Cleveland Avenue, and south of 58th Street, in the Prado-Mira Loma Zoning District. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the

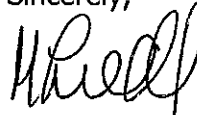
Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD#56377

ml
COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

6-5
Clear
1 do
COUNTY OF RIVERSIDE
WASTE MANAGEMENT
07 JUL -5 PM 1:36

DATE: July 2, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Landscape
Riv. Transit Agency

Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Supervisor Tavaglione
Commissioner Snell
Corona-Norco Unified School Dist.
Jurupa Community Services Dist.
EIC "Attachment A"
U.S. Postal Service

GENERAL PLAN NO. 807, AMENDMENT NO. 1, AMENDED NO. 1, CHANGE OF ZONE NO. 7073, AMENDED NO. 1, AND TENTATIVE TRACT MAP NO. 32821, AMENDED NO. 2 – EA39864 – Applicant: Stratham Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) – Location: Northerly of Limonite Avenue, Westerly of Cleveland Avenue, and Southerly of 58th Street – 39.58 Gross Acres – Zoning: Heavy Agriculture 10-Acre Minimum (A-2-10) – **REQUEST: The **General Plan Amendment** proposes to change the project site's current general plan land use designation from Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre) to Medium High Density Residential (MHDR) (5 – 8 Dwelling Units per Acre). The **Change of Zone** proposes to change the project site's current zoning classification from Heavy Agriculture 10-Acre Minimum (A-2-10) to General Residential (R-3) for consistency purposes. The **Tentative Tract Map** proposes a schedule 'A' subdivision of 39.58 gross acres into 28 lots consisting of 316 clustered condominium units and six (6) open space lots. The project proposes a 12,144 sq. ft. bio-swale, a 10,430 sq. ft. detention basin, a 30,937 sq. ft. active park consisting of a tot-lot and other playground equipment, a 40,005 sq. ft. passive park & bio-swale, a 16,512 sq. ft. recreation center consisting of a 2,500 sq. ft. pool, spa, rest room facility, and outdoor kitchen and fireplace, and a 23,697 sq. ft. passive park. The proposed project consists of alley-loaded single family clustered condominium units with two-car garages, including 11 different floor plans ranging from 844 sq. ft. to 2,056 sq. ft., and 303 additional parking spaces. - APN: 164-030-026 – Concurrent Cases: SP357**

Please review the attached Amended exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending July 26, 2007 CPR Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, (951)955-2391, or e-mail at angonzal@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC – PO Box 1409
Riverside, CA 92502-1409
ATTN: Andrew Gonzalez, Project Planner

July 9, 2007

RE: Plot Plan No. 21987, Amended No. 2, EA No. 40975
APN: 160-020-005, 160-020-010, 160-020-022; Related Cases: SP00335
Applicant: SC Eastvale Development Corp.
Engineer / Representative: Albert A. Webb Associates

Dear Mr. Gonzalez,

Thank you for the opportunity to comment on the proposed amended request for the development of a recreation center for The Resort (SP 335), to include, two recreation buildings; a pool facility; pool deck area; two tennis courts; two half basketball courts and putting green; 86 parking spaces and landscaping for the property. The project is located within the Prado-Mira Loma Zoning District of the Jurupa Area Plan- Second Supervisorial District.

At this time the Sheriff's Department has no additional requirements, requests or recommendations, other than those indicated in the original letter from Deputy Cosgrove dated September 11, 2006 (see attached).

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Chris Mattson at (951) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read "Chris Mattson".

Chris Mattson
Deputy Sheriff
Jurupa Valley Station
CPTED Program Coordinator

cc: - RSO Admin.
- JVS File

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC – PO Box 1409
Riverside, CA 92502-1409
ATTN: Beth Tamayose, Project Planner

September 11, 2006

RE: Plot Plan No. 21987, EA No. 40975
APN: 160-020-005, 160-020-010, 160-020-022; Related Cases: SP00335
Applicant: SC Eastvale Development Corp.
Engineer / Representative: Albert A. Webb Associates

Dear Ms. Tamayose,

Thank you for the opportunity to comment on the proposed request for the development of a Recreation center for The Resort (SP 335), to include, two recreation buildings; a pool facility; pool deck area; two tennis courts; two half basketball courts and putting green; 87 parking spaces and landscaping for the property. The project is located within the Prado-Mira Loma Zoning District of the Jurupa Area Plan- Second Supervisorial District.

