

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 25, 2010

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

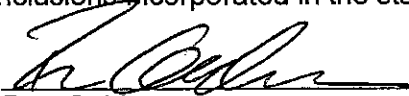
RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on October 28, 2009.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41614**, 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,

APPROVED **TENTATIVE PARCEL MAP NO. 35814**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Ron Goldman
Planning Director

RG:vc


REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy
☐

Policy
☐

Consent
☒

Consent
☐

Dep't econ. m.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.4: TENTATIVE PARCEL MAP NO. 35814** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lake Mathews Square, LLC – Engineer/Representative: Ramcam Engineering Group - First Supervisorial District - Cajalco District Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Camino Martinez, Southerly of Cajalco Road, and Westerly of Gustin Road – 3.28 gross acres - Zoning: Scenic Highway Commercial (C-P-S) - APN: 285-210-003. (Quasi-Judicial)

II. PROJECT DESCRIPTION

The Tentative Parcel Map is a Schedule 'E' subdivision of 3.28 gross acres into three (3) commercial parcels. The Plot Plan proposes an 18,232 square foot neighborhood shopping center consisting of a total of three (3) buildings: one (1) 11,800 square foot general commercial building; one (1) 3,103 square foot fast food drive-thru building, and one (1) 1,145 square foot gas station/convenience store with a 2,184 square foot fuel canopy. The project proposes 107 parking spaces.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Wendell Bugtai, at (951) 955-2402 or e-mail wbugtai@rctlma.org.

The following spoke in favor of the subject proposal:

Steve Rawlings, Applicant

Lauren Savord, Neighbor, 21845 Gold Valley Rd., Perris, California 92570

The following did not wish to speak but gave time to Steve Rawlings:

J. Gargstegemann, Other Interested Party, 5 ½ E. State Street, Redlands, California 92373

Maher Ismail, Applicant, 1174 Vista Lomash, Corona, California 92852

Mohammad Ali, Neighbor,

The following did not wish to speak but gave time to Lauren Savord:

Gordon Savord, Neighbor, 21845 Gold Valley Rd., Perris, California 92570

Alex Irshaid

The following spoke in opposition of the subject proposal:

Christine Roberts, Neighbor, 19700 Gustin Rd., Perris, California 92570

Terrie Meine, Neighbor, 17828 Gustin Ln., Lake Mathews, California 92570

Joy Robinson, Neighbor, 16105 Pansy St., Gavilan Hills, California 92570

Laurie Taylor, Other Interested Party, 14679 Descanso Dr., Lake Mathews, California 92570

Don Hunt, Neighbor, 19435 Cowan Rd., Perris, California 92570

Les R. Rood, Neighbor, 21845 Gold Valley Rd., Perris, California 92570

Dyan Poss, Neighbor, 22950 Valley St., Perris, California 92570

Ann Grell, Neighbor, 19828 Smith Rd., Lake Mathews, California 92570

Claudia Reed, Neighbor, 1943 Cowan Rd., Perris, California 92570

Cynthia L. Ferry, Other Interested Party, 16115 Rocky Bluff Rd., Gavilan Hills, California 92570

The following did not wish to speak but gave time to Dyan Poss:

Tim Poss, Neighbor, 22950 Valley St., Perris, California 92570

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/28/09
AGENDA ITEM NO. 6.4 PAGE 2

The following did not wish to speak but gave time to Ann Grell:

Denise Lanigan, Neighbor, 17640 Camino Martinez, Perris, California 92570

Pete Mein, Neighbor, 17828 Gustin Ln., Lake Mathews, California 92570

Jerry Grell, Neighbor, 19828 Smith Rd., Lake Mathews, California 92570

The following did not wish to speak but gave time Claudia Reed:

David Varner, Neighbor, 12470 Via Nago, Perris, California 92571

The following did not wish to speak but gave time to Cynthia Ferry:

Sandra Rytych, Neighbor, 16240 Pansey St., Gavilan Hills, California 92570

Clayton Rytych, Neighbor, 16240 Pansey St., Gavilan Hills, California 92570

No one spoke in a neutral position 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 with modifications;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41614, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 35814, 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.: 0.4
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Wendell Bugtai
Planning Commission: October 28, 2009

TENTATIVE PARCEL MAP NO. 35814
E.A. Number: 41614
Applicant: Lake Mathews Square LLC
Engineer/Representative: Ramcam
Engineering Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 35814 is a Schedule E subdivision of 3.28 gross acres into three (3) commercial parcels for financing and conveyance purposes and shared ingress and egress within the project.

The project site is located in the Lake Mathews/Woodcrest area plan of Western Riverside County; more specifically the project is located northerly of Camino Martinez, southerly of Cajalco Road, and westerly of Gustin Road.

FURTHER PLANNING CONSIDERATIONS:

July 30, 2009

The proposed project was continued from the June 24, 2009 Planning Commission Hearing to allow the applicant to address the concerns raised during the public hearing:

1. Drainage (resolved at previous PC)
2. Traffic (traffic signals – add/remove)
3. Septic (resolved at previous PC)
4. Detention Basins (resolved at previous PC)
5. Sidewalks/Equestrian Trails (developer to provide new site plan showing DG trails)
6. Building Elevations/Signage Program (redesigned)
7. HAZMAT Information– Petroleum Base Products (drainage information)
8. Project Elevations, Theme, & Style (resolved, pending the Commission's review)
9. Drive-thru Hours of Operation (unresolved)
10. Meeting with the project proponent and the local community association (RGLAM) (9/16/2009)

On July 29, 2009, Planning Staff met with the applicant's architect and the County's architectural consultant to review the elevation concerns which were raised at Planning Commission. The architects have since coordinated to provide a more "rural" and "western" feel to both the elevations and signage program for the project. Attached, for the Commission's review, are the revised elevations and signage program for the project.

The applicant has indicated that they will work with the Transportation and Planning Department to resolve all outstanding issues related to DG trails, traffic lights, elevations and signage. In addition, the applicant will prepare a HAZMAT response related to off-site drainage of petroleum base products. At this time, all Issues of Concern have been resolved pending the submission of updated (Full-Size) exhibits that will be presented at the Planning Commission.

ARR 10/8/09

FURTHER PLANNING CONSIDERATIONS:

October 5, 2009

The proposed project was continued from the June 24th, August 19th and September 30th, 2009 Planning Commission Hearing to allow the applicant to address the concerns raised during the public hearing.

At the public hearing the following concerns were raised by the Planning Commissioners:

1. Building Elevations/Signage Program (redesigned)
2. Location of underground fuel tanks to be redesigned (applicant provided new location)
3. Service Station canopy elevation
4. Fast food drive-thru screening
5. Signage Program
6. DG Trail and Fencing Redesign
7. Hours of Operation (6am to 12pm) for Drive Thru, Gas Station and Commercial Center
8. Western Municipal Water District (WMWD) and Metropolitan Water District (MWD) clearances moved to 50 series from 60 series (prior to Map Recordation)
9. Regional Water Quality Control Board (clearance – letter provided)

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor to area ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south and east, Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor to area ratio) to the west. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural- One Acre Minimum (R-A-1) to the north, south and east, Scenic Highway Commercial (C-P-S) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Existing grocery store to the west, scattered single family residential to the north, south and east |
| 7. Project Data: | Total Acreage: 3.26 gross acres
Total Square Footage: 18,223 s.f.
Total Proposed Lots: Three (3)
Schedule: E |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41614**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35814**, 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: Commercial Retail (CD:CR) (0.20-0.35 floor to area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) 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 E 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 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 (MSCHP).

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: Commercial Retail (CD:CR) (0.20-0.35 floor to area ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use a neighborhood shopping center and commercial parcels with a minimum lot size of 0.48 acres, is allowed in the Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor to area ratio) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, south and east, and Community Development: Commercial Retail (CD:CR) to the west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a neighborhood shopping center consisting of general commercial building, a fast food restaurant with a drive thru and a gas station with convenience store, is a permitted use, subject to approval of a plot plan in the Scenic Highway Commercial (C-P-S) zoning classification.
6. The proposed use, a neighborhood shopping center consisting of general commercial building, a fast food restaurant with a drive thru and a gas station with convenience store, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.

7. The project site is surrounded by properties which are zoned Residential Agricultural- One Acre Minimum (R-A-1) to the north, south and east, and Scenic Highway Commercial (C-P-S) to the west..
8. Commercial uses and scattered single family large lot residences have been constructed and are located within the project vicinity.
9. This project is located within Criteria Cell No. 2324 of the Multi-Species Habitat Conservation Plan, and as such is not required to conserve any portion of the proposed project site per HANS No. 1873. This project fulfills the requirements of the Western Riverside MSCHP.
10. This project is within the City Sphere of Influence of Riverside. As such, the project does not propose a change of zone nor a change in land use, therefore it is not required to conform to the County's Memorandum of Understanding (MOU) with that city.
11. Environmental Assessment No. 41614 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials
 - d. Hydrology / Water Quality
 - e. Noise
 - f. Transportation / Traffic
 - g. Utilities/Service Systems

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone,
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area,
 - c. A Farmland Designation,
 - d. A General Plan Policy Area, or
 - e. A Redevelopment Area.
3. The project site is located within:
 - a. The boundaries of the Val Verde Unified School District;
 - b. The city of Riverside sphere of influence;
 - c. A State Fire Responsibility Area; and
 - d. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number: 285-210-003.
5. Application Date for the project was October 17, 2007 and reviewed twice at land committee on the following dates 3/20/08 and 12/4/08.

6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$42,624.72.

NB

Y:\Planning Case Files-Riverside office\PP23128\Planning Commission Prep\PM35814&PP23128 Staff Report.doc

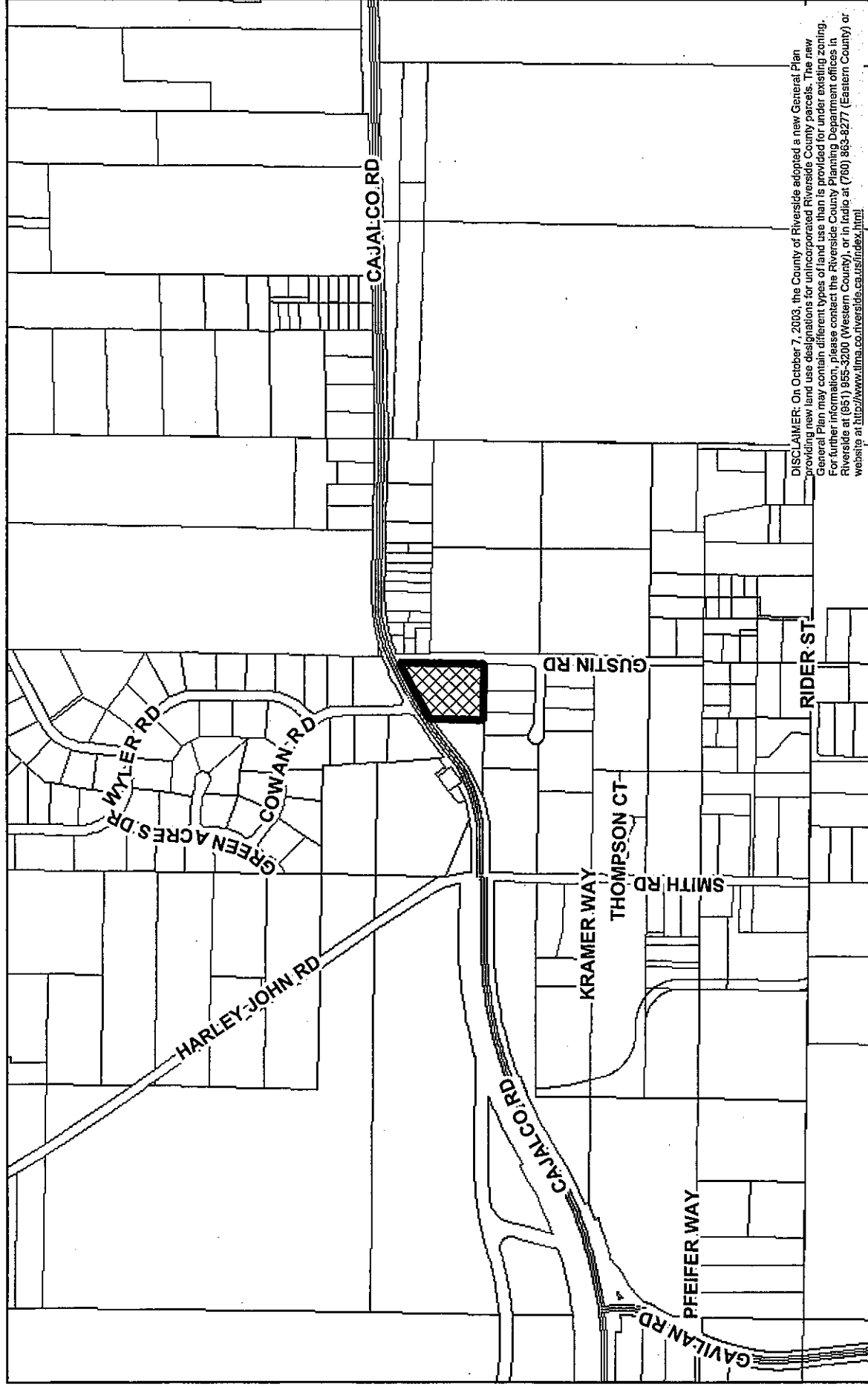
Date Prepared: 2-4-09

Date Revised: 2-4-09

Supervisor Buster
District 1
Date Drawn: 2/4/09

PM35814 PP23128 VICINITY MAP

Planner: Nicole derumen
Date: 4/15/09
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cajalco
Township/Range: T4SR5W
Section: 12

