AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR’S HEARING
County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a “SPEAKER IDENTIFICATION FORM” and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 NONE

2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 PLOT PLAN NO. 25282 - CEQA Exempt - Applicant: Donald Waits – Fifth/First Supervisorial District – Location: Northerly of Poppy Hill Drive, southerly of Betty Street, easterly of Marie Street, westerly of Phillips Street - REQUEST: The Plot Plan is a proposal to construct 1,500 square foot detached metal garage on 19.71 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.2 PLOT PLAN NO. 25271 - CEQA Exempt - Applicant: Rudolfo Trevino – First/First Supervisorial District – Location: Northerly of Cajalco Road, southerly of Bridlewood Road, easterly of Silver Summit, westerly of Aspen Leaf Drive - REQUEST: The Plot Plan is a proposal to construct a 196 square foot Patio/BBQ cover and a 1,200 square foot detached garage on 0.72 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
2.3 PLOT PLAN NO. 25338 - CEQA Exempt - Applicant: Jim Marsh – Third/Third Supervisorial District – Location: Westerly of Meridian Street, easterly of Stanford Street, southerly on Crest Drive - REQUEST: The Plot Plan is a proposal to attach a 1,500 square foot garage to existing 406 square foot garage on 0.56 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.4 PLOT PLAN NO. 25277 - CEQA Exempt - Applicant: Elliot Barton Lander Trust – Fourth/Fourth Supervisorial District – Location: Northerly of Sondgroth, southerly of Mesa Trail, easterly of Coyote Road, westerly of Verbena Road - REQUEST: The Plot Plan is a proposal to construct a detached 988 square foot garage on 5 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.5 TENTATIVE PARCEL MAP NO. 35864 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Chad Davies – Fifth/First Supervisorial District – Location: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail – REQUEST - The Tentative Parcel Map is a Schedule “H” subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. Continued from May 6, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,500 square foot detached metal garage on 19.71 acres.

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed by Riverside Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25282, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.

2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public’s health, safety, and general welfare are protected through project design.

4. The proposed projects are compatible with the present and future logical development of the area.

5. The proposed projects will not have a significant effect on the environment.

6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.

2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) and Rural Residential (5 Acres Minimum) on the Mead Valley Area Plan.

3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Rural Residential (R-R zone).

5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-R zone.

6. The proposed 1,500 square foot detached metal garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.

7. The detached accessory 1,500 square foot metal garage is compatible with the character of the surrounding community.

8. The detached accessory 1,500 square foot metal garage is located over 105 feet from the main building and consistent with the character of the surrounding community.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to construct a 1,500 square foot detached metal garage on 19.71 acres.

10. EVERY. 2  PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3  PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25282 shall be henceforth defined as follows:
10. GENERAL CONDITIONS

10. EVERY. 3		PPA - DEFINITIONS (cont.)

APPROVED EXHIBIT A = Plot Plan No. 25282, Exhibit A, Amended #2, dated April 10, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25282, Exhibit B/C, Amended #1, dated April 1, 2013. (Floor Plans/Elevations)

BS GRADE DEPARTMENT

10.BS GRADE. 1		PPA - GENERAL INTRODUCTION

Improvements 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 Department Grading Division conditions of approval.

10.BS GRADE. 3		PPA - OBEXIT ALL GDG REGS

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 and Safety Department.

10.BS GRADE. 4		PPA - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5		PPA - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to
10. GENERAL CONDITIONS

10. BS GRADE. S  FPA - NPDES INSPECTIONS (cont.)  RECOMMND

Clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

FIRE DEPARTMENT

10. FIRE. 1  USE-#50-BLUE DOT REFLECTOR  RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate
10. GENERAL CONDITIONS

10.FIRE. 1  USE-#50-BLUE DOT REFLECTOR (cont.)

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

10.FIRE. 2  USE-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3  USE-#76-STANDARD FIRE HYDRANT

Approved standard fire hydrant (6"x4"x2 1/2") shall be located WITHIN 250 FEET OF ANY PORTION OF THE LOT FRONTAGE.

PLANNING DEPARTMENT

10.PLANNING. 1  PPA - LANDUSE APPROVAL ONLY

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25282 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2  PPA - NO HOME OCCUPATIONS

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:
10. GENERAL CONDITIONS

10. PLANNING. 2  PPA - NO HOME OCCUPATIONS (cont.)

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10. PLANNING. 3  PPA - SETBACKS IN HIGH FIRE

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777
10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE
60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA - NPDES/SWPPP

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 www.swrcb.ca.gov.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 PPA - SITE EVALUATION

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the
80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1  PPA - SITE EVALUATION (cont.)

existing grading - if any.

Site evaluation need not take place if the applicant
obtains a grading permit.

80.BS GRADE. 2  BMP - CONSTR. NPDES PERMIT

Prior to the issuance of a building permit, the owner/
applicant shall obtain a BMP (Best Management Practices)
Permit for the monitoring of the erosion and sediment
control BMPs for the site. The Department of Building and
Safety will conduct NPDES (National Pollutant Discharge
Elimination System) inspections of the site based on Risk
Level to verify compliance with the Construction General
Permit, Stormwater ordinances and regulations until
completion of the construction activities, permanent
stabilization of the site and permit final.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1  USE* BUILD & SAFETY PLNCK

The applicant shall obtain the required building
permit(s) from the Building Department for any proposed
building, structure, equipment or utility prior to
construction or installation on the property.

All building plans and supporting documentation
shall comply with current adopted California Building
Codes, Riverside County Ordinances, and California Title 25
regulations in effect at the time of building plan
submittal and fee payment to the Building Department. All
Building Department plan submittal and fee requirements
shall apply.

FIRE DEPARTMENT

80.FIRE. 1  USE*-#51-WATER CERTIFICATION

The applicant or developer shall be responsible to submit
written certification from the water company noting the
location of the existing fire hydrant and that the existing
water system is capable of delivering 1000 GPM fire flow
for a 2 hour duration at 20 PSI residual operating
pressure. If a water system currently does not exist, the
applicant or developer shall be responsible to provide
80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1  USE*-#51-WATER CERTIFICATION (cont.)

written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1  PPA - CONFORM TO ELEVATIONS

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2  PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1  USE-#27-EXTINGUISHERS

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
The site is not located in any of the County’s geologic hazard potential zone. The site is located in an area of undetermined potential for paleo resources and it appears the site has been disturbed by previous grading activity. Thus, in accordance with the General Plan policies, GEO, PDP, and PDA reports are not required for this case.

The owner/developer should be aware of these issues and design/construct accordingly.

David L. Jones
Chief Engineering Geologist
TLMA- Planning
RIVERSIDE COUNTY GIS

Selected parcel(s):
345-240-016

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

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http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25282 DATE SUBMITTED: 1/15/13

APPLICATION INFORMATION

Applicant's Name: Donald A. Waits, Jr. E-Mail: Waits@AOL.com
Mailing Address: 22876 Margaret St. Perris, CA 92570
City Street State ZIP

Daytime Phone No: (919) 334-8305 Fax No: (___)

Engineer/Representative's Name: Donald A. Waits, Jr. E-Mail: Waits@AOL.com
Mailing Address: 22876 Margaret Street Perris, CA 92570
City Street State ZIP

Daytime Phone No: (919) 334-8305 Fax No: (___)

Property Owner's Name: Donald A. Waits, Jr. E-Mail: Waits@AOL.com
Mailing Address: 22876 Margaret St. Perris, CA 92570
City Street State ZIP

Daytime Phone No: (919) 334-8305 Fax No: (___)

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.
APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

[Signatures]

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner’s behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

SIGNATURE OF PROPERTY OWNER(s):

[Signatures]

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): Construction of 30' x 50' metal accessory building on a concrete pad to be used for a garage/storage building. This building will have 3 roll-up doors and 1 walk-in door.

Related cases or underlying case: ____________________________

PROPERTY INFORMATION

Assessor's Parcel Number(s): 345-240-016
APPLICATION FOR MINOR PLOT PLAN

Section: 11 Township: 5 South Range: 4 West

Approximate Gross Acreage: 19.71

General location (nearby or cross streets): North of Peppy Hill Dr., South of Betty St., East of Macie St., West of Phillips

Thomas Brothers Map, edition year, page no., and coordinates: 807-07 4837-N1 2001

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson
Agency Director

Katherine Gifford
Director, Administrative Services

Ron Goldman
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

John Boyd
Director, Code Enforcement Department

Carolyn Syms
Director, Environmental Programs Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Donald A. Waits, Jr., hereafter "Applicant" and Donald A. Waits, Jr., Property Owner.

Description of application/permit use:

Application for Minor Plot Plan

for Accessory Building to be used as garage/storage.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6538
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:
   
   Assessor Parcel Number(s): 345-240-016

   Property Location or Address:
   22876 Margarsh St., Perris CA 92570

2. PROPERTY OWNER INFORMATION:
   
   Property Owner Name: Donald A. Waits Jr.
   Phone No.: 510-334-8305
   Email: Waits@googocom

   Firm Name:__________________________

   Address: 22876 Margarsh St.
   Perris CA 92570

3. APPLICANT INFORMATION:
   
   Applicant Name: Donald A. Waits Jr.
   Phone No.: 510-334-8305
   Email: Waits@googocom

   Firm Name:__________________________

   Address (if different from property owner)
   ________________________________

4. SIGNATURES:
   
   Signature of Applicant: ___________________________ Date: 1/14/13
   Print Name and Title: Owner Donald A Waits Jr

   Signature of Property Owner: ___________________________ Date: 1/14/13
   Print Name and Title: Donald A Waits Jr Owner

   Signature of the County of Riverside, by ___________________________ Date: __________
   Print Name and Title: ___________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s)#:

Set #:__________________________ Application Date: __________
SELECTED PARCEL(S):
345-240-016

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

STANDARD WITH PERMITS REPORT
APNs
345-240-016-7

OWNER NAME / ADDRESS
DONALD A WAITS
WENDY M WAITS
22873 MARGARITH ST
PERRIS, CA. 92570

MAILING ADDRESS
(SEE OWNER)
(SEE SITUATION)

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm
1/15/2013
LEGAL DESCRIPTION
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 19,71 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 1360 SQFT., 3 BORMI 2 BATH, 1 STORY, ATTACHED GARAGE (925 SQ. FT), CONSTD 2003 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 807 GRID: D7
PAGE: 837 GRID: D1

CITY BOUNDARY/SFHERE
NOT WITHIN A CITY
CITY SFHERE: PERRIS
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND
NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)
KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE
T15S R4W SEC 11

ELEVATION RANGE
1519/1604 FEET

PREVIOUS APN
345-240-007

-------------------

PLANNING

LAND USE DESIGNATIONS
RM
RR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
MEAD VALLEY

COMMUNITY ADVISORY COUNCILS
PERRIS VALLEY (MAC)

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-R

ZONING DISTRICTS AND ZONING AREAS
GOOD HOPE AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm 1/15/2013
CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE
53

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
PERRIS & PERRIS UNION HIGH

COMMUNITIES
GOOD HOPE

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA

LIGHTING (ORD. 655)
ZONE B, 55.99 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042002

FARMLAND
OTHER LANDS

TAX RATE AREAS
087014
-COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 130199
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES
NO SPECIAL NOTES

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REPORT PRINTED ON: Tue Jan 15 12:30:06 2013
Version 121101
PROPERTY OWNERS CERTIFICATION FORM

I, ___________ Vinnie Nguyen _________ certify that on ___________ 4/2/2013 ________,
The attached property owners list was prepared by ___________ Riverside County GIS _________.
APN (s) or case numbers ___________ PP 25282 _________. For
Company or Individual’s Name ___________ Planning Department _________.
Distance buffered ___________ 1000’ _________.
Pursuant to application requirements furnished by the Riverside County Planning Department,
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge. I
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.