The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Law Enforcement Staffing and Financial Mitigation:

This project will be served by the Jurupa Valley Station of the Riverside County Sheriff's Department. Current staffing levels in the unincorporated areas are significantly below the target staffing of 1.2 deputies per 1000 population. This project in consideration with a significant rise in both, planned and current residential development within the Jurupa Valley area, will continue to degrade the level of service unless programmed with collection of development funds.

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request that as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of the project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of residents occupying the project (SP 335) and having use of the recreational facilities described above.

2. Pre-Construction and Construction Site Layout:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department.

The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion Design Issues:

1. Streetlighting:

The street lighting for the development should be in accordance with the county requirements per Riverside County Ordinance. All lighting fixtures should be resistant to vandalism and tampering, to include any planned park and recreation areas. The standards should be of a height to reduce any tampering or damage. The required public streetlights do not supplant the necessity for any exterior security lights upon the project property.

2. Graffiti Abatement:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... should be graffiti resistant either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

3. Property Numbering / Addresses:

Illuminated and/or backlit property addresses should be provided for each building and apartment. These devices shall be of the proper size to ensure proper display of locations for emergency responses by the fire department (CDF) and law enforcement.

Further, the Sheriff's Department recommends the numbering of each building address be placed atop the roofs for ease in identification of the locations during an emergency response. The numbers shall be made of sufficient size (minimum 1 x 4 ft.) and contrasting color against the roof for observation by aircraft.

4. Property Directory:

The Sheriff's Department requests the design and installation of two (2) property directories, one each to be located near both entrances (primary and secondary) to the property. The directories shall provide sufficient information and detail of mapping the property, buildings, facilities and emergency phone numbers (after hours contact).

5. Security Gate(s):

The proposed plan does not indicate that any gate will be erected at entrances and / or exits from the premises. Should the existing plan change and the concept for a gated property develop, the Riverside County Sheriff's Department shall require the installation of the dual switch (Model # 3503) Knox Rapid Entry System, which would allow the local fire and law enforcement agencies their own independent access or egress to the site in the event of an emergency response.

6. Recreational Facilities:

Based upon the designated use of a particular activity, that site may require some manner of surveillance with digital recording with date & time stamping. The exact hours of operation have not been stated, neither does the plan identify any on-site staff or personnel responsible for the observation, management or maintenance of the facilities. Therefore, the prevention or a reduction any potential criminal activity should be examined. The installation of any digital recording equipment should consist of high quality with infrared and limited light capabilities.

Prior to the issuance of building permit(s), the Sheriff's Department requests the presentation of those project diagrams discussed to include the property illumination plan for facilities (i.e. parking areas, pool areas and exterior site plan).

7. Alarm System:

The buildings at the location shall be alarmed with a zone designated alarm system to include appropriate motion sensing. Any business offices locations shall have "panic" alarm capability for emergencies. The location shall maintain a current list of after hour contact information and responders with the Communications & Dispatch Center of the Riverside County Sheriff's Department.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
CPTED Program Coordinator

cc: - RSO Admin.
- JVS File



Southern California
Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306

A  Sempra Energy® utility

June 8, 2006

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409**

Attention: Kim Tran

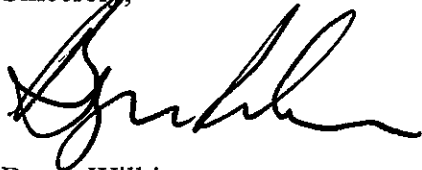
Re: General Plan Amendment No. 807 – EA39864

Dear: Ms. Tran,

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,



Bryan Wilkie
Technical Services Supervisor

Sheldon, Lisa

From: Juarez, Raymond
Sent: Tuesday, May 12, 2009 7:08 AM
To: Sheldon, Lisa; Rush, Adam
Subject: FW: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Here's another

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Note that my phone number has changed from 955-2419 to 955-9541.

From: bandaruru@yahoo.com [mailto:bandaruru@yahoo.com]
Sent: Monday, May 11, 2009 8:37 PM
To: Field, John; Juarez, Raymond; newstips@kpcc.org; llucas@pe.com
Subject: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Dear all,

Greetings. I am writing in response to a public hearing notice scheduled for May 13, 2009 regarding the Agenda item 5.2 (GPA00807 / CZ07073 / TR32821) in the Agenda item list of Riverside County Planning Commission.