Assessors
Bk. Pg. 285-21
Thomas
Bros. Pg. 776 B3



Supervisor: Buster
District 1
Date Drawn: 2/04/09

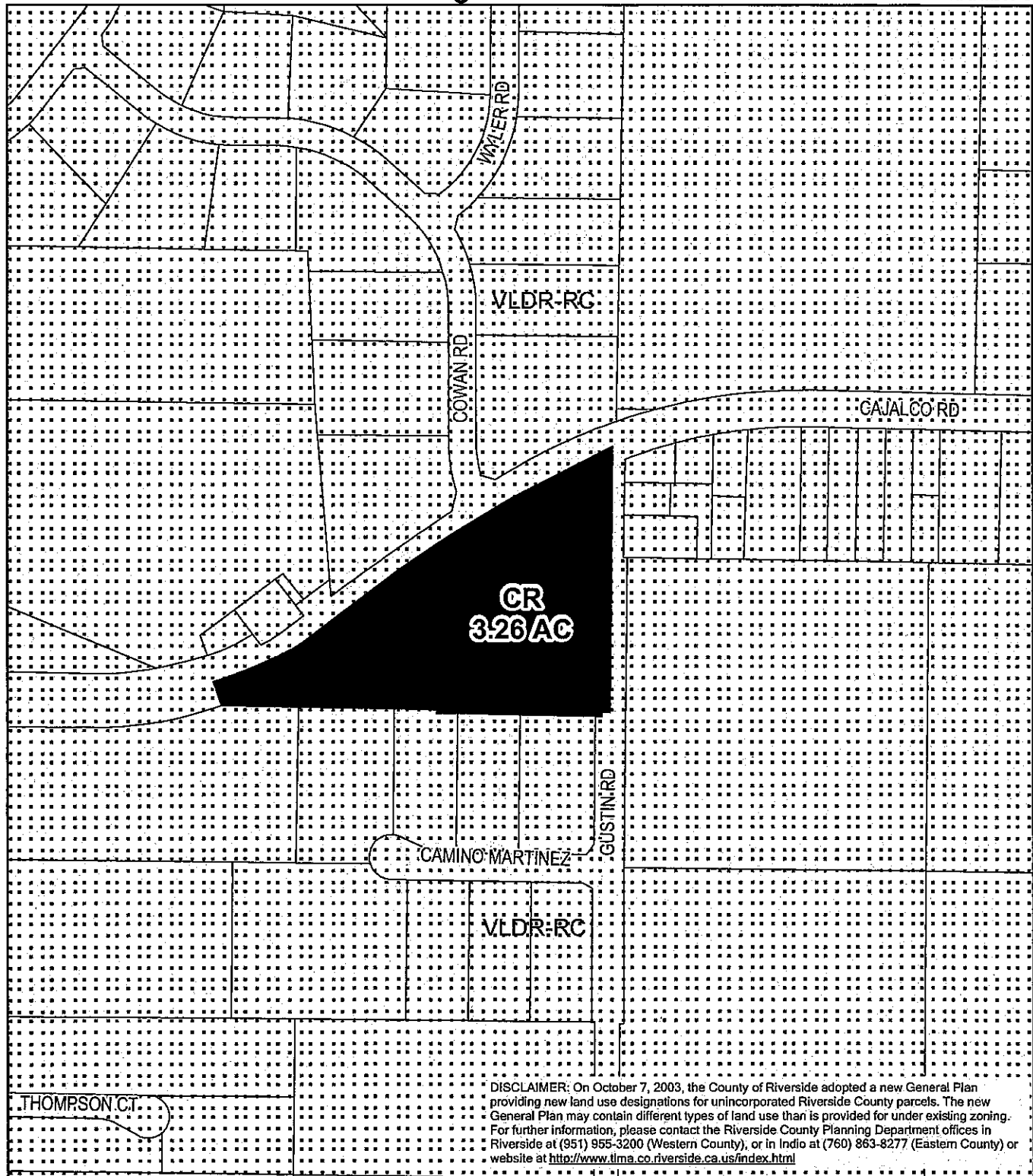
PM35814 PP23128

Planner: Nicole Berumen

Date: 4/15/09

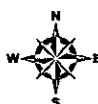
Existing General Plan

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cajalco
Township/Range: T4SR5W
Section: 12

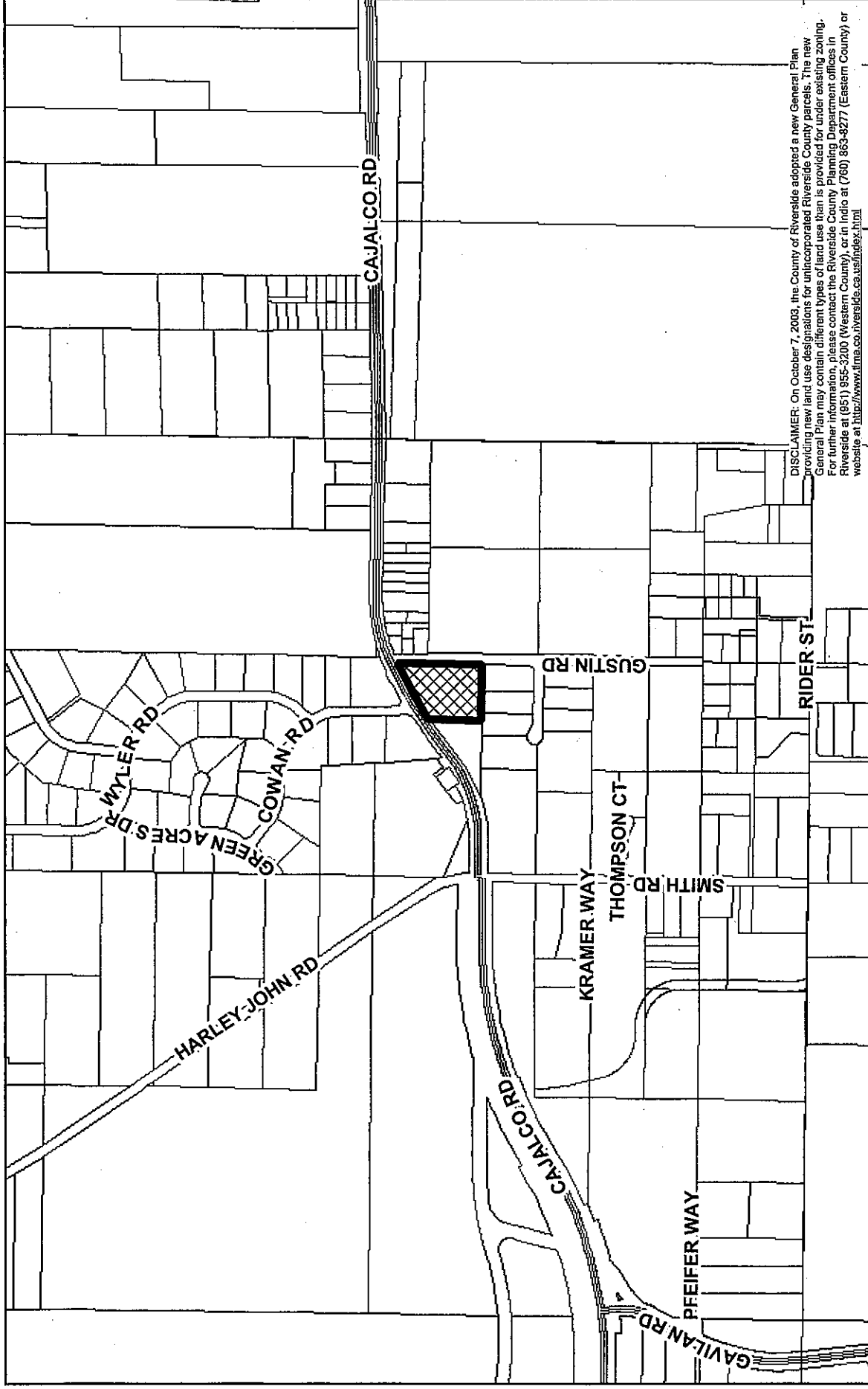


Assessors
Bk. Pg. 285-21
Thomas
Bros. Pg. 776 B3

PM35814 PP23128 POLICY AREAS

Planner: Nicole Berumen
Date: 4/15/09
Exhibit 8

Supervisor Buster
District 1
Date Drawn: 2/4/09



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cajalco
Township/Range: T4SR5W
Section: 12

Assessors
Bk. Pg. 285-21
Thomas
Bros. Pg. 776 B3

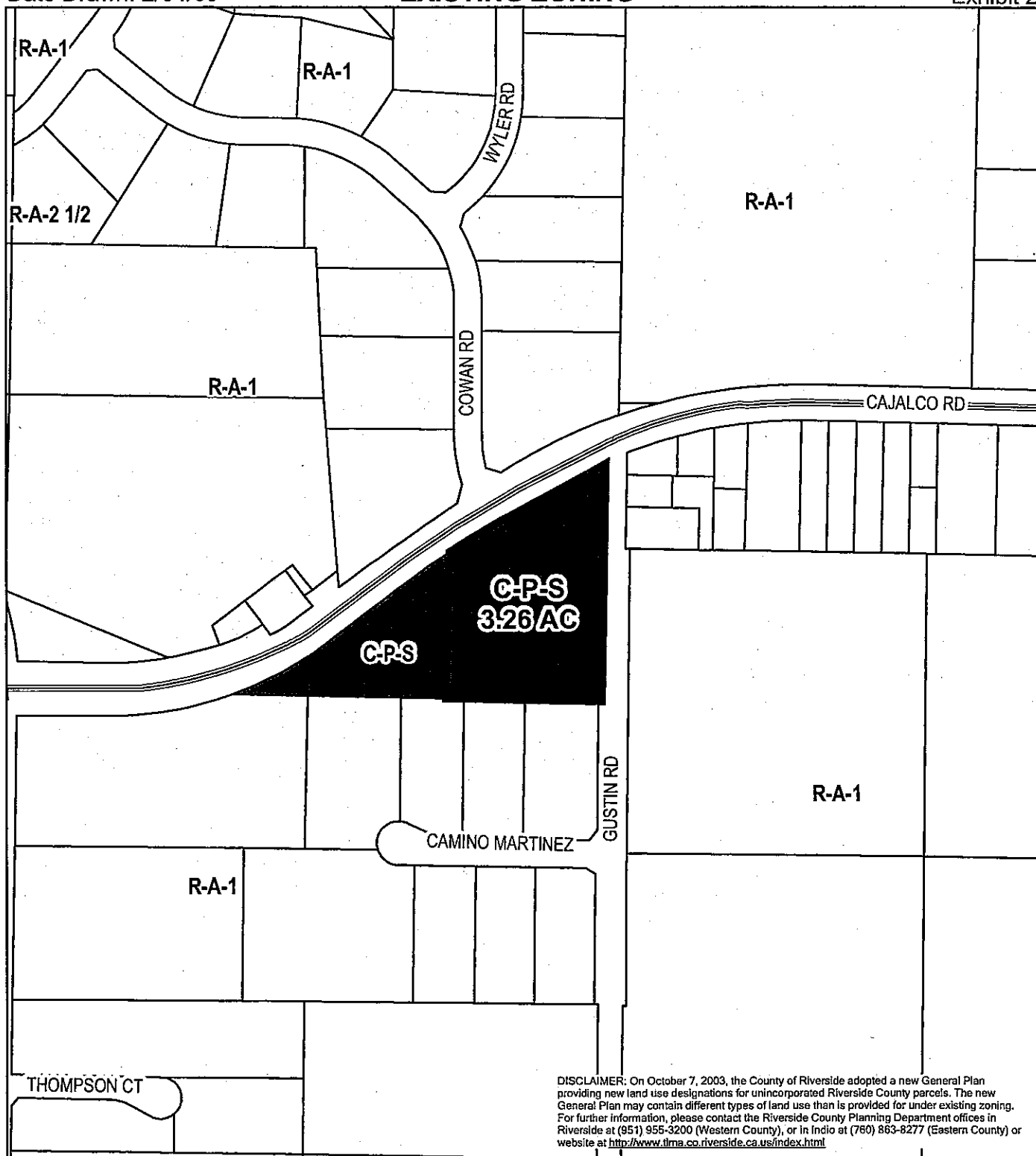


Supervisor: Buster
District 1
Date Drawn: 2/04/09

PM35814 PP23128

Planner: Nicole Berumen
Date: 4/15/09
Exhibit 2

EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Cajalco
Township/Range: T4SR5W
Section: 12