NAME: ___________ Vinnie Nguyen _________.

TITLE ___________ GIS Analyst _________.

ADDRESS: ___________ 4080 Lemon Street 2nd Floor _________.

__________________________________________

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ___________ (951) 955-8158 _________.
ASMT: 342280049, APN: 342280049
BANK OF AMERICA
C/O FHA #048217128
400 COUNTRYWIDE WAY SV35
SIMI VALLEY CA 93065

ASMT: 342290025, APN: 342290025
JAMES HENKE
23130 NELLY LN
PERRIS, CA. 92570

ASMT: 342280050, APN: 342280050
CARMELA MARIN, ETAL
25040 SOFIE ST
PERRIS, CA. 92570

ASMT: 342290026, APN: 342290026
MARY MURO, ETAL
13124 CROSSDALE AVE
NORWALK CA 90650

ASMT: 342280054, APN: 342280054
MARIA ZEPEDA, ETAL
728 FUCHSIA LN
PERRIS CA 92571

ASMT: 345230011, APN: 345230011
MARIA RUVALCABA
1882 HEIDLEMAN RD
LOS ANGELES CA 90032

ASMT: 342280055, APN: 342280055
MARIA ZEPEDA, ETAL
25070 CALEXICO ST
PERRIS CA 92570

ASMT: 345230012, APN: 345230012
LILIA LOPEZ, ETAL
22690 NORMA ST
PERRIS CA 92570

ASMT: 342290012, APN: 342290012
SYLVIA GILREATH
25588 SOFIE ST
PERRIS, CA. 92570

ASMT: 345230019, APN: 345230019
MARIA ANDALON, ETAL
10613 E 67TH ST APT 42
TULSA OK 74133

ASMT: 342290015, APN: 342290015
CAO DAI TEMPLE OVERSEAS
6402 VANGUARD AVE
GARDEN GROVE CA 92845

ASMT: 345230020, APN: 345230020
CONRADO CISNEROS
1517 HALF NORTH ROSS ST
SANTANA CA 92706

ASMT: 342290021, APN: 342290021
ERLINDA MILLER, ETAL
9530 ALONDRA BLV SPC 9
BELLFLOWER CA 90706

ASMT: 345230021, APN: 345230021
EVA ARROYO
30332 NUEVO RD
NUEVO CA 92567
ASMT: 345230022, APN: 345230022
IRENE VALDEZ, ETAL
25045 SOPHIE RD
PERRIS, CA. 92570

ASMT: 345230023, APN: 345230023
JACKALYN SMITH, ETAL
7730 W CARIBBEAN LN
PEORIA AZ 85381

ASMT: 345230024, APN: 345230024
YVONNE COCKRELL, ETAL
654 MAINSAIL LN
PERRIS CA 92571

ASMT: 345230025, APN: 345230025
JEANNETTE DOMINGO, ETAL
10189 SPRING MANOR CT
SAN DIEGO CA 92126

ASMT: 345230026, APN: 345230026
MARIA MOJICA, ETAL
11412 EARLHAM ST
ORANGE CA 92869

ASMT: 345230027, APN: 345230027
MORIA ANDALON, ETAL
22755 MAPES RD
PERRIS, CA. 92570

ASMT: 345230031, APN: 345230031
PATRICIA SMITH, ETAL
P O BOX 807
PERRIS CA 92572

ASMT: 345240011, APN: 345240011
NATIVIDAD HERNANDEZ, ETAL
32953 BRYANT ST
WILDMAR CA 92595

ASMT: 345240012, APN: 345240012
JULIA GILREATH
955 CORONA AVE
CORONA CA 92879

ASMT: 345240013, APN: 345240013
GABRIEL MILANE
25249 SILVERWOOD LN
MENIFEE CA 92584

ASMT: 345240014, APN: 345240014
MARIA ZARATE, ETAL
18285 COLLIER AVE NO K232
LAKE ELSINORE CA 92530

ASMT: 345240016, APN: 345240016
WENDY WAITS, ETAL
22878 MARGARTH ST
PERRIS, CA. 92570

ASMT: 345250006, APN: 345250006
VERONICA MEDINA, ETAL
4570 W 173RD ST
LAWNADE LA 90280

ASMT: 345250007, APN: 345250007
GONZALO MUNOZ
25610 SOTO DR
PERRIS CA 92570
ASMT: 345250015, APN: 345250015
LEONOR ZEPEDA, ETAL
22695 MARGARTH ST
PERRIS, CA. 92570

ASMT: 345250018, APN: 345250018
FEDERAL HOME LOAN MORTGAGE CORP
C/O JPMORGAN CHASE BANK
7301 BAYMEADOWS WAY
JACKSONVILLE FL 32256

ASMT: 345250020, APN: 345250020
EVANGELINA LEZAMA, ETAL
22709 MARGARTH ST
PERRIS, CA. 92570

ASMT: 345250021, APN: 345250021
VALORY ASHBAUGH
P O BOX 8174
ORANGE CA 92863

ASMT: 345250022, APN: 345250022
MANUELA SANTIAGO, ETAL
23375 DAVID JONES RD
PERRIS CA 92570

ASMT: 345250023, APN: 345250023
ENRIQUE DENIZ, ETAL
25625 SOPHIE ST
PERRIS CA 92570
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 196 square foot Patio/BBQ cover and a 1,200 square foot detached garage on .72 acres.

ISSUES OF RELEVANCE:

The property currently has a code violation (CV1204893) for lighting issues. Planning staff will condition project to meet Mt. Palomar ordinance for lighting.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25271, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.

2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed projects are compatible with the present and future logical development of the area.

5. The proposed projects will not have a significant effect on the environment.

6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.

2. The project site is designated Rural Community: Low Density Residential (1/2 Acres Minimum) on the Lake Mathews/Woodcrest Area Plan.

3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Specific Plan (SP) zone.

5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the SP zone.

6. The proposed 196 square foot BBQ cover and 1,200 square foot detached garage are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.

7. The detached accessory 196 square foot BBQ cover and 1,200 square foot detached garage are compatible with the character of the surrounding community.

8. The detached accessory 196 square foot BBQ and 1,200 square foot detached garage are located 44 feet from the main building and consistent with the characteristics of the surrounding community.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  
PPA - PROJECT DESCRIPTION

The use hereby permitted is proposal to construct a 196 square foot Patio/BBQ cover and a 1,200 square foot detached garage on .72 acre.

10. EVERY. 2  
PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3  
PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan
10. GENERAL CONDITIONS

10. EVERY. 3  PPA - DEFINITIONS (cont.)

No. 25271 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25271, Exhibit A, dated February 26, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25271, Exhibit B, dated February 26, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25271, Exhibit C, dated February 26, 2013. (Floor Plan)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1  USE - BUILD & SAFETY PLNCK

PERMIT ISSUANCE:
The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of the proposed 14'-0" x 14'-0" patio cover/BQQ shed on the property.

CODE/ORDINANCE REQUIREMENTS:
All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

PLANNING DEPARTMENT

10.PLANNING. 1  PPA - LANDUSE APPROVAL ONLY

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25271 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior
10. GENERAL CONDITIONS

10. PLANNING. 1  PPA - LANDUSE APPROVAL ONLY (cont.)

    to the acceptance of this approval. Responsible agencies
    include, but are not limited to the Fire Department,
    Environmental Health Department, the local Flood Control
    District, Building and Safety Department, Transportation
    Department, the Environmental Programs Department, the
    County Geologist, or the Transportation Land Management
    Agency.

10. PLANNING. 2  PPA - NO HOME OCCUPATIONS

    No home occupations are permitted in an accessory structure
    or guest home.

    From section 21.36 of Ordinance 348: Home Occupations:

    Home occupations means those uses that are customarily
    conducted in a residence, provided such uses must be
    incidental and secondary to the principal use of a dwelling
    as a residence. The following criteria shall apply to any
    home occupation:

    a. Except for large family day care homes which may require
       two assistants and small family day care homes which may
       require one assistant to be present in addition to the
       licensee or provider, no person other than a resident of
       the dwelling shall be employed on the premises in the
       conduct of a home occupation.

    b. A home occupation shall be conducted entirely within the
       dwelling and shall be incidental and secondary to the use
       of the dwelling as a residence.

    c. A home occupation shall not be conducted in an accessory
       structure and there shall be no storage of equipment or
       supplies in an accessory structure or outside building.

    d. The residential character of the exterior and interior
       of the dwelling shall not be changed.

    e. No vehicles or trailers except those normally incidental
       to residential use shall be kept on the site.

    f. No signs other than one unlighted identification sign,
       not more than two square feet in area, shall be erected on
       the premises.
10. GENERAL CONDITIONS

10.PLANNING. 3  PPA - SETBACKS IN HIGH FIRE

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4  USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5  PPA - ACSRY BLD NO HBBL AREA

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1  PPA - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum
20. PRIOR TO A CERTAIN DATE

20. PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80. PLANNING. 1 PPA - CONFORM TO ELEVATIONS

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80. PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
Selected parcel(s):
321-521-001

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

REPORT PRINTED ON...Wed Jan 09 10:11:18 2013
Version 121101

http://www3.tlma.co.riverside.ca.us/cw/rclis/NoSelectionPrint.htm
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25271 DATE SUBMITTED: 12/26/12

APPLICATION INFORMATION

Applicant's Name: Rudy Treuno E-Mail: __________

Mailing Address: 19181 Beidlewood Rd
Peelis CA 92570

Daytime Phone No: (951) 941-8933 Fax No: (951) 776-0368

Engineer/Representative's Name: Delphin Paquiri E-Mail: __________

Mailing Address: P.O. Box 3774 (OCPP Design)
Fontana CA 92334-3774

Daytime Phone No: (907) 776-0368 Fax No: (951) 776-0368

Property Owner's Name: Rudy Treuno E-Mail: Rudy@Athos4

Mailing Address: 19181 Beidlewood Rd
Peelis CA 92570

Daytime Phone No: (951) 941-8933 Fax No: (951) 776-0368

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.
APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

[Ruiz Treuno] [Signature of Applicant]

PRINTED NAME OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

[SIGNATURE OF PROPERTY OWNER(s):]

[Ruiz Treuno] [Signature of Property Owner(s)]

PRINTED NAME OF PROPERTY OWNER(S)

[Livier Treuno] [Signature of Property Owner(s)]

PRINTED NAME OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):

[Bae-B-Q Rest & Y Camp Pillars]

Future Garage

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): 321-521-001
APPLICATION FOR MINOR PLOT PLAN

Section: 8 Township: 4S Range: 4W

Approximate Gross Acreage: 1 Acre

General location (nearby or cross streets): North of Califf Ave, South of Bridlewood Rd, East of Silver Sunset, West of Aspen Leaf

Thomas Brothers Map, edition year, page no., and coordinates: 776 - 03

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½” x 14” size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside", and Ruay Trevino, hereafter "Applicant" and Ruay Trevino, "Property Owner".