Please find the online link below regarding the rezoning info:

http://www.rctlma.org/planning/content/hearings/pc/2009/pc051309_agenda/pc051309.html

I am OPPOSED to the idea of building the apartments and condominiums for various obvious reasons. Concerned Public hearing notice is enclosed. Please see below for some critical concerns:

1. When I was checking for homes in Eastvale, many home builders told me that there would be no apartment complexes in Eastvale.
2. My house will be across from the apartments and condos. This raises security/traffic concerns in addition to exacerbating already tanked housing market. More over there is already a glut of condos in the vicinity.
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4. Research data has shown that crime rate will increase because of large number of apartment units. This is substantiated by various apartment reviews in the vicinity. My family and neighborhood will be at greater risk if drug dealers/users live in the vicinity.
5. Such large number of units in walking distance to school, is a Traffic and Security hazard. I will be scared to send my kids to such schools.
6. Presently we are paying large amount of property taxes per year in Mello Roos. I have to pay these unreasonably high taxes for next 30 years where as these benefits will be utilized by the tenants of these

apartments.

7. We will be filing a law suit against builders since they promised a peaceful neighborhood. This rezoning seriously compromises peace and tranquility of our neighborhood.

Grateful if you all look in to my concern and that of the community at large and say NO to the builder proposal. Let them be patient and the market will revive soon. They could build single family houses at that time as per current zoning.

Thank you and look forward to your support toward a favorable decision.

Regards,

Ramesh Bandaru

951-279-3358

bandaruru@yahoo.com

Sheldon, Lisa

From: Juarez, Raymond
Sent: Monday, May 11, 2009 12:53 PM
To: Rush, Adam; Sheldon, Lisa
Subject: FW: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Note that my phone number has changed from 955-2419 to 955-9541.

From: Anil Yarlagadda [mailto:anil357@yahoo.com]
Sent: Monday, May 11, 2009 12:50 PM
To: Field, John; Juarez, Raymond; newstips@kpcc.org; llucas@pe.com
Cc: anil357@yahoo.com
Subject: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Dear All,

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Thank you and look forward to your support toward a favorable decision.

Regards,

Anil K Yarlagadda

May 11, 2009

Anil357@yahoo.com

714-809-2386(M)

Sheldon, Lisa

From: Juarez, Raymond
Sent: Monday, May 11, 2009 12:10 PM
To: Sheldon, Lisa; Rush, Adam
Subject: FW: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Note that my phone number has changed from 955-2419 to 955-9541.

From: Nandana Kumar Potluri [mailto:nandana_p@yahoo.com]
Sent: Monday, May 11, 2009 11:51 AM
To: Field, John; Juarez, Raymond; newstips@kpcc.org; llucas@pe.com
Cc: nandana_p@yahoo.com
Subject: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Dear all,

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Thank you and look forward to your support toward a favorable decision.

Regards,
Nandana Kumar Potluri
May 11, 2009
951-479-5370
nandana_p@yahoo.com

Sheldon, Lisa

From: Juarez, Raymond
Sent: Monday, May 11, 2009 12:10 PM
To: Rush, Adam; Sheldon, Lisa
Subject: FW: Fw: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
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P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Note that my phone number has changed from 955-2419 to 955-9541.

From: atchaiah chowdary [mailto:atchaiah@gmail.com]
Sent: Monday, May 11, 2009 12:09 PM
To: Field, John; Juarez, Raymond; newstips@kpcc.org; llucas@pe.com
Cc: atchaiah chowdary
Subject: Fwd: Fw: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

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Thank you and look forward to your support toward a favorable decision.

Regards,

Chinna Kellmaplli

May 11, 2009

951-847-7307

atchaiah@gmail.com

Sheldon, Lisa

From: Juarez, Raymond
Sent: Wednesday, May 13, 2009 4:27 PM
To: Sheldon, Lisa; Rush, Adam
Subject: FW: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

fyi

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Note that my phone number has changed from 955-2419 to 955-9541.

From: Krishna Yalavarthi [mailto:kyalavarthi@gmail.com]
Sent: Wednesday, May 13, 2009 3:12 PM
To: Field, John; Juarez, Raymond; newstips@kpcc.org; llucas@pe.com
Cc: Krishna Yalavarthi
Subject: Public Hearing on Rezoning in Eastvale near Limonite Ave and Cleveland Ave

Dear all,

Greetings. I am writing in response to a public hearing notice scheduled for May 13, 2009 regarding the Agenda item 5.2 (GPA00807 / CZ07073 / TR32821) in the Agenda item list of Riverside County Planning Commission.

Please find the online link below regarding the rezoning info:

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Grateful if you all look in to my concern and that of the community at large and say NO to the builder proposal. Let them be patient and the market will revive soon. They could build single family houses at that time as per current zoning.

Thank you and look forward to your support toward a favorable decision.