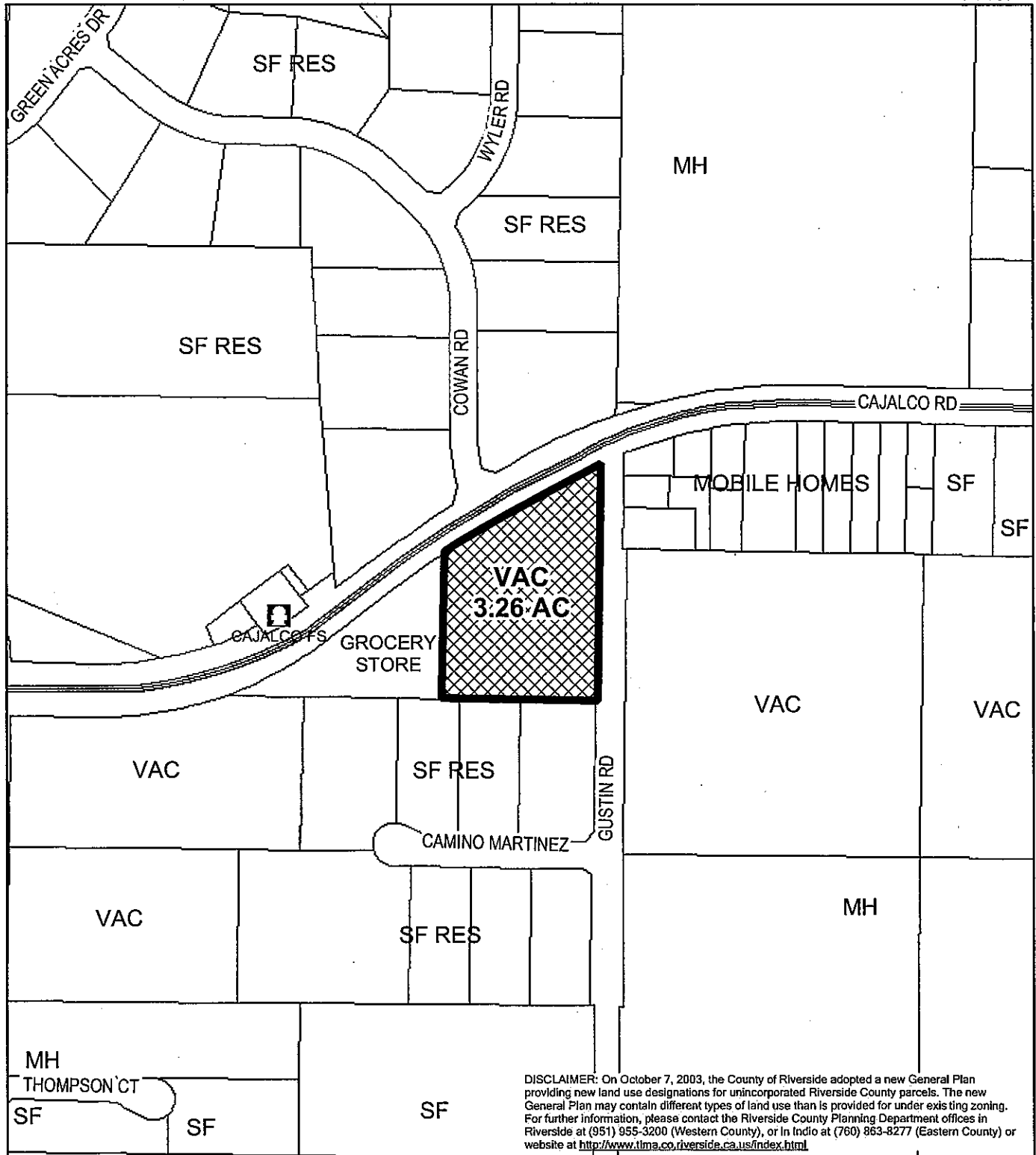
Assessors
Bk. Pg. 285-21
Thomas
Bros. Pg. 776 B3

Supervisor: Buster
District 1
Date Drawn: 2/04/09

PM35814 PP23128

Planner: Nicole Berumen
Date: 4/15/09
Exhibit 1

Land Use



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

District: Cajalco
Township/Range: T4SR5W
Section: 12

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 285-21
Thomas
Bros. Pg. 776 B3



Supervisor Buster
District 1
Date Drawn: 2/4/09

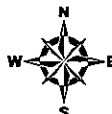
PM35814 PP23128
DEVELOPMENT OPPORTUNITY

Planner: Nicole Berumen
Date: 4/15/09
Exhibit Overview

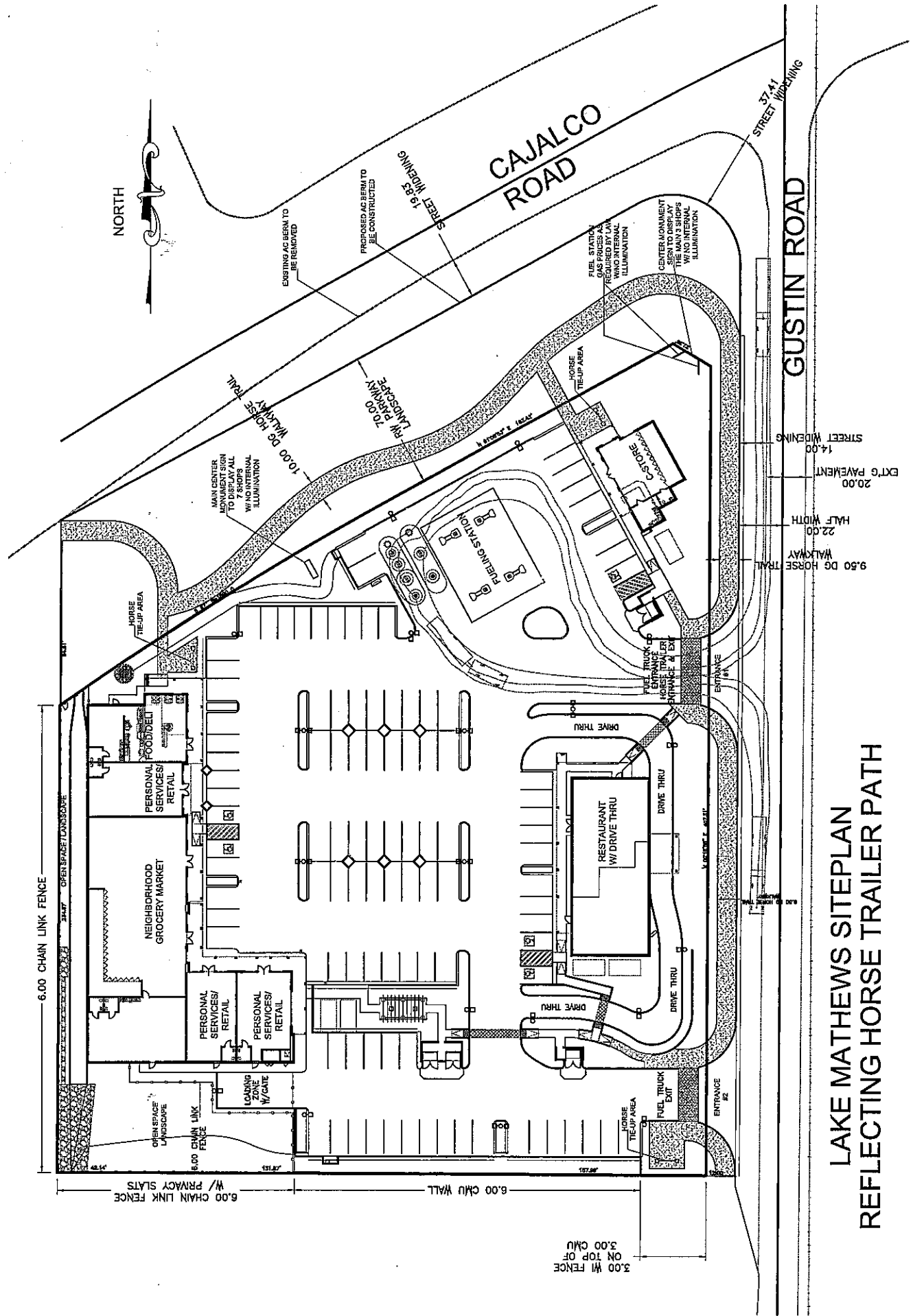


RIVERSIDE COUNTY PLANNING DEPARTMENT

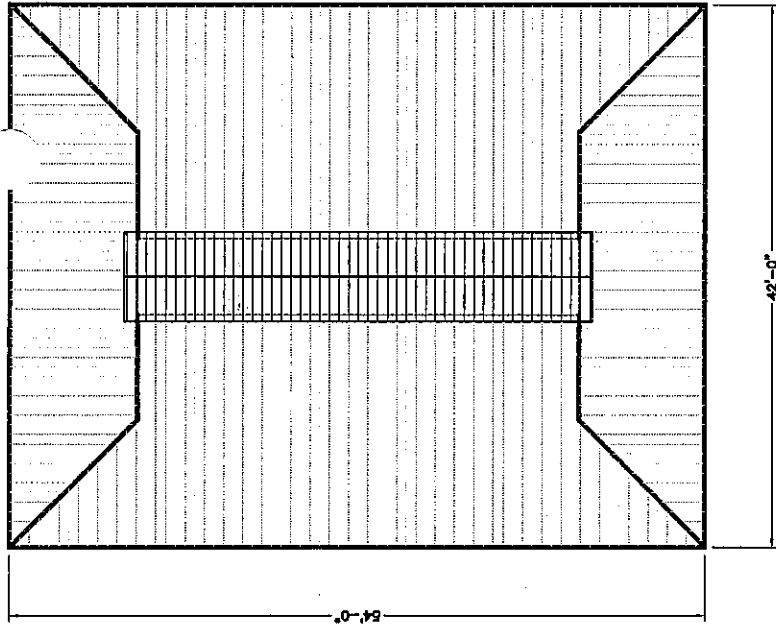
District: Cajalco
Township/Range: T4SR5W
Section: 12



Assessors
Bk. Pg. 285-21
Thomas
Bros. Pg. 776 B3

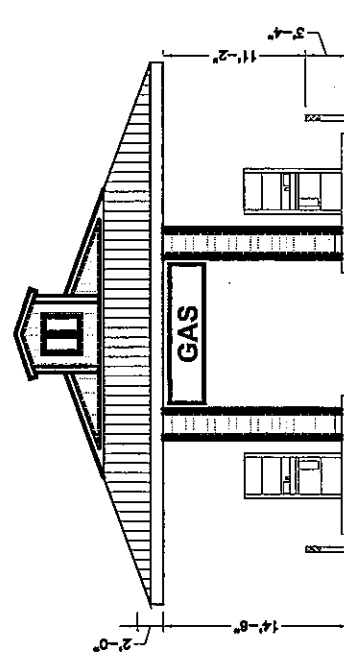


LAKE MATHEWS SITEPLAN REFLECTING HORSE TRAILER PATH



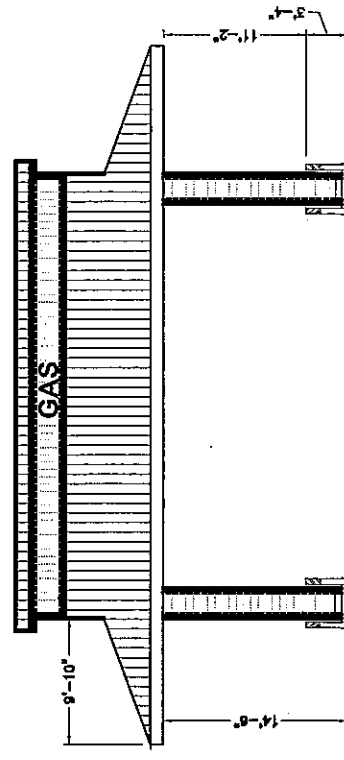
ROOF PLAN

1/8" = 1' FOOT



NORTHWEST & SOUTHEAST ELEVATION

1/8" = 1' FOOT



NORTHEAST & SOUTHWEST ELEVATION

1/8" = 1' FOOT

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41614
Project Case Type (s) and Number(s): Tentative Parcel Map No. 35814 / PP 23128
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai, Project Planner
Telephone Number: 951-955-2419
Applicant's Name: Lake Mathews Square, LLC
Applicant's Address: 670 E Parkridge Ave, Suite 101, Corona, CA 92879
Engineer's Name: Ramcam Engineering Group
Engineer's Address: 670 E Parkridge Ave, Suite 101, Corona, CA 92879

I. PROJECT INFORMATION

A. Project Description: The Tentative Parcel Map No. 35814 proposed a Schedule E subdivision of 3.28 acres into three (3) commercial parcels. The Plot Plan No. 23128 proposes a 19,384 square foot (s.f.) neighborhood shopping center with a total of three (3) buildings: one (1) is a 12,000 s.f. general commercial building, one (1) is a 3,800 s.f. fast food drive thru building, and one (1) 1,400 s.f. gas station/convenience store with a 2,184 s.f. fuel canopy. The project proposes 107 parking spaces. The proposal also includes signage for the neighborhood shopping center.

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

C. Total Project Area: 3.28 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 3.28	Lots: 3	Sq. Ft. of Bldg. Area: 19,384	Est. No. of Employees: 72
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 285-210-003

E. Street References: The project is located northerly of Camino Martinez, southerly of Cajalco Road, and westerly of Gustin Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 12, Township 4 South and Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed neighborhood shopping center is located in the Lake Mathews/Woodcrest Area Plan of Western Riverside County. The proposed project is located adjacent to Cajalco Road, a major east/west transportation corridor. The 3.28 gross acre property is currently vacant.