Description of application/permit use:

Bae - N - O Rod & Pillars

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): ______________________________________

Property Location or Address: 
19181 Beidlerwood Rd Perris, CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Rudy TREUNO
Pocket Name: ______________________________________________________

Phone No.: 951-776-0368
Email: Luzier.Treuno@tlma.gov

Address: 19181 Beidlerwood Rd
Perris, CA 92570

3. APPLICANT INFORMATION:

Applicant Name: Rudy TREUNO
Pocket Name: ______________________________________________________

Phone No.: 951-776-0368
Email: Luzier.Treuno@tlma.gov

Address (if different from property owner)

_____________________________

4. SIGNATURES:

Signature of Applicant: 
Date: 12-12-12
Print Name and Title: RUDY TREUNO Property Owner

Signature of Property Owner: Luzier TREUNO
Date: 12-12-12
Print Name and Title: Luzier TREUNO Property Owner

Signature of the County of Riverside, by ____________________________ Date: ______________
Print Name and Title: ____________________________________________________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: ________________________________
Set #: __________________________ Application Date: ____________________________
Selected parcel(s):
321-521-001

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

STANDARD WITH PERMITS REPORT

APNs
321-521-001-7

OWNER NAME / ADDRESS
RUDOLFO TREVINO
LIVIER MAGANA
19181 BRIDLEWOOD RD
PERRIS, CA. 92570

MAILING ADDRESS
(SEE OWNER)
19181 BRIDLEWOOD RD
PERRIS CA. 92570

http://www3.tlma.co.riverside.ca.us/cw/rclis/print.htm 12/26/2012
LEGAL DESCRIPTION
RECORDED BOOK/PAGE: MB 428/85
SUBDIVISION NAME: TR 33465
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE
TRACT NUMBER: 33465

LOT SIZE
RECORDED LOT SIZE IS 0.72 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 3105 SQFT, 5 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(670 SQ. FT), CONSTD 2008 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID
PAGE: 776 GRID: D3

CITY BOUNDARY/SHPERE
NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND
NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)
BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE
T4SR14W SEC 8

ELEVATION RANGE
1500/1604 FEET

PREVIOUS APN
321-130-050

PLANNING

LAND USE DESIGNATIONS
CR
RC-LDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS
MEAD VALLEY (MAC)

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
CAJALCO WOOD POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
SP ZONE (CZ 5881)

ZONING DISTRICTS AND ZONING AREAS
MEAD VALLEY DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
H.B. RANCHES
PLAN NUMBER: #229
PLANNING AREA: NOT AVAILABLE
ADOPTED DATE: 10/4/1989

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
00227

VEGETATION (2005)
AGRICULTURAL LAND

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.
TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE
578

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
CONTACT FARAH KHORASHADI IN THE TRANSPORTATION DEPARTMENT AT (951)955-2291.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
VAL VERDE UNIFIED

COMMUNITIES
GLEN VALLEY

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
MEAD VALLEY #1-7
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 42.63 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042008
TAX RATE AREAS
- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETARY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 13TH FRINGE
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUN WATER IMP DIST U-2
- WMWD IMP U-2 3RD FR

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

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BUILDING PERMITS

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<td>TEMP POWER SALES TRAILER TR23536 LOT 1</td>
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PROPERTY OWNERS CERTIFICATION FORM

I, __________ VINNIE NGUYEN __________, certify that on __________ 4/16/2013 __________.

The attached property owners list was prepared by __________ Riverside County GIS __________.

APN (s) or case numbers __________ PP 25271 __________ For

Company or Individual’s Name __________ Planning Department __________.

Distance buffered __________ 600' __________

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

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

NAME: ___________________________ Vinnie Nguyen ___________________________

TITLE ___________________________ GIS Analyst ___________________________

ADDRESS: ___________________________ 4080 Lemon Street 2nd Floor ___________________________

_________________________________________ Riverside, Ca. 92502 ___________________________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158 ___________________________
ASMT: 321130060, APN: 321130060
C LAND BOULDER, ETAL
341 W 2ND ST NO 1
SAN BERNARDINO CA 92401

ASMT: 321500008, APN: 321500008
FELIPE SOTO
19370 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321493001, APN: 321493001
PATRICIA MAPLES, ETAL
19263 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321500009, APN: 321500009
KELLY DYBALL, ETAL
19388 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321493002, APN: 321493002
SHARON LOUD
19281 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321500010, APN: 321500010
MIGUEL YANEZ, ETAL
19406 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321500004, APN: 321500004
ELIZABETH MAGANA, ETAL
14456 SAYAN PL
MORENO VALLEY CA 92553

ASMT: 321501001, APN: 321501001
LUMA TSAKANIAS, ETAL
19418 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321500005, APN: 321500005
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 321501002, APN: 321501002
ANGELA SANCHEZ CABRERA, ETAL
19401 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321500006, APN: 321500006
RICHARD KNIFFEN
19334 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321501003, APN: 321501003
SAWSAN JADALLAH, ETAL
19383 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321500007, APN: 321500007
SHERRI ELMORE, ETAL
19352 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321501004, APN: 321501004
ARTICIA WHEELER, ETAL
19271 BRIDLEWOOD RD
PERRIS, CA. 92570
ASMT: 321501005, APN: 321501005
JOSEMARIA AGUIRRE
19253 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321501006, APN: 321501006
RONALD JOHNSON
19235 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321501007, APN: 321501007
DANIEL MCPHERSON
19217 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321501008, APN: 321501008
MARTHA VRANICH, ETAL
19199 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321502001, APN: 321502001
ANGELES CEBALLOS, ETAL
19204 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321502002, APN: 321502002
ROBERTO QUIROZ
19222 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321502003, APN: 321502003
LISA MACKIE
19240 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 321502004, APN: 321502004
MAUREEN CHAVEZ
19258 BRIDLEWOOD RD
PERRIS, CA. 92570

ASMT: 32150001, APN: 32150001
RAYMOND ROMERO
19295 SILVER SUMMIT CIR
PERRIS, CA. 92570

ASMT: 32150002, APN: 32150002
JUAN MORENO, ETAL
19277 SILVER SUMMIT CIR
PERRIS, CA. 92570

ASMT: 32150003, APN: 32150003
JAIME GOMEZ, ETAL
19259 SILVER SUMMIT CIR
PERRIS, CA. 92570

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ERNEST SANTAMARIA
19241 SILVER SUMMIT CIR
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ASMT: 32150005, APN: 32150005
ANGELINA JACOBUS
19223 SILVER SUMMIT CIR
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PATRICIA AGUILAR, ETAL
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SUSAN WEST, ETAL
19367 SILVER SUMMIT CIR
PERRIS, CA. 92570

ASMT: 321520005, APN: 321520005
ASMAHAN NESHEIWAT, ETAL
19385 SILVER SUMMIT CIR
PERRIS, CA. 92570

ASMT: 321520006, APN: 321520006
DENISE CHAVEZ, ETAL
19173 ROCKY SUMMIT DR
PERRIS CA. 92570

ASMT: 321520007, APN: 321520007
BRIAN DEVEREUX, ETAL
12139 176TH ST
ARTESSIA CA. 90701

ASMT: 321520008, APN: 321520008
TRACEE EKINS, ETAL
19209 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321520009, APN: 321520009
MICAH CAMPBELL, ETAL
19227 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321520010, APN: 321520010
BOULDER SPRINGS COMMUNITY ASSN
C/O LEGAL DEPT
800 N HAVEN AVE STE 300
ONTARIO CA. 91764

ASMT: 321521001, APN: 321521001
LIVIER MAGANA, ETAL
19181 BRIDLEWOOD RD
PERRIS CA. 92570

ASMT: 321521002, APN: 321521002
JASON GARDNER
19384 SILVER SUMMIT CIR
PERRIS, CA. 92570

ASMT: 321521003, APN: 321521003
DENNETTA SOLIS, ETAL
19382 SILVER SUMMIT CIR
PERRIS, CA. 92570

ASMT: 321521004, APN: 321521004
TERESA OJEDA, ETAL
19224 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321521005, APN: 321521005
VICTOR DIAZ
19242 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321130060, APN: 321130060
C LAND BOULDER, ETAL
341 W 2ND ST NO 1
SAN BERNARDINO CA. 92401
ASMT: 321493001, APN: 321493001
PATRICIA MAPLES, ETAL
19263 ROCKY SUMMIT DR
PERRIS, CA. 92570

ASMT: 321500009, APN: 321500009
KELLY DYBALL, ETAL
19388 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321493002, APN: 321493002
SHARON LOUD
19281 ROCKY SUMMIT DR
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MIGUEL YANEZ, ETAL
19406 ASPENLEAF DR
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ASMT: 321500004, APN: 321500004
ELIZABETH MAGANA, ETAL
14456 SAYAN PL
MORENO VALLEY CA 92553

ASMT: 321501001, APN: 321501001
LUMA TSAKANIAS, ETAL
19419 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321500005, APN: 321500005
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 321501002, APN: 321501002
ANGELA SANCHEZ CABRERA, ETAL
19401 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321500006, APN: 321500006
RICHARD KNIFFEN
19334 ASPENLEAF DR
PERRIS, CA. 92570

ASMT: 321501003, APN: 321501003
SAWSAN JADALLAH, ETAL
19383 ASPENLEAF DR
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SHERRI ELMORE, ETAL
19352 ASPENLEAF DR
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ARTICIA WHEELER, ETAL
19271 BRIDLEWOOD RD
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FELIPE SOTO
19370 ASPENLEAF DR
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JOSEMARIA AGUIRRE
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<td>800 N HAVEN AVE STE 300</td>
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<td>ONTARIO, CA. 91764</td>
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COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
The Plot Plan is a proposal to attached 1,500 square foot garage to existing detached 406 square foot garage on .56 acres.

ISSUES OF RELEVANCE:
The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25338, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory building is proposed.

2. The project site is designated Agricultural: Agricultural (20 Acres Minimum) on The Pass Area Plan.

3. The proposed accessory use is a permitted use in the general plan designations.

4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Single Family Residential R-1 zone.

5. The proposed accessory building use is consistent with the development standards set forth in the R-1 Zone.

6. The proposed 1,500 square foot garage to existing detached 406 square foot garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.

7. The accessory building is located 95 feet from the main building.

8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.

2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed projects will not have a significant effect on the environment.

6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1    PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to attached 1,500 square foot garage to existing detached 406 square foot garage on .56 acres.