Regards,
Krishna Yalavarthi
May 13, 2009
951-737-2989
kyalavarthi@gmail.com

Sheldon, Lisa

From: Juarez, Raymond
Sent: Thursday, June 04, 2009 8:18 AM
To: 'lino leon'
Cc: Sheldon, Lisa; Rush, Adam
Subject: RE: CONSTRUCTION OF APARTMENTS

Hello Mr. Leon:

Thank you for expressing your concerns. I believe that the project you are referring to is Tentative Tract Map No. 32821 located northwest of Limonite and Cleveland Avenue. The information attached as part of your e-mail was provided to the Riverside County Planning Commission on May 13, 2009, and will again be available when this case goes before the Riverside County Board of Supervisors for legislative approvals.

As part of the development review process, all issues outlined in your e-mail have been considered and analyzed. The Planning Department plays a leading role in distributing all facts, plans, and studies as proposed by the developer to other County Agencies and Departments for analysis. As a result of this role, the Planning Department requires that all issues have been discussed to ensure that there will not be significant impacts such as those you have described. Moving forward, the developer will construct all necessary improvements to ensure that there are less than significant impacts; the School District, Riverside County Sheriff and Riverside County Transportation Department have all commented and considered this project ultimately determining that there will be less than significant impacts; and, future homeowners, as this is not an apartment complex, will be required to pay taxes as determined by the Riverside County Assessor's office.

To review the staff report, environmental documents, and presentation materials please see item 5.2 located at the following link:

http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/2009/pc051309_agenda/pc051309.html

Again - Thank you for expressing your concerns. This correspondence will be incorporated as part of the staff report.

Respectfully,

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

Note that my phone number has changed from 955-2419 to 955-9541.

From: lino leon [mailto:leonlino@sbcglobal.net]
Sent: Wednesday, June 03, 2009 9:12 PM
To: Juarez, Raymond
Subject: Re: CONSTRUCTION OF APARTMENTS

ATT: Mr. Juarez

My name is Lino Leon and I am a homeowner at 6745 Stillbrook Way, Corona, which happens to be right in front of the area in which you are planning to built apartments and condominiums. I just want to remind you that we the community and homeowners of this area pay a significant amount of taxes that pay for our sewers, electricity, paving, water, and ALL other services. I pay over \$11,000.00 a year for property tax. We don't agree with the fact that the county is trying to make money out of our money. And have you thought about where you are going to fit 1,000 more kids into the headstart program? Another in kindergarden, elementary, junior, and high school? We are talking about another 750 families, an estimate of 3,000 more people, who have not paid for their schools, for service, for NOTHING! How are you going to process the water? And all other things which 3,000 other people need. We don't want delinquency, no drugs, and the only thing we ask for is that you give the service we deserve that cost us more than \$11,000.00 a year for each of us homeowners. We pay for a service and with one day late, we get charged late fees. This is why we command you to construc somewhere else where property values arent affected or our lifestyle. We expect that you think and react to this situation and built somewhere else where is needed and not where things are done already.

Deal All,

Greetings. I am writing in response to a public hearing notice that was brought to my attention recently.

I am OPPOSED to the idea of building the apartments and condominiums for various obvious reasons. Concerned Public hearing notice is enclosed. Please see below for some critical concerns:

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Grateful if you all look in to my concern and that of the community at large and say NO to the builder proposal. Let them be patient and the market will revive soon. They could build single family houses at that time as per current zoning.

Thank you and look forward to your support toward a favorable decision.

Regards,
Lino Leon
June 3, 2009
951-741-1188
leonlino@sbcglobal.net

NOTICE OF LOCATION CHANGE

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 807 / CHANGE OF ZONE NO. 7073 / TENTATIVE TRACT MAP NO. 32821 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Stratham Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) – Location: Northerly of Limonite Avenue, westerly of Cleveland Avenue, and southerly of 58th Street – 39.58 Gross Acres – Zoning: Heavy Agriculture 10-Acre Minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre). The change of zone proposes to change the project site's existing zoning classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3). The Tentative Tract Map is a Schedule 'A' subdivision of 39.58 gross acres into 29 parcels consisting of 350 two-story clustered condominium units (includes 15 different floor plans, two car garages and range in size from 950-1,841 square feet) and six (6) open space lots totaling 679,579 square feet. The project proposes two (2) filtration basins, a 14,309 square foot basin and a 15,961 square foot basin; an 18,832 square foot active park consisting of a basketball court, a tot-lot, and other playground equipment; a 19,470 square foot active park; a 15,434 square foot active park; a 32,365 square foot recreation center consisting of a pool, spa, rest room facility, and outdoor kitchen and fireplace; and 992 parking spaces. The tract map is proposed to be constructed in two (2) phases. Phase 1 shall include lots 1-5, lots 13-23 and streets A, B, C, D, F, G, L, and portions of H and K. 207 units shall be constructed within Phase 1. Phase 2 shall include lots 6-12, lots 24-29 and streets H, I, J and K. 143 units shall be constructed within Phase 2 - APN: 164-030-027. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 13, 2009
PLACE OF HEARING: EASTERN MUNICIPAL WATER DISTRICT
BOARDROOM (3rd Gate Entrance)
2270 TRUMBLE ROAD, PERRIS, CA 92572