The area surrounding the project is mixture of scattered single family residences to the north, east and south, and directly to the west are other similar commercial uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site's General Plan Land Use Designation is Community Development: Commercial Retail (CD:CR). The project is consistent with the Commercial Retail (CR) land use designation and all other applicable land use policies of the General Plan.
2. **Circulation:** The proposed project may add trips to the area. However the project has an adequate circulation on the site and is, therefore, consistent with the Circulation Element of the General Plan. The project includes a traffic study which was approved by the Transportation Department and satisfies all policies of the Circulation Element.
3. **Multipurpose Open Space:** The proposed project is located within a Criteria Cell of the Multiple Species Habitat Conservation Plan and has complied with the MSHCP. The project site was deemed developable by HANS No. 1873 and no conservation was needed. The project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or high fire area. The proposed project meets all other Safety Element policies.
5. **Noise:** The project has the potential to increase ambient noise levels in the project vicinity above levels existing without the project. The project is required to comply with the noise standards outlined in the Noise Element of the General Plan, as well as Ordinance 847. The project meets all applicable Noise Element policies.
6. **Housing:** The project does not propose any housing. The project meets all other applicable Housing Element policies.
7. **Air Quality:** The project has completed an Air Quality Study. The project shall comply with mitigations identified in the Air Quality Study and the project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

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

D. Land Use Designation(s): Commercial Retail (CR) (0.20 – 0.35 floor to area ratio)

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

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

G. 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:** Lake Mathews/Woodcrest
2. **Foundation Component:** Rural Community (RC) to the north, east and south, and Community Development (CD) to the west.

3. **Land Use Designation:** Very Low Density Residential (VLDR) (1 acre minimum) to the north, south, and east, and Commercial Retail (CR) (0.20 – 0.35 floor to area ratio) to the west.

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

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

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Scenic Highway Commercial (C-P-S)

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

K. **Adjacent and Surrounding Zoning:** Residential Agricultural- One Acre Minimum (R-A-1) to the north, east and south, and Scenic Highway Commercial (C-P-S) to the west.

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

12-14-09

Date

Wendell Bugtai

Printed Name

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-9 "Lake Mathews/Woodcrest Area Plan Scenic Highways"

Findings of Fact:

a) Portions of Cajalco Road within the Lake Mathews/Woodcrest Area Plan are designated as a County Eligible Scenic Highway. The project is located adjacent to Cajalco Road; however the project is not located adjacent to any portion of Cajalco Road which is designated as a County Eligible Scenic Highway as detailed in Figure C-9. The proposed project is located within the vicinity of a County Eligible Scenic Highway, but does not have the potential to have a substantial impact upon the scenic highway corridor. The project has a less than significant impact.

b) The project site is currently vacant and does not contain any scenic resources such as rock outcroppings, trees or unique landmark features. The project has been designed in a manner to reflect the rural theme of the community and does not have the potential to create an aesthetically offensive site open to the public. The project has a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the General Plan, the project is located within Zone B (43.21 miles) of the Mount Palomar Observatory. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising displays. The proposed project has been conditioned to utilize low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields, or cutoff luminaries (PP COA. 10. PLANNING. 5, 10. PLANNING. 32). In addition, all parking lot lights and other outdoor lighting shall be shown in electrical plans submitted to the Department of Building & Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan (COA. 80. PLANNING. 20). These are considered standard conditions of approval and are not considered mitigation for CEQA purposes. The project has a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

☐	☐	☒	☐
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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 project proposes an 19,384 square foot (s.f.) neighborhood shopping center with a total of three (3) buildings, as such there will be new lighting sources introduced into the area. The project will be required to submit lighting plans to the Department of Building & Safety for review and compliance with Ordinance 655 (COA. 80. PLANNING. 20). This is considered a standard condition of approval and not mitigation for CEQA purposes, therefore the project impact is less than significant.

b) The project proposes an 19,384 square foot (s.f.) neighborhood shopping center with a total of three buildings, as such there will be new lighting sources introduced into the area. Due to the size and scope of the project, lighting impacts are not expected to reach substantial levels, therefore surrounding residential properties will not be exposed to unacceptable light levels. In addition, the closest development would be the residential residences to the south of the property which are approximately 50-feet from the project property line and not including residential rear yard setbacks which would increase the distance. The surrounding north and east portion of the property are adjacent to Cajalco Expressway and Gustin Road which have a setback ranging from approximately 37-feet to 110-feet from centerline. The west portion of the property is zoned CPS commercial and would be consistent with the proposed development.

Mitigation: No mitigation required.

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

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 Monitoring Program of the California Resources Agency, to non-agricultural use?

☐	☐	☐	☒
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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

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

☐	☐	☐	☒
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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?

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

Findings of Fact:

a) According to the General Plan, the southern and western portion of the project site is designated as Urban- Built Up Land; therefore the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses. The project will have no impact.

b) The project is located within the vicinity of a commercial development and single family residences within a rural setting. The site is not located within the proximity of an existing agricultural use or an Agricultural Preserve (Williamson Act contract). The project will have no impact.

c) The project is not located adjacent to a zoning classification which is primarily associated with agricultural uses. The project will not cause development of non- agricultural uses within 300 feet of an agriculturally zoned property. The project will have no impact.

d) The project is not located within the vicinity of a Farmland Designation. The project will not involve a change in the existing environment that due to the location or nature of the change could result in the conversion of Farmland to a non agricultural use. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
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 Analysis Report prepared by Chambers Group Inc. dated June 2008.

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure 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) According to the Air Quality Analysis Report prepared by Chambers Group Inc, dated June 2008, the project would not involve growth inducing impacts or cause an exceedance of established population or growth projections, or create either short or long-term significant quantities of criteria pollutants. Furthermore, the analysis concludes that the project is consistent with the goals of the AQMP. The project has a less than significant impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surface, as well as by soil disturbances from grading and filling. These short term, construction related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA. 10. BS GRADE. 5). This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. The project has a less than significant impact.

c) According to the Air Quality Analysis Report prepared by Chambers Group Inc, dated June 2008, the project site is located in an area that is designated as non-attainment for ozone and PM-10. It can

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be determined that the air quality impacts for the project are less than significant on an individual project basis and the project is in conformance with the AQMP, therefore the project has a less than significant impact.

d-e) 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. Single family residential uses are located within the project vicinity, however short term construction impacts and long term operational impacts related to sensitive receptors are anticipated to be less than significant. The project will have a less than significant impact.

f) According to the Air Quality Analysis Report prepared by Chambers Group Inc, dated June 2008, the project has the potential to during project construction expose the general public to common nuisance odors associated with heavy equipment, however these odors would occur for short durations and would be below the significance thresholds. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☒ ☐ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, HANS 1873; Focused Survey for Endemic and Criteria Area Plants prepared by RCA Associates, LLC dated July 10, 2008, On-site Inspection

Findings of Fact:

- a) The project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan, more specifically the project is located within criteria cell no. 2324. As such the project was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process to comply with the MSHCP. The Focused Survey for Endemic and Criteria Area Plants prepared by RCA Associates, LLC dated July 10, 2008 concluded that no endemic or criteria area plants were identified during the focused surveys and the site is not expected to support populations of any plants due to past disturbances. HANS1873 concluded that the project site was not described for conservation. The project is in compliance with the WRMSHCP and will have a less than significant impact.
- b) Review by the Environmental Programs Department in conjunction with the Focused Survey for Endemic and Criteria Area Plants prepared by RCA Associates, LLC dated July 10, 2008 did not indicate that the project has the potential to adversely impact any species listed in Title 14 of the California Code of Regulations. The project will have no impact.
- c) Review by the Environmental Programs Department indicates that the natural drainage flows exiting the southwest corner of the property shall after construction remain the same as the flows that historically exited the site in order to not disrupt any potential offsite habitats. The project has been conditioned to submit grading plans for review by the Environmental Programs Department prior to issuance of grading plans to ensure flow remain the same (PM 60. EPD. 2 & PP 60. EPD. 2, 80. EPD. 1). The project has a less than significant impact with mitigation.
- d) Review by the Environmental Programs Department concluded that the project did not have the potential to 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. The project has no impact.
- e-f) The Focused Survey for Endemic and Criteria Area Plants prepared by RCA Associates, LLC dated July 10, 2008 concluded that the site did not support any suitable habitat for amphibians, such as wetlands, riparian/riverine habitat, or vernal pools. The project has no impact.
- g) Review by the Environmental Programs Department concluded that the project did not conflict with any local policies or ordinances protecting biological resources, therefore there is no impact with regard to conflicting with the protection of biological resources.

Mitigation: Prior to issuance of a grading permit, the project applicant must submit grading plans to the Environmental Programs Department to ensure that flows exiting the south west corner of the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will remain the same as the flows that historically exited the site (PM 60. EPD. 2 & PM 60. EPD. 2). Prior to issuance of a building permit, the project applicant shall submit grading plans for review to the Environmental Programs Department to ensure that flows exiting the south west corner of the site will remain the same as the flows that historically exited the site (PP 80. EPD. 1).

Monitoring: Monitoring will occur through the Environmental Programs Department and the Department of Building & Safety via 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: On-site Inspection, Project Application Materials, Phase I Cultural Resources Report prepared by Chambers Group dated June 20, 2008.

Findings of Fact:

a-b) The Phase I Cultural Resources Report prepared by Chambers Group dated June 2008, concluded that no historical resources (i.e. resources listed on or determined eligible for listing on CRHR) therefore no historical resources would be impacted by the proposed development. The project has no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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, Phase I Cultural Resources Report prepared by Chambers Group dated June 2008

Findings of Fact:

a-b) The Phase I Cultural Resources Report prepared by Chambers Group dated June 2008, consisted of a records search and a field survey. It was concluded from the records survey that there are 33 previously recorded sites within a one mile radius of the project site and that no previously

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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identified archaeological sites are located within the project area. The field survey did not result in the identification of any significant cultural resources. The project has been conditioned that if during ground disturbing activities unique cultural resources are discovered: a) all ground disturbing activities within 100 feet of the resource shall be halted, b) A meeting shall be convened with the appropriate parties where the significance of the resources shall be discussed and appropriate mitigation determined, c) Further ground disturbing activities shall not occur until an agreement has been reached by all parties (PM 10. PLANNING. 2 & PP 10. PLANNING. 2). This is considered a standard condition of approval and is not mitigation for CEQA purposes. The project has no impact.

c) The project site is not anticipated to contain human remains. The project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (PM 10. PLANNING.1 & PP 10. PLANNING. 1). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project has a less than significant impact.

d) The Phase I Cultural Resources Report prepared by Chambers Group dated June 2008, consisted of a Sacred Lands File search by the NAHC which did not indicate the presence of Native American sacred lands resources in the immediate project area. The project has no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Paleontological Resources

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

☐
☒
☐
☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Report prepared by CRM Tech dated December 12, 2008.

Findings of Fact:

a) The Paleontological Report prepared by CRM Tech dated December 12, 2008 determined the project potential to impact paleontological resources is high for Pleistocene-age fossil remains. The project has been conditioned to submit a Paleontological Resource Impact Mitigation Program and to have a paleontological monitor present during ground disturbing activities (PM 60. PLANNING. 1 & PP 60. PLANNING. 20). The project has also been conditioned to prepare an environmental constraints sheet detailing the potentially high impact to paleontological resources (PM 50. PLANNING. 1). The project has a less than significant impact with the incorporated mitigation.

Mitigation: The project has been conditioned to prepare an environmental constraints sheet that shall indicate the area of the project site has been mapped to contain documented and/or potential paleontological resources, in addition notation shall indicate the report number PDP No. 1337, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/ curation of all significant fossils unearthed is required (PM COA. 50. PLANNING.1). The project shall prepare a Paleontological Resource Impact Mitigation Program I accordance with the requirements detailed in the condition of approval and the project shall provide a paleontological monitor during ground disturbing activities (PM. 60. PLANNING. 1 & PP 60. PLANNING. 2).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will occur by the County Geologist and the Department of Building & Safety via the Plan Check Process.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geological Investigation Report (GEO 2112) prepared by GeoMat Testing Laboratories dated December 15, 2008.

Findings of Fact:

a-b) According to the General Plan, the project is not located within an Alquist Priolo Earthquake Fault Zone or Fault Hazard Zone, therefore there is no potential to expose people or structures to potential adverse effects the risk of loss, injury or death. The Geological Investigation Report (GEO 2112) prepared by GeoMat Testing Laboratories dated December 15, 2008 concluded that there was no potential for surface fault rupture to exist at the project site. The project has no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone ☐ ☐ ☒ ☐

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

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

Findings of Fact:

a) According to the General Plan, the project has a low potential for liquefaction at the project site. The project has a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Ground-shaking Zone ☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Be subject to strong seismic ground shaking?

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)

Findings of Fact:

a) The Geological Investigation Report (GEO 2112) prepared by GeoMat Testing Laboratories dated December 15, 2008 concluded that there was the potential for moderate ground shaking during earthquakes. As such the project is required to have all structures be designed in accordance with the latest provisions of the most recent edition of the California Building Code. The project has a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Landslide Risk

☐ ☐ ☐ ☒

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) The Geological Investigation Report (GEO 2112) prepared by GeoMat Testing Laboratories dated December 15, 2008 concluded that landslide hazards are considered inconsequential. The project has no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Ground Subsidence

☐ ☐ ☒ ☐

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

Source: Geologist Comments, 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) According to the GIS Database (RCLIS), the project is susceptible to subsidence, however review by the County Geologist did not indicate that the project had the potential to result in ground subsidence. The project has a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

☐ ☐ ☐ ☒

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The Geological Investigation Report (GEO 2112) prepared by GeoMat Testing Laboratories dated December 15, 2008 concluded seiche is not regarded as a potential hazard at the project site. The project has no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: Project Application Materials

Findings of Fact:

a) The project proposes minimal grading. The project site is currently vacant and relatively flat, therefore minimal grading is necessary for the commercial development. The project will have a less than significant impact.

b) The project does not propose any cut or fill slopes greater than 2:1 or higher than 10 feet. The project will have no impact.

c) The project site is currently vacant and does not contain any subsurface sewage disposal systems. The project will have no impact.