10. EVERY. 2    PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3    PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan
10. GENERAL CONDITIONS

10. EVERY. 3  
PPA - DEFINITIONS (cont.)

No. 25338 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25338, Exhibit A, dated April 17, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25338, Exhibit B, dated April 17, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25338, Exhibit C, dated April 17, 2013. (Floor Plans)

APPROVED EXHIBIT M = Plot Plan No. 25388, Exhibit M, dated April 9, 2013. (Materials)

PLANNING DEPARTMENT

10.PLANNING. 1  
PPA - LANDUSE APPROVAL ONLY

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25338 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2  
PPA - NO HOME OCCUPATIONS

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be
10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.)

incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlit identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777
10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE
80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1   PPA - CONFORM TO ELEVATIONS

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2   PPA - CONFORM TO FLOOR PLANS

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
ZONING

Selected parcel(s):
450-180-016

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- W-1
- INTERSTATES
- HIGHWAYS
  - R-1, R-1-1, R-1-12000, R-1-9500
- PARCELS
  - R-A-1

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

REPORT PRINTED ON...Tue Apr 09 12:55:53 2013
Version 130225

http://www3.tlma.co.riverside.ca.us/cw/rlis/NoSelectionPrint.htm
4/9/2013
RIVERSIDE COUNTY GIS

Selected parcel(s):
450-180-016

"IMPORTANT"
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STANDARD WITH PERMITS REPORT

APNs
450-180-016-1

OWNER NAME / ADDRESS
WAYNE EASTMAN
KIM LUREE DUBOIS EASTMAN
41939 CREST DR
HEMET, CA. 92544

MAILING ADDRESS
(SEE OWNER)
(SEE SITUS)

http://www3.tlma.co.riverside.ca.us/cw/rolis/print.htm

4/2/2013
LEGAL DESCRIPTION
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 0.50 ACRES

PROPERTY CHARACTERISTICS
WOOD FRAME, 1,392 SQFT, 2 BDRM 1.5 BATH, 1 STORY, DETACHED GARAGE(380 SQ. FT), CONSTRD 1957 SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID
PAGE: 841 GRID: F3

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
CITY SPHERE: HEMET
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: 2006-24-3
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND
NOT IN A TRIBAL LAND

SUPERVISORY DISTRICT 2011 (ORD. 813)
JEFF STONE, DISTRICT 3

SUPERVISORY DISTRICT (2001 BOUNDARIES)
JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE
T5 S R1W SEC 24

ELEVATION RANGE
1724-1792 FEET

PREVIOUS APN
NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS
OS-C
VLDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
SAN JACINTO VALLEY

COMMUNITY ADVISORY COUNCILS
NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-1

ZONING DISTRICTS AND ZONING AREAS
LITTLE LAKE DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SAN JACINTO VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 563.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
116A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUSPENSION
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B);
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED

COMMUNITIES
EAST HEMET

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 25.50 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043304

FARM LAND
LOCAL IMPORTANCE
URBAN-BUILT UP LAND

TAX RATE AREAS
071024
*COUNTY FREE LIBRARY
*COUNTY STRUCTURE FIRE PROTECTION
*COUNTY WASTE RESOURCE MGMT DIST
-CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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<th>Description</th>
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**BUILDING PERMITS**

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**ENVIRONMENTAL HEALTH PERMITS**

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**PLANNING PERMITS**

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<tbody>
<tr>
<td></td>
<td>NOT APPLICABLE</td>
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</tbody>
</table>
APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25338
DATE SUBMITTED: 4/26/13

APPLICATION INFORMATION

Applicant's Name: Jim Marsh
E-Mail: jjqm@msn.com
Mailing Address: 27431 Dartmouth St
Hemet, CA 92544

Daytime Phone No: (951) 658-4733
Fax No: (951) 658-4733

Engineer/Representative's Name: Jim Marsh
E-Mail: jjqm@msn.com
Mailing Address: 27431 Dartmouth St
Hemet, CA 92544

Daytime Phone No: (951) 658-4733
Fax No: (951) 658-5815

Property Owner's Name: Wayne & Kim Eastman
Mailing Address: 41939 Crest Drive
Hemet, CA 92544

Daytime Phone No: (951) 764-3953
Fax No: (____) ______

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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

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

"Planning Our Future... Preserving Our Past"
APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

Jim Marsh
PRINTED NAME OF APPLICANT

JOM
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

SIGNATURE OF PROPERTY OWNER(s):

Wayne Eastman
PRINTED NAME OF PROPERTY OWNER(S)

Wayne Eastman
SIGNATURE OF PROPERTY OWNER(S)

Kim Eastman
PRINTED NAME OF PROPERTY OWNER(S)

Kim Eastman
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): ________________________________

This project is the construction of a 1500 square foot garage. It will be detached from the main house, and it will be attached to a small existing garage in the back yard.

________________________________________________________________________

Related cases or underlying case: ________________________________

PROPERTY INFORMATION

Assessor’s Parcel Number(s): 450-180-016
APPLICATION FOR MINOR PLOT PLAN

Section: 24  Township: 5S  Range: 1W

Approximate Gross Acreage: 0.56 acre

General location (nearby or cross streets): North of Vista del Valle, South of Crest Drive, East of Stanford Street, West of Meridian Street.

Thomas Brothers Map, edition year, page no., and coordinates: Riv County 2007, grid F-3

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter “County of Riverside”,
and Jim Marsh hereafter “Applicant” and Wayne Eastman “Property Owner”.

Description of application/permit use:

PLOT PLAN FOR 1500 SF DETACHED GARAGE

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect “Deposit-based Fees” for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside’s written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney’s fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement unless all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:
   
   Assessors Parcel Number(s): 450-180-016
   
   Property Location or Address:
   41939 CREST DRIVE, HEMET CA 92544

2. PROPERTY OWNER INFORMATION:

   Property Owner Name: WAYNE EASTMAN
   
   Firm Name: 
   
   Address: 41939 CREST DRIVE
   HEMET CA 92544
   
3. APPLICANT INFORMATION:

   Applicant Name: JIM MARSH
   
   Firm Name:
   
   Address (If different from property owner)
   27431 DARTMOUTH ST
   HEMET CA 92544

4. SIGNATURES:

   Signature of Applicant: JIM MARSH
   
   Print Name and Title: JIM MARSH - ARCHITECT
   Date: 3/28/13

   Signature of Property Owner:
   
   Print Name and Title: WAYNE EASTMAN - OWNER
   Date: 3/24/13

   Signature of the County of Riverside, by
   
   Print Name and Title: Franklin Street (Acting Tech Coordinator)
   Date: 4/17

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s): PP 25338

Set #: Application Date: 4/2/13
PROPERTY OWNERS CERTIFICATION FORM

I, _______ Vinnie Nguyen ___________, certify that on _______ 4/11/2013 ________,
The attached property owners list was prepared by ______ Riverside County GIS ____________.
APN (s) or case numbers ______ PP25338 _____________ For
Company or Individual’s Name _______________ Planning Department ____________.
Distance buffered _______ 600' ____________.

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

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

NAME: ___________________________ Vinnie Nguyen _____________________________

TITLE ___________________________ GIS Analyst _____________________________

ADDRESS: ________________________ 4080 Lemon Street, 2nd Floor ___________
Riverside, Ca. 92502 ________________________________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ___________________________ (951) 955-8158 ___________________________
PP25338 (600 feet buffer)

Selected Parcels

555-491-025  450-141-015  450-180-016  450-154-005  450-141-014  450-151-007  555-491-002

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ASMT: 450141012, APN: 450141012
FRANK VALDEZ, ETAL
C/O FRANK VALDEZ
27433 PIEDMONT WAY
HEMET, CA. 92544

ASMT: 450141013, APN: 450141013
JOLEEN WILLIAMS, ETAL
27409 PIEDMONT WAY
HEMET, CA. 92544

ASMT: 450141014, APN: 450141014
DIANE COHEE, ETAL
27401 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450141015, APN: 450141015
VICKI POATES
27393 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450141027, APN: 450141027
GALE SLAYTON, ETAL
41800 CREST DR
HEMET, CA. 92544

ASMT: 450141028, APN: 450141028
LYNDA LATTERI SEXTION
41810 CREST DR
HEMET, CA. 92544

ASMT: 450141030, APN: 450141030
JOSEPH FLOREZ, ETAL
41790 CREST DR
HEMET, CA. 92544

ASMT: 450142014, APN: 450142014
MARK JONES, ETAL
41860 DWIGHT WAY
HEMET, CA. 92544

ASMT: 450142015, APN: 450142015
PATRICIA LOPEZ, ETAL
41851 DWIGHT WAY
HEMET, CA. 92544

ASMT: 450142016, APN: 450142016
STEVEN GLAZE
41845 DWIGHT WAY
HEMET, CA. 92544

ASMT: 450142017, APN: 450142017
TAMELA HARDY
41825 DWIGHT WAY
HEMET, CA. 92544

ASMT: 450142018, APN: 450142018
TANYA HENNINGER, ETAL
27434 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450142019, APN: 450142019
MARY EDWARDS
3255 EUCALYPTUS AVE
LONG BEACH CA 90806

ASMT: 450142020, APN: 450142020
ABDOLREZA FALATOONZADEH, ETAL
9051 WHIRLAWAY CT
ALTA LOMA CA 91737
ASMT: 450143001, APN: 450143001
JERI SANCHEZ, ETAL
27410 PIEDMONT WAY
HEMET, CA. 92544

ASMT: 450152003, APN: 450152003
LISA WILLIAMS, ETAL
27340 ROSEMONT WAY
HEMET, CA. 92544

ASMT: 450143002, APN: 450143002
JUDY VIERA
27434 PIEDMONT WAY
HEMET, CA. 92544

ASMT: 450152008, APN: 450152008
GUY EXCELL
28221 VISTA DEL VALLE
HEMET CA. 92544

ASMT: 450151006, APN: 450151006
JUDITH STEWART, ETAL
27343 ROSEMONT WAY
HEMET, CA. 92544

ASMT: 450152009, APN: 450152009
EVELYN MUGAR
27351 CLOUDREST WAY
HEMET, CA. 92544

ASMT: 450151007, APN: 450151007
MONA GIROUD, ETAL
27365 ROSEMONT WAY
HEMET, CA. 92544

ASMT: 450152010, APN: 450152010
NELLIE CLAYTON, ETAL
27361 CLOUDREST WAY
HEMET, CA. 92544

ASMT: 450151008, APN: 450151008
BETTY GRALAK
27375 ROSEMONT WAY
HEMET, CA. 92544

ASMT: 450152011, APN: 450152011
GONZALO GARCIA
27371 CLOUDREST WAY
HEMET, CA. 92544

ASMT: 450152001, APN: 450152001
LOU OLSON, ETAL
24954 NILE CT
HEMET CA. 92544

ASMT: 450153001, APN: 450153001
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA. 93063

ASMT: 450152002, APN: 450152002
DONNA PARKER, ETAL
27360 ROSEMONT WAY
HEMET CA. 92544

ASMT: 450153002, APN: 450153002
CINDY LORD, ETAL
43160 E WHITTLER
HEMET CA. 92544
ASMT: 450153003, APN: 450153003
LOMA LINDA RENTALS INC
C/O LLSRP
25612 BARTON RD NO 326
LOMA LINDA CA  92354