For further information regarding this project, please contact Project Planner, Ray Juarez, at 951-955-9541 or email rijuarez@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/8/09,

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

APN (s) or case numbers TR 32821/GPA00807/CZ07073 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

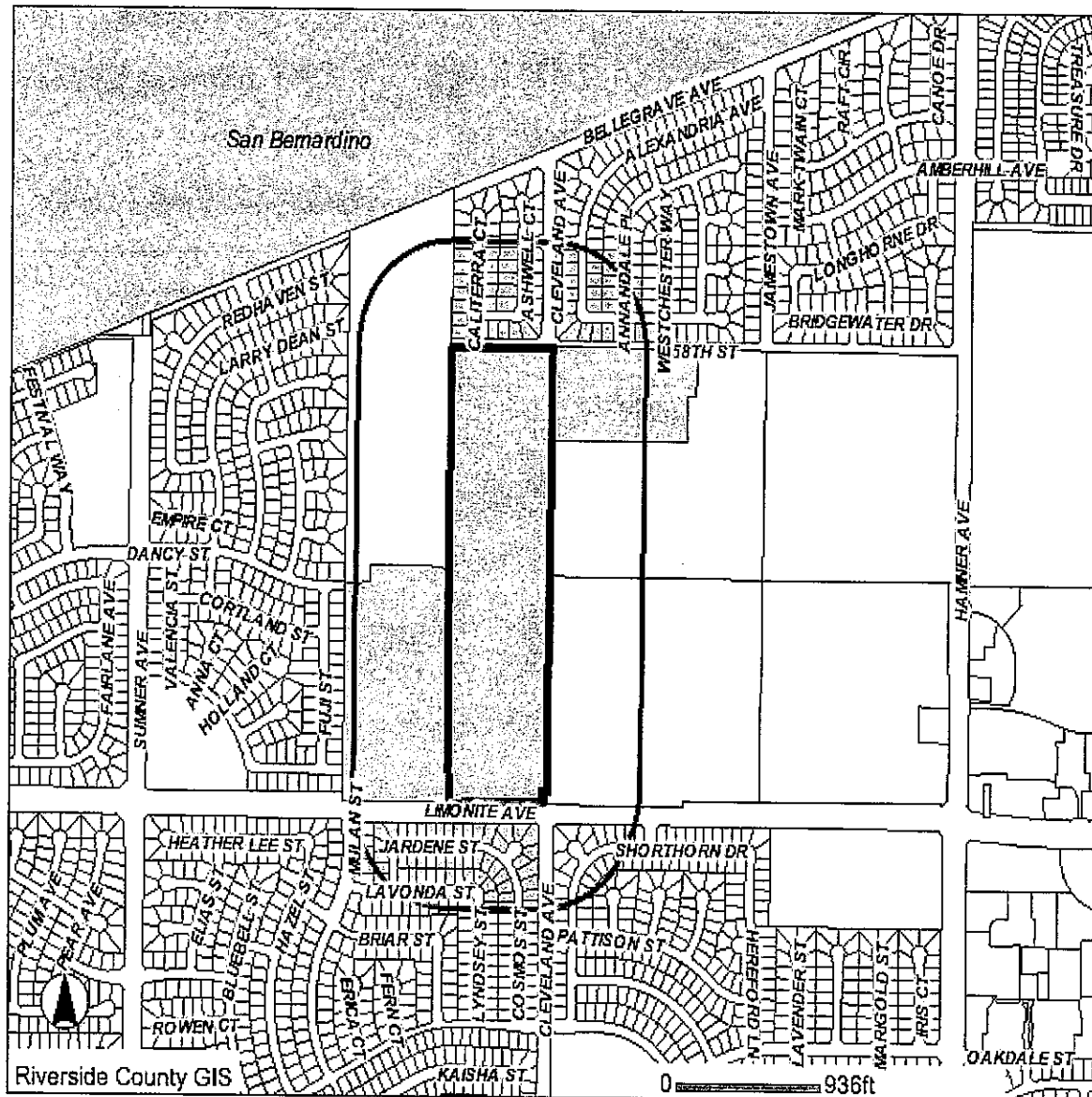
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/8/09 
EP. 10/8/09