Mitigation: No mitigation required.

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

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐	☐	☒	☐
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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?

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

Findings of Fact:

a) Grading for the project will not result in substantial soil erosion or the loss of topsoil. An erosion control- landscape plan will be required. All manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and three feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building and Safety Department's Erosion Control Specialist (PP 10. BS GRADE. 6). Furthermore, graded but undeveloped land shall provide any drainage facility deemed necessary to control or prevent erosion (PM 10. BS GRADE. 4). These conditions of approval are considered standard and not mitigation for CEQA purposes. The project will have a less than significant impact.

b) Review by the County Geologist did not identify expansive soils as an issue of concern at the project site. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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

☐	☐	☒	☐
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Source: Department of Building and Safety: Grading Review

Findings of Fact:

a) The project does not have the potential to change the deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. The project will have a less than significant impact.

b) The project has the potential to impact downstream properties with debris associated with rough grading, therefore the project has been conditioned to implement erosion control measures immediately following rough grading to prevent any erosion/ debris off site (PP 60. FLOOD RI. 3).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Erosion control measures are also implemented via landscape plans for manufactures slopes greater than three feet in vertical height (PP 10. BS GRADE. 6). These are considered standard conditions of approval and not mitigation pursuant to CEQA. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) According to Figure S-8, the project site is located in an area that is designated as having a moderate potential for wind erosion. The project has been conditioned to control dust created on site during grading activities (COA 10. BS GRADE. 5). This is a standard condition of approval and not considered mitigation pursuant to CEQA, therefore the project will have a less than significant impact with regard to wind erosion.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

☐	☒	☐	☐
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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?

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

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

☐	☒	☐	☐
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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

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

Source: Project Application Materials

Findings of Fact:

The project is located in the vicinity of Lake Mathews and the Colorado River Aqueduct Val Verde Tunnel (CRA) is currently located on the northerly portion of the project site. In addition, Caljalco Creek is located approximately 1-mile north of the project.

a) The project proposes a neighborhood shopping center. Typically, this type of development does not require the routine use of acutely hazardous materials and will not generate hazardous waste. However, the project does include gasoline fueling pumps. The facility will also requires a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances (PP COA 90. E HEALTH. 6). The project has been conditioned that if further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances (PP COA 90. E HEALTH. 7). With the above mitigation measures it is not anticipated that the project will create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

In addition, 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 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.

b) The proposed project is not anticipated to result in 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. The project has been conditioned to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (PP COA 90. E HEALTH. 6). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project does not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site allows adequate emergency access. In addition, the project has been conditioned to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (PP COA 90. E HEALTH. 6). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. 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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d) This plot plan proposes to construct a commercial shopping center including gasoline fueling pumps/station. Harvest Valley Elementary School is located approximately 1,000 feet to the north of the site and Heritage High School is located across Highway 74 to the south of the site. The project has been conditioned to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (PP COA 90. E HEALTH. 6). The project will have a less than significant impact with the incorporated mitigation.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project will have no impact.

Mitigation: The project has been conditioned to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (PP COA 90. E Health. 6). The project has been conditioned prior to occupancy that if further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances (PP COA 90. E Health. 7).

Monitoring: Monitoring will occur by the Environmental Health Department and the Department of Building & Safety via the plan check process.

21. Airports

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

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) According to the Riverside County General Plan, the project is not located within the vicinity of an airport master plan. The project will have no impact.

b) According to the Riverside County General Plan, the project is not located within the vicinity of an airport master plan, therefore review by the Airport Land Use Commission is not required. The project will have no impact.

c-d) According to the Riverside County General Plan, the project is not located within the vicinity of an airport master plan or a private air strip, therefore there is no potential for the project to result in a safety hazard for people residing or working in the project area. The project will have no impact.

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

Monitoring: No monitoring required.

22. Hazardous Fire Area

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

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

Findings of Fact:

a) According to the Riverside County General Plan, the project is not located within an area with a high fire designation, therefore there is no potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

☐	☐	☒	☐
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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 would not support existing land uses or planned uses for which permits have been granted)?

☐	☐	☒	☐
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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?

☐	☐	☒	☐
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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?

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

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

The project is located in the vicinity of Lake Mathews and the Colorado River Aqueduct Val Verde Tunnel (CRA) (See Exhibit "P") is currently located on the northerly portion of the project site. In addition, Caljalco Creek is located approximately 1-mile north of the project.

Review by the Riverside County Flood Control District indicated that the northern boundary of the project site is impacted by a broad watercourse with a tributary drainage area of approximately 50 acres from the north. Natural flow transverses the site along the western boundary before leaving the site at the southwest corner.

Runoff, which will be treated onsite, will flow to Cajalco Creek to the south and west, which then enters a sedimentation basin and dam/detention basin owned and operated by Metropolitan Water District (MWD), prior to its discharge to Lake Mathews.

A Storm Water Pollution Prevention Program (SWPPP) shall be prepared for the project site. In addition, a project specific, Water Quality Management Plan (WQMP), consistent with Regional Board NPDES Stormwater Permit requirements. (PP 10. BS GRADE. 20)

a) The project proposes to collect offsite flows by connecting the existing culvert to the north to a new storm drain which would then outlet into a proposed channel running through a 15 foot easement to be dedicated along the western edge of the property behind the proposed structure (maintained by the Property Owners Association) and the channel would outlet at the southwest corner into the existing watercourse (PP COA 10. FLOOD RI. 1). The project will alter the existing drainage pattern at the project site, however the alteration would not be significant as the flows will outlet into the existing watercourse. The project will have a less than significant impact.

b) The project will increase from the amount of run off currently experienced at the site. Runoff from the gas station will be mitigated with the use of an enhanced vegetated swale. Potential impacts from the rest of the project site will be mitigated with porous pavement in the parking areas (PP COA 10. FLOOD RI. 1). With the use of an enhanced vegetated swale and porous pavement impacts to water quality will be less than significant. The project will have a less than significant impact with the incorporated mitigation.

c) The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed detention basin shall be submitted to the Riverside County Flood Control and Water Conservation District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. (PP 10. BS GRADE. 20)

d) The project would not 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) The project would not 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) The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project would not otherwise substantially degrade water quality.

h) The project would not 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).

Mitigation: A Storm Water Pollution Prevention Program (SWPPP) and a Water Quality Management Plan (WQMP) shall be prepared.

Monitoring: Building and Safety and NPDES compliance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The 10 year flood 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. (PM COA 10.FLOOD RI.3)

b) Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided. (PM COA 10.FLOOD RI.4)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located within the Community Development: Commercial Retail (CD:CR) land use designation. The Community Development: Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project proposes a neighborhood shopping center which is consistent with the land use designation of the project site, therefore there is no substantial alteration in the planned land use of the area. The project will have a less than significant impact.

b) The project is located within the city of Riverside Sphere of Influence, however the project does not propose to alter the existing land use or zoning classification. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

26. Planning

a) Be consistent with the site's existing or proposed zoning?

☐	☐	☐	☒
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b) Be compatible with existing surrounding zoning?

☐	☐	☒	☐
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c) Be compatible with existing and planned surrounding land uses?

☐	☐	☒	☐
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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

☐	☐	☒	☐
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) The project proposes a neighborhood shopping center. The project site's existing zoning is Scenic Highway Commercial (C-P-S). A neighborhood shopping center is consistent with the Scenic Highway Commercial (C-P-S) zoning classification. A neighborhood shopping center and gasoline service station are allowed uses within the zoning classification. The project will have no impact.

b) The project site is surrounded by the Residential Agricultural- One Acre Minimum (R-A-1) zoning classification to the north, east and south, and Scenic Highway Commercial (C-P-S) zoning classification to the west. A neighborhood shopping center is consistent with the Scenic Highway Commercial (C-P-S) zoning classification. The project will have a less than significant impact.

c-d) The project is located adjacent to an existing commercial use and single family residences. The project proposes a neighborhood shopping center which is compatible with the adjacent land uses. The project is consistent with the Community Development: Commercial Retail (CD:CR) land use designation which allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is currently vacant and the land use designation/ zoning classification are consistent with the proposed neighborhood shopping center. The neighborhood shopping center does not have the potential to disrupt or physically divide the physical arrangement of an existing community. The project will have no impact with regard to disrupting the existing community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) According to Figure OS-5 "Mineral Resources Area," the project is located within MRZ-3 which means that mineral resources are likely to exist, but the significance of such resources is undetermined. The project area has not been used for mining and there are no mining operations within the vicinity of the project. The project would not result in the loss of availability of a known mineral resource in an area classified or designation by the State that would be of value to the region or the residents of the State. The project will have a less than significant impact.

b) The project site is not delineated on a general plan, local land use plan or any other plan as a mineral resource recovery site. The project will have no impact.

c) The project site is not located within the vicinity of a State classified area, a designated area or an existing surface mine, therefore the project has no impact with regard to an incompatible land use with a mining operation. The project will have no impact.

d) The project site is not located within the vicinity of an existing or abandoned quarry or mine, therefore the project has no impact with regard to exposing people or property to hazards of a quarry or mine.

Mitigation: No mitigation required.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a) According to the Riverside County General Plan, the project is not located within the vicinity of an airport land use plan or two miles of a public airport, therefore there is no potential for airport noise. The project will have no impact.

b) The project is not located within the vicinity of a private airstrip, therefore there is no potential for airport noise. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

The project is not located within the vicinity of a railroad line, therefore there is no potential for railroad noise. The project will have no impact.

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

Monitoring: No monitoring required.

30. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is located adjacent to Cajalco Road which is not designated as a highway, however it is a heavily traveled east to west corridor through this portion of the County. There are similar commercial uses and single family residences within the vicinity. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact:

The project does not have the potential to create a potentially significant impact with regard to other noise. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Noise Effects on or by the Project

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials, Noise Impact Analysis Report prepared by Chambers Group dated September 2008, Department of Public Health- Industrial Hygiene review

Findings of Fact:

a) The project has the potential to permanently increase noise levels within the project vicinity above levels without the project. The project is a neighborhood shopping center which has the potential to increase noise within the area. The project is required to comply with Ordinance 847 which regulates noise within the County of Riverside. The Department of Public Health- Industrial Hygiene reviewed the proposed project and between the hours of 10:00pm and 7:00am noise levels shall not exceed 45 db(A) and 65db(A) at all other times of the day (PP 10. PLANNING. 23). An eight (8) foot high masonry block wall shall be constructed along the southern property line in order to mitigate noise to nearby residential sensitive receptors (PP 80. PLANNING. 9). The project will have the potential to minimally increase ambient noise levels and must comply with Ordinance 847 which regulates outdoor noise. The project will have a less than significant impact with the incorporated mitigation.

b) The project has the potential to temporarily or periodically increase ambient noise levels during construction, however recommendations by the Department of Public Health indicate that whenever a construction site is within ¼ mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00pm and 6:00am during the months of June through September and between the hours of 6:00pm and 7:00am during the months of October through May. These are considered standard requirements and are not considered mitigation for CEQA purposes. The project will have a less than significant impact.

c) The project is a neighborhood shopping center which will have the potential to increase vehicular noise within the area. The project is required to conform to Ordinance 847 which regulates noise between the hours of 10:00pm and 7:00am to 45db(A) and 65db(A) at all other times of the day (PP 10. PLANNING. 23). The project will not expose persons to or generate noise in excess of Ordinance 847 standards. The project will have a less than significant impact.

d) The project is not anticipated to expose people to or generate excessive ground borne vibration of ground borne noise levels. The project will have a less than significant impact.

Mitigation: The project will be required o submit a fencing plan, more specifically to construct an eight (8') foot high wall on the southern property line (COA PP 80. PLANNING. 9)

Monitoring: Monitoring will occur through the Department of Building & Safety through the plan check process and the Planning Department.