ASMT: 450153020, APN: 450153020
MARGARET WADE, ETAL
27363 MERIDIAN ST
HEMET, CA. 92544

ASMT: 450153021, APN: 450153021
LEONA LENAERTS, ETAL
27385 MERIDIAN ST
HEMET, CA. 92544

ASMT: 450154001, APN: 450154001
HELEN SWEENEY, ETAL
27461 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450154003, APN: 450154003
KATHLEEN BAERG, ETAL
3848 CAMPUS DR NO 112
NEWPORT BEACH CA  92660

ASMT: 450154004, APN: 450154004
SHARALEE FLESCHE, ETAL
1685 N BEVERLY GLEN BLV
LOS ANGELES CA  90077

ASMT: 450154005, APN: 450154005
LINDA DONALDSON, ETAL
27501 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450154006, APN: 450154006
SELENA FARRIS, ETAL
27515 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450154007, APN: 450154007
ALONSOJEDA INV INC
290 MATTERHORN DR
CORONA CA  92881

ASMT: 450154008, APN: 450154008
JENNENE FINN, ETAL
27553 BANCROFT WAY
HEMET, CA. 92544

ASMT: 450154009, APN: 450154009
DOROTHY CASH, ETAL
27415 MERIDIAN ST
HEMET, CA. 92544

ASMT: 450154010, APN: 450154010
CHERYL TAUSIG, ETAL
41990 CREST DR
HEMET, CA. 92544

ASMT: 450154016, APN: 450154016
GLORIA FLORES, ETAL
41980 CREST DR
HEMET, CA. 92544

ASMT: 450154017, APN: 450154017
ANNALESIA STEWART, ETAL
41954 CREST DR
HEMET, CA. 92544
ASMT: 450154018, APN: 450154018
PRIM CLARK, ETAL
P O BOX 835
HEMET CA  92546

ASMT: 450154019, APN: 450154019
ABEL VANDERBURGH
41912 CREST DR
HEMET, CA. 92544

ASMT: 450154020, APN: 450154020
KERRI GARRISON, ETAL
41926 CREST DR
HEMET, CA. 92544

ASMT: 450180011, APN: 450180011
Marilyn Hein
41857 CREST DR
HEMET, CA. 92544

ASMT: 450180012, APN: 450180012
Melissa Anady, ETAL
41875 CREST DR
HEMET, CA. 92544

ASMT: 450180013, APN: 450180013
Kathleen Austin, ETAL
41889 CREST DR
HEMET, CA. 92544

ASMT: 450180014, APN: 450180014
Debra Baker, ETAL
49881 Maclaine ST
INDIO CA  92201

ASMT: 450180015, APN: 450180015
Debbie Baker, ETAL
40830 Reseda Springs RD
HEMET CA  92544

ASMT: 450180016, APN: 450180016
Kim DuBois Eastman, ETAL
41939 CREST DR
HEMET, CA. 92544

ASMT: 450180022, APN: 450180022
Judith McPherson, ETAL
41187 Thornton Ave
HEMET CA. 92544

ASMT: 450180027, APN: 450180027
Donna Sherman, ETAL
41955 CREST DR
HEMET, CA. 92544

ASMT: 450180028, APN: 450180028
Jamie Falk, ETAL
41979 CREST DR
HEMET, CA. 92544

ASMT: 450180029, APN: 450180029
Rebecca Gomez, ETAL
41995 CREST DR
HEMET, CA. 92544

ASMT: 555450001, APN: 555450001
Ingrid Vitalis, ETAL
27520 Meridian ST
HEMET, CA. 92544
ASMT: 555450007, APN: 555450007
MICHAEL MURPHY, ETAL
42150 MARGONI WAY
HEMET, CA. 92544

ASMT: 555481001, APN: 555481001
GLORIA MORISAK, ETAL
27388 MERIDIAN ST
HEMET, CA. 92544

ASMT: 555491001, APN: 555491001
LINDA HUNTER, ETAL
42022 CREST DR
HEMET, CA. 92544

ASMT: 555491002, APN: 555491002
MARTHA WINDHAM, ETAL
42044 CREST DR
HEMET, CA. 92544

ASMT: 555491024, APN: 555491024
RTJ ENTERPRISES
42043 BANCROFT WAY
HEMET, CA. 92544

ASMT: 555491025, APN: 555491025
VERN RAY
42021 BANCROFT WAY
HEMET, CA. 92544

ASMT: 555494001, APN: 555494001
KUN HAN
42035 CREST DR
HEMET, CA. 92544
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
The Plot Plan is a proposal to construct a 988 square foot detached garage on 5 acres.

ISSUES OF RELEVANCE:
There are no issues of relevance at time of writing this staff report.

APPROVAL of PLOT PLAN NO. 25277, subject to the attached conditions of approval, and based upon
the findings and conclusions incorporated in the staff report.

CONCLUSIONS:
1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other
applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed projects are compatible with the present and future logical development of the
area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e)
(New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings,
which is incorporated herein by reference.
1. The project has a primary dwelling on the parcel where the detached accessory buildings are
proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum)
and Open Space (Water) on the Western Coachella Valley Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot
plan in the One Family Residential (R-1-5) zone and Watercourse, Watershed and Conservation
Area (W-1).
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-1-5 zone and W-1 zone.

6. The proposed 988 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.

7. The detached accessory 988 square foot detached garage is compatible with the character of the surrounding community.

8. The detached accessory 988 square foot detached garage is located 10 feet from the main building and consistent with the architectural of the residence.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

The use hereby permitted is a proposal to construct a 988 square foot detached garage on 5 acres.

10. EVERY. 2 PPA - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 PPA - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25277 shall be henceforth defined as follows:
10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

APPROVED EXHIBIT A = Plot Plan No. 25277, Exhibit A, dated April 4, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25277, Exhibit B, dated April 4, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25277, Exhibit C, dated April 4, 2013. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

This plot plan approval is for the proposed

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25277 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:
10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMEND

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMEND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777
10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of exisiting buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE
80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1  PPA - CONFORM TO ELEVATIONS  RECOMMEND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2  PPA - CONFORM TO FLOOR PLANS  RECOMMEND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
Selected parcel(s):
628-340-032

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

REPORT PRINTED ON...Thu Apr 18 08:42:26 2013
Version 130225
Selected parcel(s):
628-340-032

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

STANDARD WITH PERMITS REPORT

APNs
628-340-032-8

OWNER NAME / ADDRESS
ELLiot BARTON LANDER
MARLA ROBIN LANDER
71295 MESA TR
PALM DESERT, CA. 92260

MAILING ADDRESS
(SEE OWNER)
16 VILLAGIO PL
RANCHO MIRAGE CA. 92270

http://www3.tima.co.riverside.ca.us/cw/rclis/print.htm
1/7/2013
LEGAL DESCRIPTION
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 4.54 ACRES

PROPERTY CHARACTERISTICS
628-340-032
WOOD FRAME, 3877 SQFT, 4 BDRM/4.25 BATH, 1 STORY, ATTACHED GARAGE(364 SQ. FT), CONSTD 2002 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

628-340-032
WOOD FRAME, 892 SQFT, 2 BDRM/1 BATH, 1 STORY, ATTACHED GARAGE(240 SQ. FT), CONSTD 2002 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GGRID
PAGE: 848 GRID: B5

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
CITY SPHERE: PALM DESERT
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND
NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)
JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)
ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE
T1SRSE SEC 36

ELEVATION RANGE
956/998 FEET

PREVIOUS APN
NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS
GS-W
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY
NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)
WESTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS
NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
NONE

ZONING CLASSIFICATIONS (ORD. 348)
R-1-3 (CZ 7612)
W-1

ZONING DISTRICTS AND ZONING AREAS
CATHEDRAL CITY-PALM DESERT DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS
NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA, SEE MAP FOR MORE INFORMATION.
IN EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.
TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
191

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR

HYDROLOGY

FLOOD PLAIN REVIEW
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION

WATER DISTRICT
GVMD

FLOOD CONTROL DISTRICT
NOT IN A FLOOD DISTRICT

WATERSHED
WHITESTONE

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
VERY LOW

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
DESERT SANDS UNIFIED

COMMUNITIES
PINYON PINES

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 34.53 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045113

FARMLAND
OTHER LANDS
**TAX RATE AREAS**

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 6
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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**BUILDING PERMITS**

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<td>REMODEL BATH AND CLOSET 17X13</td>
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<td>BAS070258</td>
<td>NEW BARN (DEMO PMT BDE00710956) 70X44</td>
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<td>DEMO OF BARN/_CORRAL (BXX12115)</td>
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<td>GRADING FOR SECOND UNIT AND BARN (BGR990438)</td>
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<td>BGR021339</td>
<td>150 c.y. cut</td>
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<td>Mesa Trail at Coyote Trail in Caboilla Hills</td>
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<td>DWLG WATTACHED GARAGE 852 SOFT</td>
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**ENVIRONMENTAL HEALTH PERMITS**

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**PLANNING PERMITS**

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APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25277          DATE SUBMITTED: 11/7/2013

APPLICATION INFORMATION

Applicant’s Name: LANDER FAMILY TRUST          E-Mail: ELLIOT@SEDONAPLAZA.COM
Mailing Address: 72780 COUNTRY CLUB RD. SUITE 301
                 RANCHO MIRAGE  CALIFORNIA  92270-4150
Daytime Phone No: (760) 668-0879          Fax No: (____)
Engineer/Representative’s Name: HUGH M. KAPTUR          E-Mail: 760-8643245
Mailing Address: 38-165 MARACAIBO CIR.W.
                 PALM SPRINGS  CALIFORNIA  92264
Daytime Phone No: (760) 864-3242          Fax No: (760) 864-3243
Property Owner’s Name: LANDER FAMILY TRUST          E-Mail: ELLIOT@SEDONAPLAZA.COM
Mailing Address: 72780 COUNTRY CLUB RD. SUITE 301
                 RANCHO MIRAGE  CALIFORNIA  92270-4150
Daytime Phone No: (760) 668-0879          Fax No: (760) 776-0041

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.
APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other-related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are unacceptable.

ELLIOt LANDER FAMILY TRUST  
PRINTED NAME OF APPLICANT  
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are unacceptable.

SIGNATURE OF PROPERTY OWNER(s):

ELLIOt LANDER FAMILY TRUST  
PRINTED NAME OF PROPERTY OWNER(s)  
SIGNATURE OF PROPERTY OWNER(s)

PRINTED NAME OF PROPERTY OWNER(s)  
SIGNATURE OF PROPERTY OWNER(s)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):

A FOUR-CAR GARAGE ADDITION

Related cases or underlying case:

PROPERTY INFORMATION

Assessor's Parcel Number(s): 62B-340-D19 032
APPLICATION FOR MINOR PLOT PLAN

Section: 36 Township: T5S R5E Range: R5E

Approximate Gross Acreage: 5

General location (nearby or cross streets): North of Mesa Tr, South of Sandgrotz, East of Coyote Rd, West of Verbena Rd

Thomas Brothers Map, edition year, page no., and coordinates: 848 05

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½” x 14” size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syma Luna
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Elliot Landers hereafter "Applicant" and Elliot Landers, Property Owner.