600 feet buffer



Selected parcel(s):

164-030-010	164-030-027	164-030-033	164-150-011	164-150-012	164-150-013	164-150-014
164-150-015	164-150-016	164-150-017	164-150-018	164-150-019	164-150-020	164-151-008
164-151-009	164-151-010	164-152-001	164-152-002	164-152-003	164-152-004	164-152-005
164-152-006	164-152-007	164-152-022	164-152-023	164-152-024	164-152-025	164-152-026
164-152-027	164-152-028	164-380-002	164-380-003	164-380-004	164-380-005	164-380-006
164-380-007	164-381-001	164-381-002	164-381-003	164-381-004	164-382-001	164-382-002
164-382-003	164-382-004	164-462-001	164-462-002	164-462-003	164-462-004	164-490-011
164-490-012	164-490-013	164-490-014	164-490-015	164-490-016	164-490-017	164-490-018
164-490-019	164-490-020	164-490-021	164-490-022	164-490-023	164-490-024	164-490-025
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164-561-030	164-561-031	164-561-032	164-561-033	164-561-034	164-561-035	164-561-036
164-650-001						

IMPORTANT

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

MAP PRINTED ON...04/8/2009

APN: 164030010 ASMT: 164030010
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BRADLEY WILLIAM LEAL
JOHN CRAIG LEAL
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APN: 164030027 ASMT: 164030027
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C/O STRATHAM PROPERTIES INC
2201 DUPONT DR NO 300
IRVINE CA 92612

APN: 164030033 ASMT: 164030033
WARM SPRINGS INV LTD
C/O JOHN SCHAFER
4100 NEEWPORT PL NO 800
NEWPORT BEACH CA 92660

APN: 164150011 ASMT: 164150011
PAMELA BRADFORD
5744 ALEXANDRIA AVE
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APN: 164150012 ASMT: 164150012
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CANDACE M MCDOUGALL
5754 ALEXANDRIA AVE
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APN: 164150013 ASMT: 164150013
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JOEL MCWATERS
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APN: 164150014 ASMT: 164150014
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RENEE C SCRANTON
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APN: 164150015 ASMT: 164150015
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ORANGE CA 92863

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SAMUEL METTERS
5777 ANNANDALE PL
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APN: 164150018 ASMT: 164150018
RUSS C BROWN
MARIELENA BROWN
CONNIE N BROWN
5767 ANNANDALE PL
CORONA CA. 92880

APN: 164150019 ASMT: 164150019
AGUSTINE M RAYA
BAUDELA RAYA
5757 ANNANDALE PL
CORONA CA. 92880

APN: 164150020 ASMT: 164150020
VICTOR M LAINEZ
DENISE A LAINEZ
5747 ANNANDALE PL
CORONA CA. 92880

APN: 164151008 ASMT: 164151008
RUBEN L FERNANDEZ
GUADALUPE FERNANDEZ
5762 ANNANDALE PL
CORONA CA 92880

APN: 164151009 ASMT: 164151009
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APN: 164151010 ASMT: 164151010
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APN: 164152001 ASMT: 164152001
DAVE EDWARD BOSWELL
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APN: 164152002 ASMT: 164152002
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SHERRIE L OCONNELL
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APN: 164152003 ASMT: 164152003
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ERNESTO GARCIA
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APN: 164152005 ASMT: 164152005
TIMOTHY M POLICY
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ROBIN L ROOKER
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ROSALVA ZATARAIN
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JENNIFER L WALLER
5799 ALEXANDRIA AVE
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C/O LOTTON LOAN SERVCING
4828 LOOP CENTER DR
HOUSTON TX 77081

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SHAWSHONEE D STOKES
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MICHELE L WALLEVAND
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JEFF C CHENG
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JANANI CHANDRASEKAR
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13123 LAVONDA ST
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APN: 164382003 ASMT: 164382003
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13133 LAVONDA ST
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13143 LAVONDA ST
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JESSICA RODRIGUEZ
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ROEL O PEREZ
JENNIFER A ROBERTS
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NAM TRUONG
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ELIDA GARCIA
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APN: 164490024 ASMT: 164490024
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13078 JARDENE ST
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APN: 164490025 ASMT: 164490025
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ALICHEA AVILA
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13098 JARDENE ST
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APN: 164490027 ASMT: 164490027
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MARIA C MADERA
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APN: 164490028 ASMT: 164490028
JESSICA YEN LAM
NHAN HO
13118 JARDENE ST
CORONA CA. 92880