POPULATION AND HOUSING Would the project

33. 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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The project site is vacant and the project does not have the potential to displace a substantial number of existing housing that would require the need for construction of replacement housing. The project will have a less than significant impact.

b) The project does not have the potential to 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) The project site is vacant and the project does not have the potential to displace substantial numbers of people that would require the need for construction of replacement housing. The project will have a less than significant impact.

d) According to the GIS Database, the project is not located within a County Redevelopment Project Area. The project will have no impact.

e) The project will not create additional residential dwellings and the project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project will be a new business in the area, therefore there is the potential for population growth to occur in the area, however based on the magnitude of the business the project does not have the potential to substantially alter growth within the area. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

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

Findings of Fact:

The project has the potential to incrementally increase the demand for fire services, however due to its limited size, the proposed project will not create a significant impact on fire services. The Riverside County's Development Impact Fee (Ord. 659.10) collects fees for fire services, which is intended to offset any incremental increases in the need for fire services. The project is required to pay these development impact fees prior to issuance of building final inspection (PP COA 90. PLANNING. 29). This is a standard condition of approval and not considered mitigation for CEQA purposes, therefore the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

35. Sheriff Services

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Source: RCIP

Findings of Fact:

The Riverside County Sheriff's Department provides law enforcement and crime prevention services to the project site. The project will incrementally increase the demand for sheriff services in the project area; however due to its limited size, the proposed project will not create a significant impact on sheriff services. The Riverside County's Development Impact Fee (Ord. 659.10) collects fees for sheriff services, which is intended to offset any incremental increases in the need for sheriff services. The project is required to pay these development impact fees prior to building final inspection (PP COA 90. PLANNING. 29). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36. Schools

☐	☐	☒	☐
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Source: GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not physically alter or result in the construction of new school facilities. The project is located within the Val Verde Unified School District. The project is required to comply with school mitigation fees in accordance with State law (PP COA 80. PLANNING. 17). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Libraries

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Source: RCIP

Findings of Fact:

The project will not have an impact on library uses as it does not have the potential to generate local library users. However, the Riverside County's Development Impact Fee (Ord. 659.10) collects fees for library services, which is intended to offset any incremental increases in the need for libraries. The project is required to pay these development impact fees prior to building final inspection (PP COA 90. PLANNING. 29). This is a standard condition of approval is not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

The project will not create a significant additional need for health services. No shortages in the provision of health care services are expected as a result of the project. The project will have a less than significant impact on health services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

39. Parks and Recreation

☐	☐	☐	☒
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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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is a commercial use and does not include recreational facilities or require the construction of expansion of recreational facilities. The project will have no impact.
- b) The project, a neighborhood shopping center, would not have any potential effect on the use of existing neighborhood facilities, regional parks, or other recreational facilities. The project will have no impact.
- c) The project is not located within a County Service Area (C.S.A) nor is it required to pay Quimby Fees because it is a commercial use. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Recreational Trails	☐	☐	☐	☒
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) According to the review by the Parks & Recreation Department there are no proposed recreational trails along this portion of Cajalco Road. The project will have no impact with regard to recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☒	☐	☐
a) Cause an increase in traffic which is substantial in				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☒	☐	☐
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?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP

Findings of Fact:

a) The Transportation Department reviewed the project and the Traffic Study prepared for the project. Based on the information submitted to the Transportation Department it was determined that the project is consistent with the General Plan regarding providing adequate levels of service (COA PP 10. TRANS. 1). The project will be required to design traffic signals at the intersection of Gustin Road and Cajalco Road (COA PP 80. TRANS. 1). The project will be required to construct and install a traffic light at the intersection of Gustin Road and Cajalco Road (COA PP 90. TRANS. 1). The project will have a less than significant impact with the incorporated mitigation.

b) The project has complied with the development standards of Ordinance 348 with regard to Off Street Vehicle Parking and has adequate capacity for the project. The project will have no impact.

c) The Transportation Department reviewed the project and the Traffic Study prepared for the project. Based on the information submitted to the Transportation Department it was determined that the project is consistent with the General Plan regarding providing adequate levels of service (COA PP 10. TRANS. 1). The project will be required to design traffic signals at the intersection of Gustin Road and Cajalco Road (COA PP 80. TRANS. 1). The project will be required to construct and install a traffic light at the intersection of Gustin Road and Cajalco Road (COA PP 90. TRANS. 1). The project will have a less than significant impact with the incorporated mitigation.

d) The project does not have the potential to alter air traffic patterns. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project does not have the potential to change waterborne, air or rail traffic. The project will have no impact.

f) The project has been conditioned to submit improvement plans for required improvements along the adjacent roadways. The project does not have the potential to increase hazards to a design feature or incompatible uses. The project will have a less than significant impact.

g) The project has been conditioned to annex into a Landscaping and Lighting Maintenance No. 89-1; the annexation shall include landscaping along Cajalco Road and Gustin Road, Street Lights, Traffic Signals and Street Sweeping (COA PP 90. TRANS. 8). The L&LMD shall provide maintenance to the additional landscaping, street lights and traffic signals which are being installed by the project. The project will have a less than significant impact with the incorporated mitigation.

h) It is not anticipated that there will be a substantial effect upon circulation during the project's construction. Improvement plans will be submitted for review.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Bike Trails

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Source: RCIP

Findings of Fact:

a) The project is located adjacent to Cajalco Road and according to Figure 8 of the Lake Mathews Woodcrest Area Plan there is no trail planned for this side of Cajalco Road. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

☐	☐	☒	☐
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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?

☐	☐	☒	☐
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Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project proposes potable water service from Western Municipal Water District (WMWD). The neighborhood commercial shopping center will have a moderate demand for water. The project will not result in the construction of new water treatment facilities or the expansion of existing facilities. The project will have a less than significant impact with regard to water.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Sewer

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

☐	☒	☐	☐
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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) The project proposes an Alternative Treatment Unit for onsite wastewater treatment. The Department of Environmental Health will require the construction of an ATU with an Ultraviolet tertiary treatment system and seepage pits (COA PM. 80 E HEALTH. 1). The Santa Ana Regional Water Quality Control Board (District #8) must provide a clearance letter to the Department of Environmental Health for the use of an ATU at this location (COA PM 80. E HEALTH. 2). The construction of the new ATU does not have the potential to cause significant environmental effects. The project will have a less than significant impact with the mitigation incorporated.

b) The project proposes an Alternative Treatment Unit for onsite wastewater treatment. There are currently sewer facilities that serves the area; an annual contract with a qualified service provider for the ATU is required to be provided to the department of Environmental Health (COA PM 90. E HEALTH. 4). The project will have a less than significant impact.

Mitigation: The Department of Environmental Health will require the construction of an ATU with an Ultraviolet tertiary treatment system and seepage pits (COA PM. 80 E HEALTH. 1). The Regional Water Quality Control Board must provide a clearance letter to the Department of Environmental Health for the use of an ATU at this location (COA PM 80. E HEALTH. 2).

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

45. Solid Waste

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The project will have a less than significant impact.

b) The project shall comply with federal, state and local statutes and regulations related to solid wastes, including the County Integrated Waste Management Plan. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with the requirements of Southern California Edison, the gas company, SBC, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

47. Other: N/A

☐	☐	☐	☐
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MANDATORY FINDINGS OF SIGNIFICANCE

48. 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?

☐	☐	☒	☐
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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.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

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Source: Staff review, Project Application Materials

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

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

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

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

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

Y:\Planning Case Files-Riverside office\PP23128\Planning Commission Prep\EA41614 (PM35814&PP23128) - 1-11-10.doc
Revised: 6/9/08

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F EL MAP Parcel Map #: PM35814

Parcel: 285-210-003

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 Parcel Map No. 35814 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35814, Amended No. 1, dated 3-18-09.

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 to a Schedule E subdivision of 3.28 acres into three (3) commercial parcels

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.

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Riverside County LMS
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E JEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

10. GENERAL CONDITIONS

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.

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-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

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FUEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

10. GENERAL CONDITIONS

10.BS GRADE. 7 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. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 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.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which 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.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

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FUEL MAP Parcel Map #: PM35814

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 WMWD POTABLE WATER SERVICE

RECOMMND

All lots under Parcel Map#35814 are proposing Western Municipal Water District (WMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with WMWD, as well as, all other applicable agencies.

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

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Riverside County LMS
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E. JEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

10. GENERAL CONDITIONS

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

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP- FLOOD HAZARD REPORT RECOMMND

Parcel Map No. 35814 is a Schedule E subdivision of a 2.5 acre site in the Mead Valley area. The site is located on the southwest corner of Cajalco Road and Gustin Road, approximately 1200 feet east of the intersection with Harley John Road. Plot Plan 23128, which is a proposal to construct a gas-station/convenience store and fast food restaurant on the site, is being processed concurrently.

Our review indicates the northern boundary of the site is impacted by a broad watercourse with a tributary drainage area of approximately 50 acres from the north. It appears the bulk of the stormwater runoff tributary to the site traverses Cajalco Road either through an existing, poorly maintained road culvert or by passing over Cajalco Road. Stormwater runoff from the parking lot near the northwest corner of the site enters the property along the western boundary. These flows traverse the site along the western boundary before leaving the site at the southwest corner. The storm flows traverse other properties prior to their confluence with Cajalco Creek.

The applicant proposes to collect the offsite flows by connecting the existing culvert to the north to a new RCP storm drain which would then outlet into a proposed channel

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Riverside County LMS
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F JEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP- FLOOD HAZARD REPORT (cont.)

RECOMMND

running through a 15 foot easement to be dedicated along the western edge of the property behind the proposed structure. This channel would outlet at the southwest corner into the existing watercourse. Rip-rap is proposed at the outlet to reduce flow velocity and erosion.

To mitigate the increased runoff due to site development, the applicant proposes the use of underground detention basins. The basins would outlet into the proposed channel along the western property line. This channel must be maintained by the property owners association and shall be constructed in a 15 foot drainage easement.

Impacts to water quality due to runoff from the gas station area would be mitigated through the use of an enhanced vegetated swale. Impacts to water quality due to runoff from the remainder of the site would be mitigated with a porous pavement parking area.

The site is located within the bounds of the Lake Matthews 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 \$3,815 per acre (or per lot for parcels larger than one 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. 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.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. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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.

10.FLOOD RI. 18 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 18

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

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 included as 'exhibit A' in the WQMP.

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

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 2 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 environmental 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 representative 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 been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 MAP - GEO02112 RECOMMND

County Geologic Report (GEO) No. 2112, submitted for this project (PP23128 & PM35814), was prepared by GeoMat Testing

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10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - GEO02112 (cont.)

RECOMMEND

Laboratories, Inc. and is entitled: "Preliminary Soil Investigation Report, Commercial Development, Southwest Corner of Cajalco and Gustin Road, APN 285-210-003, County of Riverside, California", dated July 17, 2007, Project No. 7026-01. In addition, GeoMat submitted "Response to County Review Sheets Dated December 15, 2008, preliminary Soil Investigation Report, Commercial Development, Southwest Corner of Cajalco and Gustin Road, APN 285-210-003, County of Riverside, California", dated January 26, 2009. This document is herein incorporated as a part of GEO No. 2112.

GEO No 2112 concluded:

- 1.No potential for surface fault rupture exists here.
- 2.There is a potential for moderate ground shaking during earthquakes.
- 3.Groundwater is not expected to effect site grading.
- 4.Landslide hazards are regarded as inconsequential.
- 5.A seiche is not regarded as a hazard here.
- 6.Tsunamis are not regarded as a hazard here.

GEO No. 2112 recommended:

- 1.The project should be designed for a total static settlement of 1 inch and static differential settlement of .5 to .75 inch.
- 2.Grading and backfills should be performed in accordance with the General Earthwork and Grading Specification included in Appendix E of the report.

GEO No. 2112 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2112 is hereby accepted for Planning purposes. 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.

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10. PLANNING. 4 MAP - PDP01337

RECOMMND

County Paleontological Report (PDP) No. 1337, submitted for this case (PP23128 and PM35814), was prepared by CRM Tech and is entitled: "Paleontological Resource Assessment Report, Assessor's Parcel No. 285-210-003, Lake Mathews Area, Riverside County, California", dated December 12, 2008.

PDP01337 concluded:

1. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossils.

PDP01337 recommended:

1. A mitigation program should be implemented during the project to prevent such impact or reduce it to a level less than significant.

2. All grubbing, grading, trenching, excavations, and/or other earth-moving operations within the project area should be monitored for any evidence of significant, nonrenewable paleontological resources.

3. Excavations should be monitored by a qualified paleontological monitor.

4. Collected samples of sediments should be washed to recover small invertebrate and vertebrate fossils.

5. Specimens should be identified, curated, and placed into a repository with permanent retrievable storage.

6. A report of findings, including an itemized inventory of recovered specimens, should be prepared upon completion of the steps outlined above.

PDP01337 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01337 is hereby accepted for the PP23128 and PM35814. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

An environmental constraints sheet (ECS) shall be prepared

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10.PLANNING. 4 MAP - PDP01337 (cont.) RECOMMND

relative to the paleontological resources at this site, as described elsewhere in this conditions set.

10.PLANNING. 5 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 E, unless modified by the conditions listed herein.

10.PLANNING. 6 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. 8 MAP - LC 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 owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

10.PLANNING. 13 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. 14 MAP - FINAL MAP PREPARER RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17

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. 19

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. GENERAL CONDITIONS

10.PLANNING. 20 MAP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 21 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. 22 MAP - LC VIABLE LANDSCAPING RECOMMND

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

10.PLANNING. 23 MAP - LC 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. This condition does not apply to residential front yards.

TRANS DEPARTMENT

10.TRANS. 1 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.

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 3 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 unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 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 Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP- EXPIRATION DATE (cont.)

RECOMMND

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.

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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on

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50. PRIOR TO MAP RECORDATION

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

the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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 Lake Matthews 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. Grading plans shall show all proposed facilities consistent with the WQMP.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS PALEO RESOURCES

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Paleontological Report (PDP) No. 1337, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required."

50.PLANNING. 2 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. 10 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 11 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 - FEE BALANCE

RECOMMND

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

50.PLANNING. 14 MAP- WMWD CLEARANCE

RECOMMND

A clearance letter from Western Municipal Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated March 5, 2008, summarized as follows:

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

1) When water service is requested for any new parcels, an individual water service will be required. Installation of water service requires payment of Western's Added Facilities Charge, Distribution System Fee, meter, participation fee and any other costs associated with installation of a domestic water meter assembly.

2) If a domestic water pipeline does not front a customer's property, a long service installation is required. A long service comprises of two components, the meter assembly and the lateral. The water meter assembly is installed at the edge of the public right-of-way, at a location that is the minimum distance to the nearest domestic water pipeline. The customer is required to install the lateral to the outlet of the meter and continue the pipeline installation to the customer's property. The length of the lateral cannot exceed 600-feet.

3) The customer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from the adjacent property owners. Please review Western's Commercial Plan Check Package for submittal formats and requirements.

Please contact Tammy Martin at Western's Development Services Department at (951) 789-5000 for further

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP- WMWD CLEARANCE (cont.) RECOMMND
information.