Description of application/permit use:
Detached Garage

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 628-340-032

Property Location or Address:
71295 MESA TRAIL RD 92260

2. PROPERTY OWNER INFORMATION:

Property Owner Name: THE LANDER TRUST

Firm Name: LANDER TRUST

Address: 16 VILLA PLaza

3. APPLICANT INFORMATION:

Applicant Name: Scull

Firm Name:

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature]

Date: 12-15-12

Print Name and Title:

Signature of Property Owner: [Signature]

Date: 12-15-12

Print Name and Title:

Signature of the County of Riverside, by

Print Name and Title:

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s) #:

Set #: Application Date:
PROPERTY OWNERS CERTIFICATION FORM

I, ___________ Vinnie Nguyen ___________ certify that on ___________ 4/18/2013 ___________.

The attached property owners list was prepared by ___________ Riverside County GIS ___________.

APN (s) or case numbers ___________ PP 25277 ___________ For ___________.

Company or Individual's Name ___________ Planning Department ___________.

Distance buffered ___________ 1000 ___________.

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 500 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of

25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,

based upon the latest equalized assessment rolls. If the project is a subdivision with identified

off-site access/improvements, said list includes a complete and true compilation of the names and

mailing addresses of the owners of all property that is adjacent to the proposed off-site

improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I

understand that incorrect or incomplete information may be grounds for rejection or denial of the

application.

NAME: ___________ Vinnie Nguyen ___________.

TITLE ___________ GIS Analyst ___________.

ADDRESS: ___________ 4080 Lemon Street 2nd Floor ___________.

____________ Riverside, Ca. 92502 ___________.

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

Selected Parcels


Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.
ASMT: 628330018, APN: 628330018
JOHN OHCA
71445 OASIS TR
PALM DESERT, CA. 92260

ASMT: 62833002, APN: 628340002
RANDOLPH LASHWAY, ETAL
48585 COYOTE TR
PALM DESERT, CA. 92260

ASMT: 628330022, APN: 628330022
LEIGH KIRK, ETAL
19 BIRKDALE CIR
RANCHO MIRAGE CA 92270

ASMT: 628340003, APN: 628340003
WILLIAM INFANTE
P O BOX 1759
PALM DESERT CA 92261

ASMT: 628330023, APN: 628330023
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 628340004, APN: 628340004
ERIN DOHERTY, ETAL
71355 QUAIL TR
PALM DESERT, CA. 92260

ASMT: 628330026, APN: 628330026
Marilyn Walcher
126 S Legget
Porterville CA 93257

ASMT: 628340007, APN: 628340007
Charles Padelford
1813 Towhee St
San Marcos CA 92069

ASMT: 628330038, APN: 628330038
Mary Haste, ETAL
38780 Desert Mirage Dr
Palm Desert CA 92260

ASMT: 628340008, APN: 628340008
Nancy Scott
48655 Coyote Rd
Palm Desert, CA. 92260

ASMT: 628330045, APN: 628330045
David Baron
70345 Mottle Cir
Rancho Mirage CA 92270

ASMT: 628340010, APN: 628340010
Tamisha Tubberville, ETAL
40555 Green Oaks Dr
Temecula CA 92592

ASMT: 628340001, APN: 628340001
Steven Chris
48475 Coyote Trail
Palm Desert CA 92260

ASMT: 628340013, APN: 628340013
M Jensen, ETAL
231 24TH PL
Costa Mesa CA 92627
ASMT: 628340015, APN: 628340015
LEILA NILIPOUR, ETAL
P O BOX 972
RANCHO MIRAGE CA 92270

ASMT: 628340016, APN: 628340016
PRICE EDWARD ESTATE OF
C/O DOUGLAS B PRICE
905 N INYO ST
RIDGECREST CA 93555

ASMT: 628340023, APN: 628340023
LAUREL RECK, ETAL
11064 RED CEDAR
SAN DIEGO CA 92131

ASMT: 628340024, APN: 628340024
JACKE GREEN, ETAL
48555 VERBENA RD
PALM DESERT, CA. 92260

ASMT: 628340025, APN: 628340025
GEORGE AVANS, ETAL
C/O GEORGE L AVANS
71397 MESA TR
PALM DESERT, CA. 92260

ASMT: 628340026, APN: 628340026
ANGELA DOBROWITS, ETAL
71405 MESA TR
PALM DESERT, CA. 92260

ASMT: 628340028, APN: 628340028
DONEL HOWARD, ETAL
349 SUDDEN VALLEY DR
BELLINGHAM WA 98229

ASMT: 628340029, APN: 628340029
MARILYN FROMME, ETAL
1611 W BEACH RD
OAK HARBOR WA 98277

ASMT: 628340030, APN: 628340030
AZAR BOLOOKI, ETAL
C/O AZAR BOLOOKI
71418 SAN GORGONIO RD
RANCHO MIRAGE CA 92270

ASMT: 628340031, APN: 628340031
JOAQUIN DEMONET
49081 SONDCROTH CT
PALM DESERT CA 92260

ASMT: 628340032, APN: 628340032
MARLA LANDER, ETAL
16 VILLAGE PL
RANCHO MIRAGE CA 92270

ASMT: 628340033, APN: 628340033
JULIA DUGAN, ETAL
71555 QUAIL TR
PALM DESERT, CA. 92260

ASMT: 628340042, APN: 628340042
FARZANEH JOHARTCHI, ETAL
71375 ENCELIA WAY
PALM DESERT CA 92260

ASMT: 628360002, APN: 628360002
EDWIN NEUMEYER
48725 VERBENA RD
PALM DESERT, CA. 92260
ASMT: 628360013, APN: 628360013
SARA APLANALP, ETAL
33872 ZARZITO DR
DANA POINT CA  92629

ASMT: 628370004, APN: 628370004
SUSAN EVANS, ETAL
49100 SONDROTH CT
PALM DESERT, CA  92260

ASMT: 628370005, APN: 628370005
O HOMME
P O BOX 258
PALM DESERT CA  92261

ASMT: 628370009, APN: 628370009
ARAM RILEY
74450 CANDLEWOOD ST
PALM DESERT CA  92260

ASMT: 628370011, APN: 628370011
MARY THORNTON
8643 MEADOW RD
DOWNEY CA  90242

ASMT: 628370013, APN: 628370013
ANGELA MORITZ
73873 HIGHWAY 111
PALM DESERT CA  92260

ASMT: 628370015, APN: 628370015
ANTOINE BABAI
P O BOX 981
PALM DESERT CA  92261

ASMT: 628370018, APN: 628370018
FRED VISSER, ETAL
71250 CHOLLA RD
PALM DESERT, CA  92260

ASMT: 628370021, APN: 628370021
CLONARD THOMAS, ETAL
71225 AERIE RD
PALM DESERT CA  92260

ASMT: 628370025, APN: 628370025
JULIA DILL, ETAL
733 SE ST LUCIE BLV
STUART FL  34996

ASMT: 628370026, APN: 628370026
CLONARD THOMAS, ETAL
71225 AERIE DR
PALM DESERT CA  92260

ASMT: 628370031, APN: 628370031
GAIL MARTIN MAUSER, ETAL
72892 WILLOW ST
PALM DESERT CA  92260

ASMT: 628370032, APN: 628370032
INGRID WILHELMSSON, ETAL
P O BOX 1756
PALM DESERT CA  92260

ASMT: 628370033, APN: 628370033
ROBERTA CROWE
20 CAHUILLA HILLS
PALM DESERT CA  92260
ASMT: 628390001, APN: 628390001
KENNETH SHONER
C/O ANGELA PEGGY MORITZ
71660 CANYON WAY
PALM DESERT, CA. 92260
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule “H” subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

The project site is located southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail.

FURTHER PLANNING CONSIDERATIONS: May 20, 2013

At the May 6, 2013 Director’s Hearing a neighbor to the south of project site raised a question on how access to their property was being addressed. The project was continued to May 20, 2013 in order for the Transportation Department to clarify the condition that addresses the right-of-way dedication (50.Trans.4) and to allow the applicant additional time to review the modified condition. The Transportation Department has modified condition of approval 50.Trans.4 to indicate that the right-of-way dedication extends up to APN: 257-230-006.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)

2. Surrounding General Plan Land Use: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north
   Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west
   Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east

3. Existing Zoning:
   Residential Agricultural – 2 and ¾ Acre Minimum (R-A-2¼)

5. Surrounding Zoning:
   Residential Agricultural – 2 and ¾ Acre Minimum (R-A-2¼) to the north, east, and west
   Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south
   Vacant
   Single family residences on large lots to the north, east, and west
   Vacant to the south

8. Project Data:
   Total Acreage: 20.57
RECOMMENDATIONS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42028, 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. 35864, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Reche Canyon/Badlands Area Plan.

2. The proposed 8.4 acre Parcel 1 exceeds the 2 acre minimum parcel size required by the Rural Community: Estate Density Residential designation and the proposed 12.1 acre Parcel 2 exceeds the 10 acre minimum parcel size required by the Rural: Rural Mountainous designation.

3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east.

4. The zoning for the subject site is Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼).

5. The proposed subdivision of 20.57 acres into two (2) residential parcels with a minimum size of 8.42 gross acres is consistent with the required lot area dimensions and development standards set forth in the R-A-2¼ zone.

6. The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south.

7. Single family residences are located within the project vicinity and the project is near the Box Springs Mountain Reserve.

8. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be
prepared and filed together with the recordation of the final map. The project fulfills these requirements.

9. Environmental Assessment No. 42028 identified the following potentially significant impacts:

a. Biological Resources  
b. Geology/Soils  
c. Hazards & Hazardous Materials  
d. Hydrology/Water Quality  
e. 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.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) 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 “H” 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 conditionally compatible with the present and future logical development of the area.

6. The proposed project, as conditioned, will not preclude reserve design and is in conformance with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

7. The proposed project will not have a significant effect on the environment.

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 Flood Zone; or,
   c. A City sphere of influence.

3. The project site is located within:
   a. A High Fire Area;
   b. An area susceptible to subsidence;
   c. The Stephens Kangaroo Rat Fee Area;
   d. The boundaries of the Moreno Valley Unified School District; and,
   e. An area with very low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 257-220-017.
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
The Tentative Parcel Map is a Schedule “H” subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

The project site is located southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail.

SUMMARY OF FINDINGS:
1. Existing General Plan Land Use:
   Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)

2. Surrounding General Plan Land Use:
   Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north
   Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west
   Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east

3. Existing Zoning:
   Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼)

5. Surrounding Zoning:
   Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west
   Controlled Development Areas – 20 Acre Minimum (V-2-20) to the south

6. Existing Land Use:
   Vacant

7. Surrounding Land Use:
   Single family residences on large lots to the north, east, and west
   Vacant to the south

8. Project Data:
   Total Acreage: 20.57
   Total Proposed Parcels: 2
   Proposed Min. Parcel Size: 8.42 Acres
   Schedule: "H"

9. Environmental Concerns:
   See attached environmental assessment
RECOMMENDATIONS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42028, 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. 35864, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Reche Canyon/Badlands Area Plan.