APN: 164490029 ASMT: 164490029
YUTING HUANG
PAULINE LI
13128 JARDENE ST
CORONA CA. 92880

APN: 164490030 ASMT: 164490030
JOSE CASTELLANOS
IRMA CASTELLANOS
13138 JARDENE ST
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APN: 164491001 ASMT: 164491001
MARK C GONZALES
LAURA ELISA GONZALES
13131 JARDENE ST
CORONA CA. 92880

APN: 164491002 ASMT: 164491002
NATHANIEL T ODESSA
CHRISTINA T TRAN
13121 JARDENE ST
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APN: 164491003 ASMT: 164491003
PATRICIA A MARTINEZ
19 VIA PERICO
RCHO STA MARG CA 92688

APN: 164491004 ASMT: 164491004
SIVA NANDANA KUMA POTLURI
KARUNA TIPIRNENI
13101 JARDENE ST
CORONA CA. 92880

APN: 164491005 ASMT: 164491005
LEO FERNANDEZ
SUZETTE FERNANDEZ
13091 JARDENE ST
CORONA CA. 92880

APN: 164491006 ASMT: 164491006
RUBEN CONTRERAS
VERONICA CONTRERAS
13081 JARDENE ST
CORONA CA. 92880

APN: 164491007 ASMT: 164491007
FERNANDO RODRIGUEZ
MARYBETH HIGHDUCHECK
13071 JARDENE ST
CORONA CA. 92880

APN: 164491008 ASMT: 164491008
MARCELA MERCADO
MARIA MERCADO
C/O MARIA MERCADO
13061 JARDENE ST
CORONA CA. 92880

APN: 164491009 ASMT: 164491009
VINCENT TIRO
CHRISTINE TIRO
13051 JARDENE ST
CORONA CA. 92880

APN: 164491010 ASMT: 164491010
JIMMY ENRIQUEZ
CYNTHIA HERNANDO
13041 JARDENE ST
CORONA CA. 92880

APN: 164491011 ASMT: 164491011
RHONDA ALEXANDER
13031 JARDENE ST
CORONA CA. 92880

APN: 164491012 ASMT: 164491012
ANTHONY NG
CHIH FANG HSU
6233 COSMOS ST
CORONA CA. 92880

APN: 164491013 ASMT: 164491013
SREENIVASA R BAJJURI
NARMADA BAJJURI
6253 COSMOS ST
CORONA CA. 92880

APN: 164491014 ASMT: 164491014
KIMBERLY THORNE
6263 COSMOS ST
CORONA CA, 92880

APN: 164491015 ASMT: 164491015
LILIA LLAMAS
ANDY LLAMAS
C/O ANDY LLAMAS
6273 COSMOS ST
CORONA CA. 92880

APN: 164491036 ASMT: 164491036
MARIA LOURDES SIACUNCO
6274 LYNDSEY ST
CORONA CA. 92880

APN: 164491037 ASMT: 164491037
HERMAN KURNIAWAN
CHUI LING KARJADHI
6264 LYNDSEY ST
CORONA CA. 92880

APN: 164491038 ASMT: 164491038
WILLIE ARROGANCIA
SHARON ARROGANCIA
KATHERINE ARROGANCIA
6254 LYNDSEY ST
CORONA CA. 92880

APN: 164491039 ASMT: 164491039
CHRISTIAN ALEMAN
CINDY L PETRONE
13070 LAVONDA ST
CORONA CA, 92880

APN: 164491040 ASMT: 164491040
CARLOS SALAZAR
BRENDA SALAZAR
13080 LAVONDA ST
CORONA CA. 92880

APN: 164491041 ASMT: 164491041
LONG H NGUYEN
LUNG CHAU
13090 LAVONDA ST
CORONA CA. 92880

APN: 164491042 ASMT: 164491042
AMIT MANCHANDA
13100 LAVONDA ST
CORONA CA. 92880

APN: 164491043 ASMT: 164491043
DONATO SORIANO
JAN SORIANO
13110 LAVONDA ST
CORONA CA. 92880

APN: 164492001 ASMT: 164492001
MARK SANDOVAL
13103 LAVONDA ST
CORONA CA. 92880

APN: 164492002 ASMT: 164492002
MICHAEL SEABROOKS
13093 LAVONDA ST
CORONA CA. 92880

APN: 164492003 ASMT: 164492003
JOSE BERTIN O VERA
6267 LYNDSEY ST
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APN: 164560003 ASMT: 164560003
CLAUSIA E CASAS
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APN: 164560004 ASMT: 164560004
ISHAK R IHMUD
REGINA R IHMUD
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APN: 164560005 ASMT: 164560005
GEORGIA G PINGOL
MICHAEL M PINGOL
ARTURO C PINGOL
CARMEN PINGOL
5752 ASHWELL CT
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APN: 164560006 ASMT: 164560006
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KARLA J ALVAREZ LOPEZ
5740 ASHWELL CT
CORONA CA. 92880