50.PLANNING. 15 MAP- AGENCY CLEARANCE (MWD) RECOMMND

A clearance letter from Metropolitan Water District (MWD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated August 19, 2009 which requested the review of the Final Water Quality Management Plan (WQMP).

50.PLANNING. 16 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 17 MAP- SURVEYOR CHECK 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 comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 18 MAP - LC LNDSCP COMN AREA MAIN RECOMMND

a.A permanent maintenance organization shall be established to assume ownership and/or maintenance responsibility for all common landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18 MAP - LC LNDSCP COMN AREA MAIN (cont.) RECOMMND

then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization.

c. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the MAP shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto).

TRANS DEPARTMENT

50.TRANS. 1 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. 2 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. 3 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

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50.TRANS. 3 MAP - EASEMENT (cont.) RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 4 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Cajalco Road and so noted on the final map.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with capital project B70782 and with Alan French, Sr. Civil Engineer, Plan Check Section. His phone number is (951) 955-3152.

50.TRANS. 6 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.

50.TRANS. 7 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. 8 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. 9 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light 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

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50.TRANS. 9 MAP - STREET LIGHT PLAN (cont.) RECOMMND

Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 10 MAP - 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. 11 MAP - STREET LIGHTS-L&LMD RECOMMND

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. 13 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP - PART-WIDTH

RECOMMND

Gustin Road along project boundary is a paved County maintained road designated as a Collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 62' part-width dedicated right-of-way (37' on the project side and 25' on opposite side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for the location of sidewalk.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the curb line within the 15' parkway.

2. Driveway shall be constructed per Standard No. 207A.

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the south project boundary and/or as approved by Department of Transportation.

50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Cajalco Road along project boundary is a paved County maintained road and designated as an Expressway and shall be improved with 8" AC dike located 40 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 110 foot half-width dedicated right-of-way in accordance with County Standard No. 82. (40'/110') (Modified for NO median, size and location of sidewalk and reduced AC pavement from 56' to 40'.)

NOTE: 1. A 6.5' meandering sidewalk shall be constructed within the 70' interim parkway per Standard 404 as shown on Amended No. 1 exhibit and/or as directed by the Department of Transportation.

2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the west and east project

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - EXISTING MAINTAINED (cont.) RECOMMND

boundaries and/or as approved by Department of
Transportation.

50.TRANS. 16 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with
traffic signal requirements within public road
rights-of-way, as directed by the Transportation
Department. Assurance of traffic signal maintenance is
required by filing an application for annexation to
Landscaping and Lighting Maintenance District No.
89-1-Consolidated for the required traffic signal(s).

50.TRANS. 17 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for
annexation into County Service Area 152 (CSA 152) for
street sweeping through the CSA Administrator; or enter
into a similar mechanism as approved by the Transportation
Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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
GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance
with Riverside County Flood Control & Water Conservation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

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

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

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.)

RECOMMND

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.

60.BS GRADE. 6 MAP-NO PRECISE GRADE PERMIT

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THE SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.EPD. 2 - EPD GRADING PLAN CHECK RECOMMND

Prior to the issuance of a grading permit, EPD shall review the grading plan to ensure that the flows exiting the south west corner of the site will remain same as the flows that historically exited the site.

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. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

60.FLOOD RI. 7 MAP- ADP FEES RECOMMND

Parcel Map No. 35814 is located within the limits of the Lake Matthews Area Drainage Plan for which drainage fees

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP- ADP FEES (cont.)

RECOMMND

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. Grading plans shall show all proposed facilities consistent with the WQMP.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

PDP01337, prepared by CRM Tech December 12, 2008, determined the proposed project's potential to impact paleontological resources is high for Pleistocene-age fossil remains. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

equipment to allow for recovery of large specimens.

5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7.Procedures and protocol for collecting and processing of samples and specimens.

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a qualified paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 6

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.28 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 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.

60.PLANNING. 12 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13

MAP- WASTE MNGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated February 29, 2008 summarized as follows:

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

1.Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2.Prior to final building inspection for EACH building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

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

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60.PLANNING. 13

MAP- WASTE MNGMT CLEARANCE (cont.)

RECOMMND

will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 ADVANTEX(ATU) W/ TERTIARY TX

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of a AdvanTex (Orenco Systems) Alternative Treatment Unit (ATU) utilizing a Sanitron Ultraviolet tertiary treatment system and seepage pits for each lot of Parcel Map#35814. A grease interceptor will be required on all parcels proposing non-prepackaged, open food preparation such as restaurants to prevent grease from entering the proposed ATU systems and ensure proper treatment of wastewater discharged.

Upon building permit submittal, the applicant must submit at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (RamCam) drawn to an appropriate scale showing all applicable detail as required in the DEH Technical Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by RamCam. Please note that any significant grading at the proposed ATU disposal area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 USE - RWQCB OK

RECOMMND

A clearance letter from the California Regional Water Quality Control Board is required for the proposed use of an Advanced Treatment Unit.

EPD DEPARTMENT

80.EPD. 1 MAP - EPD BUILDING PLAN CHECK

RECOMMND

Prior to the issuance of a building permit, EPD shall review the grading plan to ensure that the flows exiting the south west corner of the site will remain same as the flow that historically exited the site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP- ADP FEES

RECOMMND

Parcel Map No. 35814 is located within the limits of the Lake Matthews Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. Grading plans shall show all proposed facilities consistent with WQMP.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

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

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

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

80.PLANNING. 2

MAP - LC LNDSCP PLOT PLAN APPR

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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P EL MAP Parcel Map #: PM35814

Parcel: 285-210-003

80. PRIOR TO BLDG PRMT ISSUANCE

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

subject District has approved said plans.

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

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

80.PLANNING. 4 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

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

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount

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Riverside County LMS
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E JEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

80. PRIOR TO BLDG PRMT ISSUANCE

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

of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. For front yard typicals and models, only deposit funds to Installation Inspection(s).

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

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

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

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

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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I JEL MAP Parcel Map #: PM35814

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2

MAP BMP - EDUCATION (cont.)

RECOMMND

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

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

90.FLOOD RI. 3

MAP IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1

MAP - LC LNDSCP/IRRG INSTL INS

RECOMMND

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

10/05/09
16:15

Riverside County LMS
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1 CEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator

2 Letter establishing interim energy account from SCE, IID or other electric provider.

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

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

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Riverside County LMS
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1. JEL MAP Parcel Map #: PM35814

Parcel: 285-210-003

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - TRAFFIC SIGNAL 2 RECOMMND

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

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

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



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

August 19, 2009

Via Electronic and Regular Mail

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

Dear Mr. Bugtai:

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

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

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

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

General

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

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

Hydrology and Water Quality

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

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

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

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

Hazards and Hazardous Materials

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

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

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

Utilities and Service Systems - Sewer

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

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

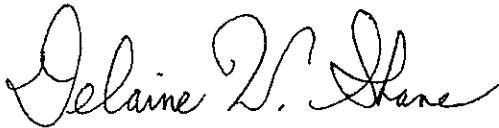
- IS – Page 34, Section 44 – Sewer, Findings of Fact, part (b):

It is indicated that there is currently no wastewater treatment provided in the project area. The basis of this statement is unclear. Western Municipal Water District operates a sewage lift station located on Cajalco Road approximately ¼ mile east of the site, and just west of Wood Road. It is our understanding that sewage delivered to this lift station from certain area developments is then pumped to a wastewater treatment facility located outside the Lake Mathews watershed.

Mr. Bugtai
Page 4
August 19, 2009

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

Very truly yours,

A handwritten signature in cursive script that reads "Delaine W. Shane".

Delaine W. Shane
Manager, Environmental Planning Team

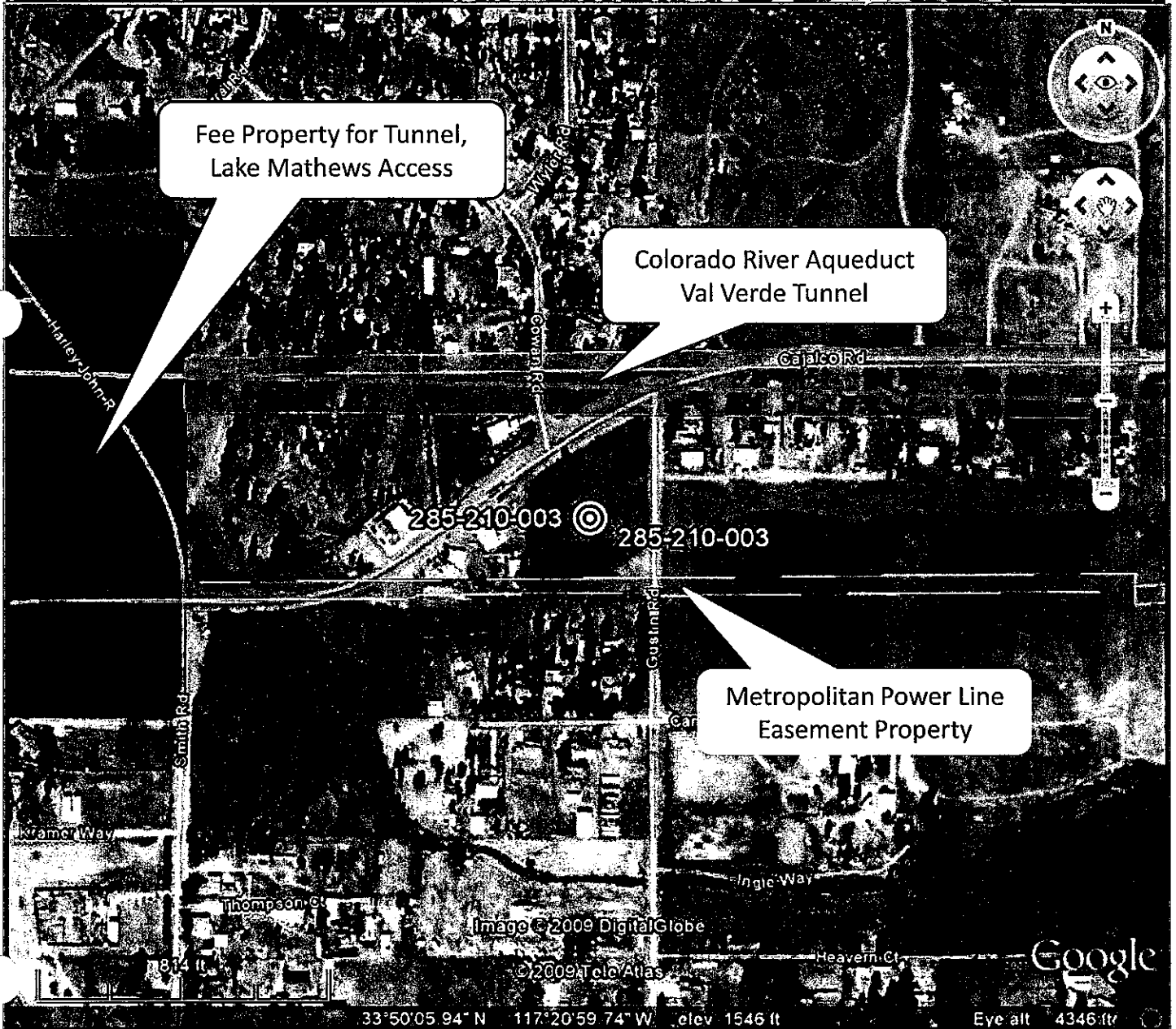
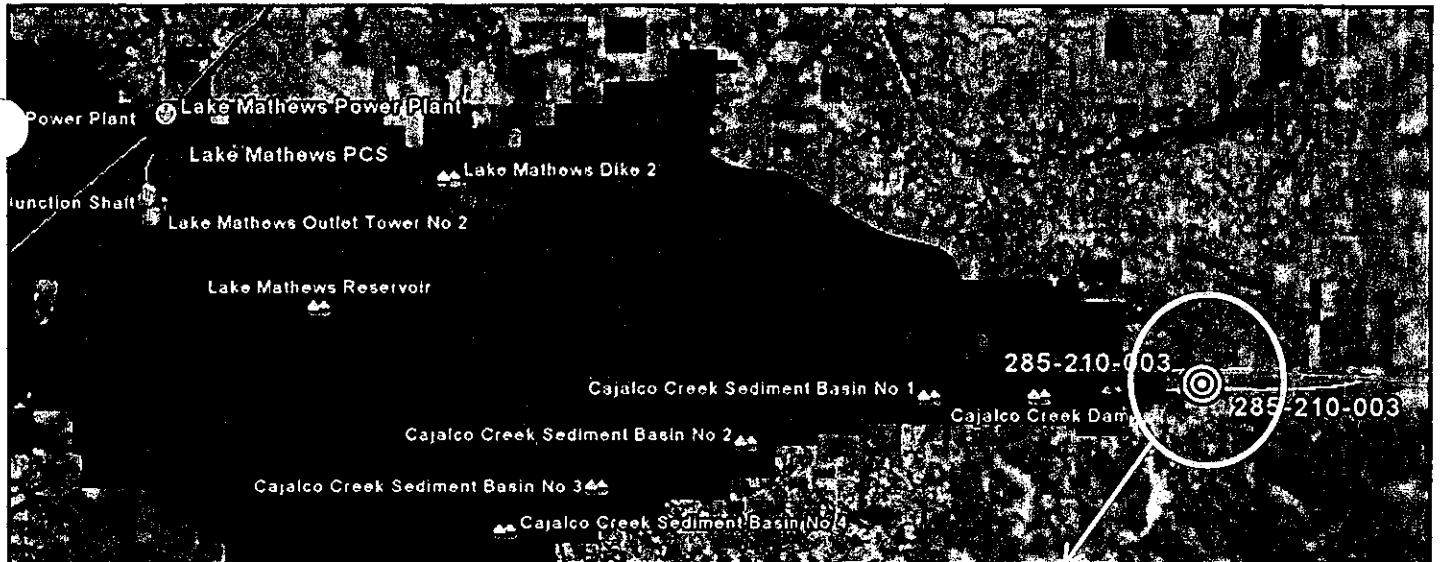
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Enclosures:

Project Location Map

Substructures Letter



October 22, 2008

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

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

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

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

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

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

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

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

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

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

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

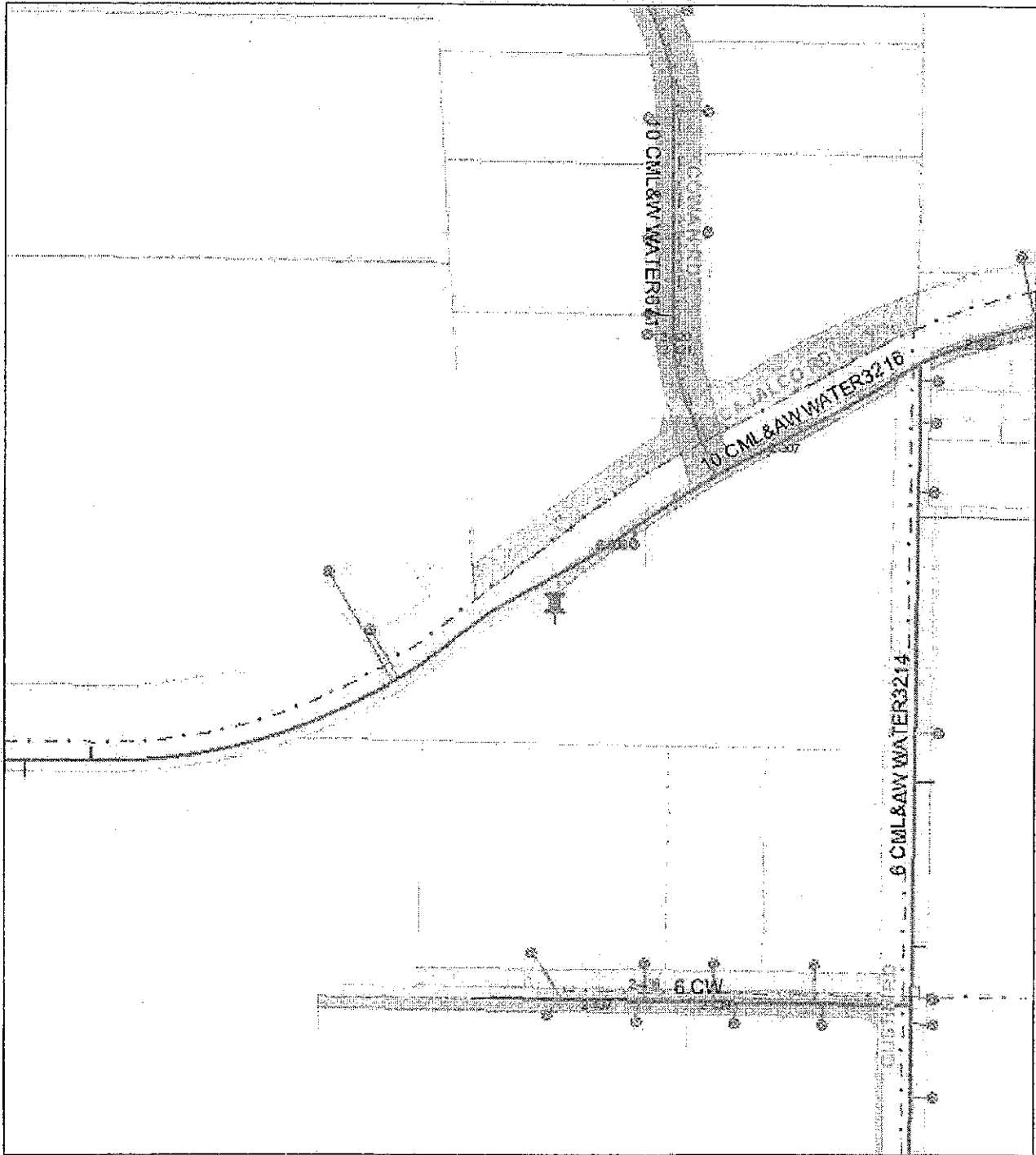
All requirements referred to in this letter are subject to change without notice. This "Will Serve" letter shall remain in effect for twelve months; any improvements not completed within that period shall require reevaluation.

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

ABRAHAM S RIVERA
Engineering Department

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

WILL SERVE



Scale: 1"=210.62
feet

Title:

Date: 10/22/2008



WESTERN
MUNICIPAL
WATER
DISTRICT

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 29, 2008

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

RE: Plot Plan No. 23128

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

APN: 285-210-003

Dear Mr. Phithayanukarn:

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

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

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

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

Sincerely,



Ryan Ross
Planner



WESTERN
MUNICIPAL
WATER
DISTRICT

John V. Rossi
General Manager

March 5, 2008

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda A. Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

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

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

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

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

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

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

TAMMY MARTIN
Engineering Technician

TM:sc
Enclosure

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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: September 3, 2008

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

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

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

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

Project Reviewed: PP 23128 (Lake Matthews Commercial Center)

Reference Number: 96515

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

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

Review Stage: First Review



Information

Provided:

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

Noise Standards:

For Stationary Noise Sources:

A. Standards:

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

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

B. Requirement for Determination of Community Noise Impact:

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

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

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

Findings:

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

Recommendations:

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

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

5. Either enclose the roof-top mechanical ventilation equipment with shrouding made of solid material (surface density $\geq 20 \text{ kg/m}^2$), or extend the wall of the building approximately 8 feet high above the rooftop. This wall should block the line-of-sight (view) from the backyard of the nearby homes to the exposed roof and ventilation systems.
6. Select air conditioning units with the lowest sound power level.
7. Install air conditioning units as far as possible from the residential areas.
8. Reduce delivery truck noise by minimizing engine idling time during deliveries. In addition, truck deliveries and trash compactor activities are to be limited to daytime hours (7:00 am to 10:00 pm.).
9. An eight foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern and eastern property lines in order to mitigate noise to nearby residential sensitive receivers.
10. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from speaker phones and air conditioning unit location and specifications from each specific tenant / plot plan. Building design must be shown to reduce interior noise to at or below 50 Ldn for those buildings along Gustin Road, and Cajalco Road. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.
12. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.



"No Excuses"

BOARD OF EDUCATION:

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

C. Fred Workman, Ed.D.
Superintendent

David Marshall
Deputy Superintendent
Education Services &
Human Resources

Susan Balt, Ph.D.
Director, Special Education

Carroll Brown, Ed.D.
Assistant Superintendent
Elementary Education

Robert Nichols
Assistant Superintendent
Secondary Education

Patricia Ralphs
Administrator,
Human Resources

Scott Scambray
Assistant Superintendent
Testing & Accountability

Norman Towels, Ph.D.
Assistant Superintendent
Student Services

Mike Boyd
Deputy Superintendent
Business Services

Bill Angel
Director, Business Services

David Bazan
Director,
Information Technology

Michael Bazan
Director, Risk Management

Todd Butcher
Director,
Maintenance & Operations

Brian Fountain
Director, Security

Sandee Hackett
Director, Facilities

Bert Quanstrom
Director, Food Services

Stacy Strawderman
Director,
Purchasing & Warehouse

Val Verde Unified School District

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

February 28, 2008

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

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

Dear Mr. Phithayanukarn:

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

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

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

Sincerely,

Sandee Hackett
Director, Facilities

SH/gjc

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

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

DATE: February 25, 2008

TO:

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

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

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

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on March 20, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, at (951) 955-5133 or email at jphithay@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

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

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

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

PM35814

APN's 285-210-003

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

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

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

Distance Buffered : 600'

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

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

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

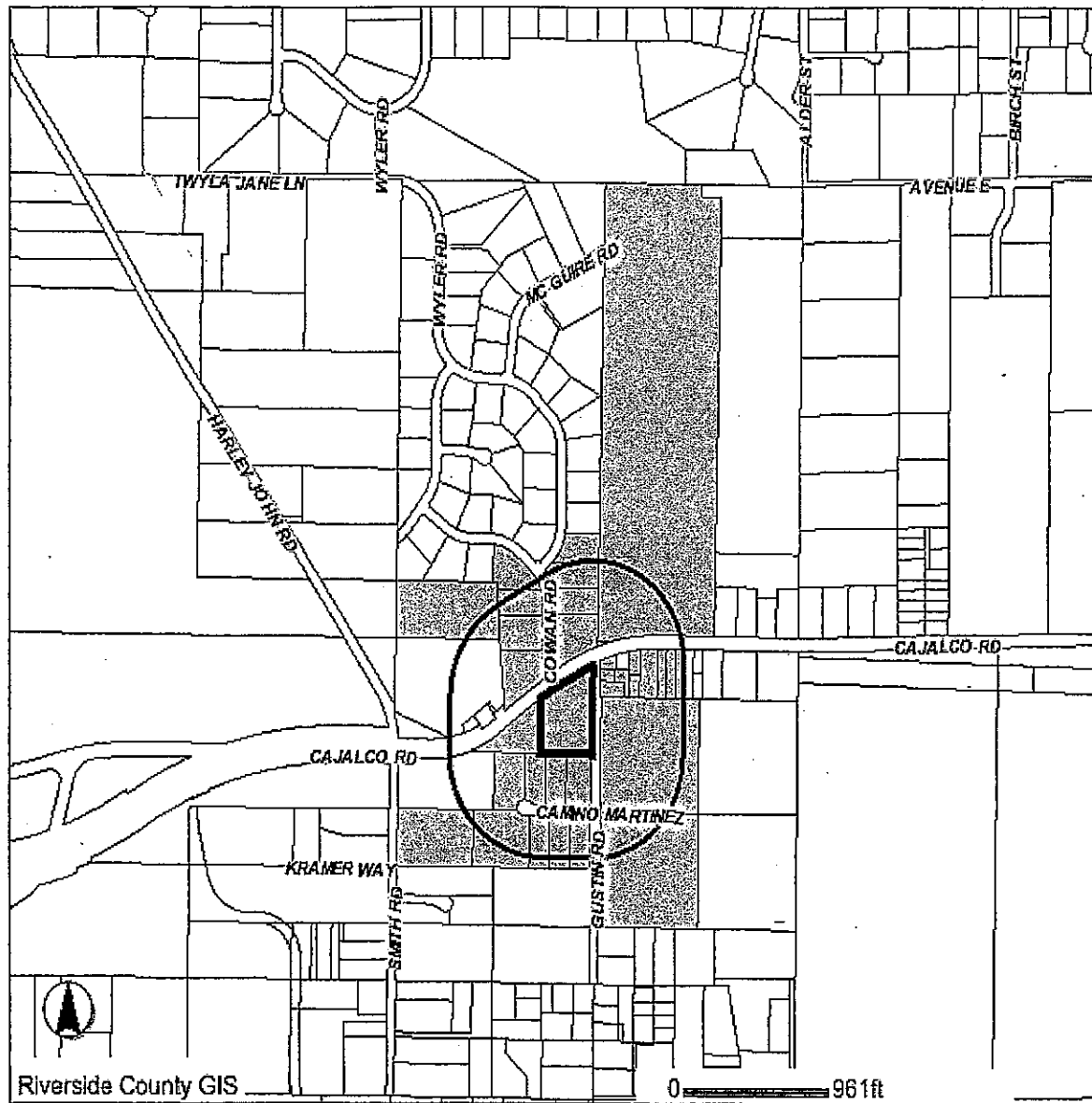
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

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

*Verified
By
[Signature]
Expires
4.5.2010*

PM35814/PP23128

**Selected parcel(s):**

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

IMPORTANT

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

MAP PRINTED ON...02/4/2009



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

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

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

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

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

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

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

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

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

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

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

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

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

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





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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA 41614 Tentative Parcel Map No. 35814

Project Title/Case Numbers

Wendell Bugtai
County Contact Person

951-955-2419
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lake Mathews Square, LLC
Project Applicant

670 E. Parkridge Ave. Ste. 101, Corona, CA 92879
Address

Lake Mathews/Woodcrest area plan of Western Riverside County; more specifically the project is located northerly of Camino Martinez, southerly of Cajalco Road, and westerly of Gustin Road

Project Location

TENTATIVE PARCEL MAP NO. 35814 is a Schedule E subdivision of 3.28 gross acres into three (3) commercial parcels for financing and conveyance purposes and shared ingress and egress within the project.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 28, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41614 ZCFG4957

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0715715

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: LAKE MATHEWS SQUARE LLC \$64.00
paid by: CK 1002
paid towards: CFG04957 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41614
at parcel #:
appl type: CFG3

By _____ Oct 17, 2007 14:14
MBRASWEL posting date Oct 17, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0905736

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: LAKE MATHEWS SQUARE LLC

\$1,993.00

paid by: CK 1012

paid towards: CFG04957 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41614

at parcel #:

appl type: CFG3

By _____ Apr 28, 2009 08:22
SBROSTRO posting date Apr 28, 2009

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org