2. The proposed 8.4 acre Parcel 1 exceeds the 2 acre minimum parcel size required by the Rural Community: Estate Density Residential designation and the proposed 12.1 acre Parcel 2 exceeds the 10 acre minimum parcel size required by the Rural: Rural Mountainous designation.

3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east.

4. The zoning for the subject site is Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼).

5. The proposed subdivision of 20.57 acres into two (2) residential parcels with a minimum size of 8.42 gross acres is consistent with the required lot area dimensions and development standards set forth in the R-A-2¼ zone.

6. The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south.

7. Single family residences are located within the project vicinity and the project is near the Box Springs Mountain Reserve.

8. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The project fulfills these requirements.

9. Environmental Assessment No. 42028 identified the following potentially significant impacts:

   a. Biological Resources
   b. Geology/Soils
c. Hazards & Hazardous Materials
d. Hydrology/Water Quality
e. 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.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) 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 "H" 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 conditionally compatible with the present and future logical development of the area.

6. The proposed project, as conditioned, will not preclude reserve design and is in conformance with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCM/SHP).

7. The proposed project will not have a significant effect on the environment.

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 Flood Zone; or,
   c. A City sphere of influence.

3. The project site is located within:
   a. A High Fire Area;
   b. An area susceptible to subsidence;
   c. The Stephens Kangaroo Rat Fee Area;
   d. The boundaries of the Moreno Valley Unified School District; and,
   e. An area with very low liquefaction potential.

4. The subject site is currently designated as Assessor's Parcel Number 257-220-017.
Selected parcel(s):
257-220-017

ZONING

☑ SELECTED PARCEL
☐ ZONING BOUNDARY
☑ INTERSTATES
R-A-2 1/4
☑ HIGHWAYS
W-2-20
☐ PARCELS

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

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3/25/2013
COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42028
Project Case Type(s) and Number(s): Tentative Parcel Map No. 35864
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Chad Davies
Applicant's Address: 9233 Gawn Trail, Moreno Valley, CA 92557
Engineer's Name: Andrew Oroso
Engineer's Address: P.O. Box 1249, Riverside, CA 92502

I. PROJECT INFORMATION

A. Project Description:

The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

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

C. Total Project Area: 20.57 Gross Acres

<table>
<thead>
<tr>
<th>Residential Acres:</th>
<th>20.57</th>
<th>Lots: 2</th>
<th>Units:</th>
<th>Projected No. of Residents:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Acres:</td>
<td></td>
<td></td>
<td></td>
<td>Est. No. of Employees:</td>
</tr>
<tr>
<td>Industrial Acres:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>Estimated no. of Employees:</td>
</tr>
</tbody>
</table>

D. Assessor's Parcel No(s): 257-220-017

E. Street References: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 4 West, Section 22

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of well-defined ridges and natural watercourses with Riparian habitat that traverse the property with tributary drainage areas of approximately 74 acres from the south and west; with elevations ranging from 2,004 feet to 2,396 feet above mean sea level. Vegetation on the project site consists of Chaparral, Coastal Sage Scrub, and Grassland. The project site is currently vacant; surrounding land uses include single family residences on large lots to the north, east, and west and vacant to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project meets the requirements of the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designation and all other applicable policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.

6. **Housing:** The proposed project meets all applicable Housing Element Policies.

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

B. **General Plan Area Plan(s):** Reche Canyon/Badlands

C. **Foundation Component(s):** Rural Community and Rural

D. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum) and Rural Mountainous (RM) (10 Acre Minimum)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

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: [Signature]

March 25, 2013

Date

Damaris Abraham

Printed Name

For Carolyn Symms Luna, Director

Page 4 of 38

EA No. 42028
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.

<table>
<thead>
<tr>
<th>AESTHETICS Would the project</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Scenic Resources</td>
<td></td>
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<tr>
<td>a) Have a substantial effect upon a scenic highway</td>
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<tr>
<td>corridor within which it is located?</td>
<td>X</td>
<td>X</td>
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<tr>
<td>b) Substantially damage scenic resources, including,</td>
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<tr>
<td>but not limited to, trees, rock outcroppings and unique or</td>
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<tr>
<td>landmark features; obstruct any prominent scenic vista or</td>
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<tr>
<td>view open to the public; or result in the creation of an</td>
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<tr>
<td>aesthetically offensive site open to public view?</td>
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</table>

Source: Riverside County General Plan Figure C-9 “Scenic Highways”

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and open space. The proposed project will include the construction of rural residences similar to the residences in the area. In addition, the project will be developed pursuant to the Countywide Design Standards and Guidelines. Therefore, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)
Findings of Fact:

a) According to GIS database, the project site is located 49.44 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<table>
<thead>
<tr>
<th>3. Other Lighting Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
</tr>
<tr>
<td>b) Expose residential property to unacceptable light levels?</td>
</tr>
<tr>
<td>Source: On-site Inspection, Project Application Description</td>
</tr>
</tbody>
</table>

Findings of Fact:

a-b) The parcels created by this tentative map will ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<table>
<thead>
<tr>
<th>AGRICULTURE &amp; FOREST RESOURCES Would the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Agriculture</td>
</tr>
<tr>
<td>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?</td>
</tr>
<tr>
<td>b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?</td>
</tr>
<tr>
<td>c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?</td>
</tr>
<tr>
<td>d) Involve other changes in the existing environment which, due to their location or nature, could result in</td>
</tr>
</tbody>
</table>

EA No. 42028
conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) The project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Then Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY Would the project**

6. **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

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County’s General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD’s AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD’s AQMP.

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

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. 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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
      □ ☐ ☒ ☐
   e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
      □ ☒ ☐ ☐
   f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
      □ ☒ ☐ ☐
   g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
      □ ☐ ☒ ☐

Source: GIS database, WRCMSHCP, Environmental Programs Division Review, HANS01855

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01855) and a Joint Project Review (JPR) was completed and concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.
b-c) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. According to HANS01855, no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The ECS must include the acreage of the features. A note must also be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1). With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) In order to insure protection of Riparian features, an Environmental Constraint Sheet (ECS) must be prepared. The ECS must clearly map and labeled the "Riparian/Riverine Area" and must include the acreage of the features. A note must be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1). With the incorporation of this mitigation measure, the project will have a less than significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: An Environmental Constraint Sheet (ECS) shall be prepared and shall clearly map and label the "Riparian/Riverine Area" and shall include the acreage of the features. A note shall be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<table>
<thead>
<tr>
<th>CULTURAL RESOURCES Would the project</th>
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</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>8. Historic Resources</td>
</tr>
<tr>
<td>a) Alter or destroy an historic site?</td>
</tr>
<tr>
<td>b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?</td>
</tr>
</tbody>
</table>

Source: Project Application Materials, County Archaeologist Review, PD-A-4648

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site, and the project site is currently vacant and does not propose the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are
discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.7) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources
   a) Alter or destroy an archaeological site. □ □ ☒ □
   b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? □ □ ☒ □
   c) Disturb any human remains, including those interred outside of formal cemeteries? □ □ ☒ □
   d) Restrict existing religious or sacred uses within the potential impact area? □ □ □ ☒

Source: Project Application Materials, County Archaeologist Review, PD-A-4648

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site. If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.7) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.6) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. 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", County Geologist Review
Findings of Fact:

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.5) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. 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, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone
   a) Be subject to seismic-related ground failure, including liquefaction?
      ☐ ☐ ☒ ☐
Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, the project site is located in an area with a low liquefaction potential. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

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), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. 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: Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, County Geologist review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a high potential for landsliding. In addition, numerous rock and boulder outcrops present a potential rockfall hazard for development at the site. An environmental constraints sheet shall be prepared and shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, prior to issuance of grading permits a geologic hazards report that addresses the rockfall and
landslide hazard for this site shall be submitted to the County Geologist for review and approval. (COA 10.PLANNING.24, 50.PLANNING.25, and 60.PLANNING.21) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: An environmental constraints sheet shall be prepared and shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, prior to issuance of grading permits a geologic hazards report that addresses the rockfall and landslide hazard for this site shall be submitted to the County Geologist for review and approval. (COA 10.PLANNING.24, 50.PLANNING.25, 60.PLANNING.21)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

15. 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: GIS database, Riverside County General Plan Figure S-7 “Documented Subsidence Areas” County Geologist review

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

   Mitigation: No mitigation measures are required.

   Monitoring: No monitoring measures are required.

16. Other Geologic Hazards
   a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? □ □ □ □ □

   Source: Project Application Materials, County Geologist review

   a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

   Mitigation: No mitigation measures are required.

   Monitoring: No monitoring measures are required.

17. Slopes
   a) Change topography or ground surface relief features? □ □ □ □ □

   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, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils
   a) Result in substantial soil erosion or the loss of topsoil?
       b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?
       c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for each lot of Parcel Map
#35864 based on West Coast Sanitation’s Soils Percolation Report Project #160708-GA, dated 7/1/2008. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual. (COA 80.E HEALTH. 2) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: Upon building submittal, at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual shall be submitted to DEH for review. (COA 80.E HEALTH. 2)

Monitoring: Mitigation monitoring will occur during the Building and Safety Plan check process.

19. Erosion
   a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? □ □ X □

   b) Result in any increase in water erosion either on or off site? □ □ X □

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site’s storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.
    a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484
Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

   a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
      □ □ ☒ □
   b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
      □ □ ☒ □

Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 2 residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA’s threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 primary units, 4 if all parcels also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA’s model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.
Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials
   a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
      ☐ ☐ ☒ ☐

   b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
      ☐ ☐ ☒ ☐

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

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

   e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
      ☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.
23. 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) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:
<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

a) The project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet for the map with the notation that the project is within a hazardous fire area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in The Riverside County Ordinance No. 787.2. (COA 50.FIRE.1) In addition, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 50.FIRE.2, 50.FIRE.3, 50.FIRE.5, 50.FIRE.8, 60.FIRE.1, and 80.FIRE.1).