APN: 164560007 ASMT: 164560007
GANG ZHANG
5728 ASHWELL CT
CORONA CA. 92880

APN: 164560008 ASMT: 164560008
HONG WEI WANG
5716 ASHWELL CT
CORONA CA. 92880

APN: 164560009 ASMT: 164560009
MONFREDD GUATEMALA
YESENIA GUATEMALA
5704 ASHWELL CT
CORONA CA. 92880

APN: 164560010 ASMT: 164560010
ADOLFO N LLAMAS
5692 ASHWELL CT
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APN: 164560011 ASMT: 164560011
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APN: 164561010 ASMT: 164561010
ERIC MEZA
DIANA TAPIA
5665 ASHWELL CT
CORONA CA. 92880

APN: 164561011 ASMT: 164561011
VINEET VYAS
RACHANA KARMACHARYA
5677 ASHWELL CT
CORONA CA. 92880

APN: 164561012 ASMT: 164561012
JON PIN LEE
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CORONA CA. 92880

APN: 164561013 ASMT: 164561013
JIMMY QUINCY LEJAY
MONIQUE ROCHELLE LEJAY
5701 ASHWELL CT
CORONA CA. 92880

APN: 164561014 ASMT: 164561014
GLENN B CLEMENTE
LILIA S CLEMENTE
5713 ASHWELL CT
CORONA CA. 92880

APN: 164561015 ASMT: 164561015
DAMIAN MARTIN
LUISA MARTIN
5725 ASHWELL CT
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APN: 164561016 ASMT: 164561016
MARTIN PALOS
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APN: 164561017 ASMT: 164561017
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CORONA CA 92880

APN: 164561018 ASMT: 164561018
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5734 CALITERRA CT
CORONA CA. 92880

APN: 164561019 ASMT: 164561019
MITCHELL M WEISBERG
ELIZABETH SANTILLAN
5722 CALITERRA CT
CORONA CA. 92880

APN: 164561020 ASMT: 164561020
JOAQUIN FRANCO
AMY FRANCO
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APN: 164561021 ASMT: 164561021
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APN: 164561029 ASMT: 164561029
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APN: 164561031 ASMT: 164561031
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TIM SMITH
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Anaheim, CA 92807

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Mail Stop 728
San Bernardino, CA 92401-1400

CALTRANS Division of Aeronautics
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Sacramento, CA 94273-0001

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Environmental Justice
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Riverside, CA 92519-0124

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San Dimas, CA 91773

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2820 Clark Ave.
Norco, CA 91760

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

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

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

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Riverside, CA 92506

Albert A. Webb Associates
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Riverside, CA 92506

OWNER
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Garden Grove, CA 92841

Silveira Family Partnership
9261 Royal Palm Blvd.
Garden Grove, CA 92841

Silveira Family Partnership
9261 Royal Palm Blvd.
Garden Grove, CA 92841

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA39864, Change of Zone No. 7073, General Plan Amendment No. 807,
Tentative Tract Map No. 32821

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: Lisa Sheldon Title: Project Planner Date: April 3, 2009

Applicant/Project Sponsor: Stratham Corporation Date Submitted: October 20, 2004

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Lisa Sheldon, Project Planner at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\TR32821\BOS FILE\Mitigated Negative Declaration TR32821.doc

Please charge deposit fee case#: ZEA39864 ZCFG3333

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0422473

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: STRATHAM CORPORATION
paid by: CK 1722,24-26
EA39864

\$1,314.00

paid towards: CFG03333 CALIF FISH & GAME - NEG DECL
at parcel: 13101 CLOVERDALE RD COR
appl type: CFG1

By _____ Oct 20, 2004 15:20
MBRASWEL posting date Oct 20, 2004

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

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

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38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: STRATHAM CORPORATION

\$743.00

paid by: CK 1124

EA39864

paid towards: CFG03333 CALIF FISH & GAME - NEG DECL

at parcel: 13101 CLOVERDALE RD COR

appl type: CFG1

By _____ Apr 21, 2009 12:44

SBROSTRO posting date Apr 21, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$743.00

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