Mitigation: The ECS shall note that the project site is located within a Hazardous fire area. Additionally, the Fire Department shall review and approve building setbacks, water, and access for new single family dwellings. (COA 50.FIRE.1, 50.FIRE.2, 50.FIRE.3, 50.FIRE.5, 50.FIRE.8, 60.FIRE.1, and 80.FIRE.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

### HYDROLOGY AND WATER QUALITY

Would the project

<table>
<thead>
<tr>
<th>25. Water Quality Impacts</th>
<th>□</th>
<th>☒</th>
<th>□</th>
<th>□</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☒</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Violate any water quality standards or waste discharge requirements?</td>
<td></td>
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<td></td>
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<tr>
<td>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)?</td>
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<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
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<td>☒</td>
<td></td>
</tr>
<tr>
<td>f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td></td>
<td></td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>g) Otherwise substantially degrade water quality?</td>
<td></td>
<td></td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>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 or odors)?</td>
<td></td>
<td></td>
<td>☒</td>
<td></td>
</tr>
</tbody>
</table>
Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites. A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) The impact is considered less than significant with mitigation incorporated.

b) The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). 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 Riverside County Flood Control District for review. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 5) The impact is considered less than significant with mitigation incorporated.

c) The proposed tentative parcel map will ultimately lead to the development of one single family residence on each of the two proposed parcels. As indicated on the tentative map, the development of the residences will require the installation and usage of wells for potable water. The County has no records identifying any existing problems relative to local groundwater resources or the lowering of the local groundwater table levels. It has been concluded that the construction of additional wells for residential use in an area with scattered large lot single family development and vacant properties, and without any known groundwater issues, will not lead to the substantial depletion of groundwater supplies or lower groundwater tables. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination
System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will 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 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. 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 Riverside County Flood Control District for review. (COA 10.FLOOD RI.1, 50.FLOOD RI. 2, and 50.FLOOD RI.5)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

26. Floodplains
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

<table>
<thead>
<tr>
<th>NA - Not Applicable</th>
<th>U - Generally Unsuitable</th>
<th>R - Restricted</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>b) Changes in absorption rates or the rate and amount of surface runoff?</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>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)?</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>d) Changes in the amount of surface water in any water body?</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

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 topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites. A 50-foot wide "Flood Hazard Area", centered
on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) The impact is considered less than significant with mitigation incorporated.

b-c) A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) 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 Riverside County Flood Control District for review. (COA 60.FLOOD RI. 1) The impact is considered less than significant with mitigation incorporated.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) 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 Riverside County Flood Control District for review. (COA 60.FLOOD RI. 1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

**LAND USE/PLANNING** Would the project

<table>
<thead>
<tr>
<th>27. Land Use</th>
<th>☐</th>
<th>☐</th>
<th>☒</th>
<th>☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Result in a substantial alteration of the present or planned land use of an area?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

**Source:** Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Parcel Map is a subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. The subdivision is consistent with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designations. The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no significant impact.
Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<table>
<thead>
<tr>
<th>28. Planning</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Be consistent with the site’s existing or proposed zoning?</td>
<td>□</td>
<td>□</td>
<td>✗</td>
<td>□</td>
</tr>
<tr>
<td>b) Be compatible with existing surrounding zoning?</td>
<td>□</td>
<td>□</td>
<td>✗</td>
<td>□</td>
</tr>
<tr>
<td>c) Be compatible with existing and planned surrounding land uses?</td>
<td>□</td>
<td>□</td>
<td>✗</td>
<td>□</td>
</tr>
<tr>
<td>d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?</td>
<td>□</td>
<td>□</td>
<td>✗</td>
<td>□</td>
</tr>
<tr>
<td>e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?</td>
<td>□</td>
<td>□</td>
<td>✗</td>
<td>□</td>
</tr>
</tbody>
</table>

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

Findings of Fact:

a) The proposed project is currently zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼). The development, subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively, is consistent with the standards for the zone. The project will have no significant impact.

b) The site is surrounded by land which is zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) The project site is surrounded single family residences on large lots to the north, east, and west and vacant land to the south. The project is proposing two single family residential parcels with 8.42 acres and 12.12 acres in size which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum). The project is proposing to subdivide 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres respectively. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.
Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources
   a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? [ ] [ ] [ ] [X]
   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? [ ] [ ] [ ] [X]
   c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? [ ] [ ] [ ] [X]
   d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines? [ ] [ ] [ ] [X]

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not 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. The project will not 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) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in
**Definitions for Noise Acceptability Ratings**

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

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

### 30. 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 [x] 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 [x] A [ ] B [ ] C [ ] D [ ]

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

**Findings of Fact:**

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 31. Railroad Noise

NA [x] A [ ] B [ ] C [ ] D [ ]

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

**Findings of Fact:** The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 32. Highway Noise

NA [x] A [ ] B [ ] C [ ] D [ ]

**Source:** On-site Inspection, Project Application Materials
Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. 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 ground-borne vibration or ground-borne noise levels? ☐ ☐ ☒ ☐

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.
c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### POPULATION AND HOUSING

**Would the project**

| 35. Housing
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
</tr>
<tr>
<td>b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?</td>
</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
</tr>
<tr>
<td>d) Affect a County Redevelopment Project Area?</td>
</tr>
<tr>
<td>e) Cumulatively exceed official regional or local population projections?</td>
</tr>
<tr>
<td>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)?</td>
</tr>
</tbody>
</table>

**Source:** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a) The proposed project site is currently vacant and will not necessitate the construction or replacement of housing elsewhere. No impacts are anticipated.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.
f) The project will not induce substantial population growth in the area.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<table>
<thead>
<tr>
<th>36. Fire Services</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

**Source:** Riverside County General Plan Safety Element

**Findings of Fact:** The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<table>
<thead>
<tr>
<th>37. Sheriff Services</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

**Source:** Riverside County General Plan

**Findings of Fact:** The proposed area is serviced by the Riverside County Sheriff’s Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<table>
<thead>
<tr>
<th>38. Schools</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

**Source:** Moreno Valley Unified School District correspondence, GIS database
Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Moreno Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION
41. Parks and Recreation
   a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
   b) Would the project include the use of existing
neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) 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 will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service
<table>
<thead>
<tr>
<th>Potential Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>c) 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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d) Alter waterborne, rail or air traffic?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f) Cause an effect upon, or a need for new or altered maintenance of roads?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g) Cause an effect upon circulation during the project's construction?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>h) Result in inadequate emergency access or access to nearby uses?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.

c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) The project site will have no impact on circulation altering waterborne, rail or air traffic.

e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

44. **Bike Trails**

**Source:** Riverside County General Plan, Figure C-7

**Findings of Fact:** The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts bike trails.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

45. **Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b) Since the project is to be served water by well, pump, and water tanks, prior to building permit issuance, a water supply permit that shows a satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological), proof that there is adequate quantity to include fire flow and available for intended development will be required to be submitted to the Department of Environmental Health. (COA 80.E HEALTH.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

**Mitigation:** Prior to issuance of building permits, a water supply permit shall be submitted to the Department of Environmental Health for review. (COA 80.E HEALTH.1)

**Monitoring:** Mitigation monitoring will occur through the Building and Safety Plan Check process.
46. Sewer
   a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?
      ☐ ☒ ☐ ☐
   b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
      ☐ ☒ ☐ ☐

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for each lot of Parcel Map #35864 based on West Coast Sanitation's Soils Percolation Report Project #160708-GA, dated 7/1/2008. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual. 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. (COA 80.E HEALTH. 2) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: Upon building submittal, at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual shall be submitted to DEH for review. 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. (COA 80.E HEALTH. 2)

Monitoring: Mitigation monitoring will occur during the Building and Safety Plan check process.

47. Solid Waste
   a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
      ☐ ☒ ☐ ☐
   b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?
      ☐ ☒ ☐ ☐

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:
a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project’s anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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?

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Electricity?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>b)</td>
<td>Natural gas?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>c)</td>
<td>Communications systems?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>d)</td>
<td>Storm water drainage?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>e)</td>
<td>Street lighting?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>f)</td>
<td>Maintenance of public facilities, including roads?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>g)</td>
<td>Other governmental services?</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. 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. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:
a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### MANDATORY FINDINGS OF SIGNIFICANCE

| **50.** | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| --- |
| | □ | □ | □ | ✗ |

**Source:** Staff review, Project Application Materials

**Findings of Fact:** Implementation of the proposed project would not substantially 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.

| **51.** | 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 past projects, other current projects and probable future projects)? |
| --- |
| | □ | □ | □ | ✗ |

**Source:** Staff review, Project Application Materials

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

| **52.** | Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? |
| --- |
| | □ | □ | □ | ✗ |

**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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED


Revised: 4/9/2013 9:25 AM
EA:PM35864
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

The land division hereby permitted is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

10. EVERY. 2 MAP - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.
10. GENERAL CONDITIONS

10. EVERY. 3  MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35864, shall be henceforth defined as follows:


FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4  MAP - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1  MAP-GIN INTRODUCTION

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

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

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.
10. GENERAL CONDITIONS

10.BS GRADE. 4  MAP-G1.5 EROS CNTRL PROTECT

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 1 to May 31.

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

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

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

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.

10.BS GRADE. 7  MAP-G2.5 2:1 MAX SLOPE RATIO

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

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

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

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. GENERAL CONDITIONS

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

Graded slopes which infringe into the 100 year storm flow floodway 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.  RECOMMEND

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. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13  MAP-G2.21POST & BEAM LOT  RECOMMEND

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

10.BS GRADE. 15  MAP-G1.4 NPDES/SWPPP  RECOMMEND

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) 341-5455."
10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMEND

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.

EPD DEPARTMENT

10.EPD. 1 EPD- ECS RECOMMEND

In order to insure protection of Riparian features an Environmental Constraint Sheet (ECS) must be prepared and included with all transmitted exhibits. The ECS must clearly map and labeled the "Riparian/Riverine Area" and must include the acreage of the features. A note must be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area"

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 10/14/09 RECOMMEND

Parcel Map No. 35864 proposes a Schedule H subdivision of 20.57 gross acres into two (2) parcels. The site is located Reche Canyon/Badlands area, east of Box Springs Mountain Road and south of Gawn Trail.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites.

A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development
10. GENERAL CONDITIONS

10.FLOOD RI. 1  MAP FLOOD HAZARD RPT 10/14/09 (cont.) RECOMMND

must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

The site is located within the bounds of the Sunnymead 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 $6,133 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. 2  MAP WELL DEFINED WATERCOURSES RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

10.FLOOD RI. 3  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. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - LC LANDSCAPE REQUIREMENT RECOMMEND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4 MAP - LC LANDSCAPE SPECIES RECOMMEND

The developer/permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site http://www.rctlma.org/planning/content/devproc/landscape/landscape.html. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3. The paleontologist shall determine the significance of the encountered fossil remains.

4. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

10.PLANNING. 6 GEN - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission
10. GENERAL CONDITIONS

10.PLANNING. 6  GEN - IF HUMAN REMAINS FOUND (cont.)  RECOMMEND

shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5037.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 7  GEN - INADVERTANT ARCHAEO FIND  RECOMMEND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more 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 it sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the
10. GENERAL CONDITIONS

10.PLANNING. 7  GEN - INADVERTANT ARCHAEBO FIND (cont.)

area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 9  MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 10  MAP - FEES FOR REVIEW

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. 15  MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 2 1/4 Acre Minimum (R-A-2 1/4) zoning classification.

10.PLANNING. 18  MAP - OFFSITE SIGNS ORD 679.4

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. 19  MAP - ORD 810 OFN SPACE FEE

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
10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.)

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. 20 MAP - ORD NO. 659 (DIF)

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.

10.PLANNING. 22 MAP - SUBMIT BUILDING PLANS

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. GENERAL CONDITIONS

10.PLANING. 24  MAP - ROCKFALL/LANDSLIDE

THIS SITE IS MAPPED BY THE COUNTY'S GENERAL PLAN AS HAVING A HIGH POTENTIAL FOR LANDSLIDING. IN ADDITION, NUMEROUS ROCK AND BOULDER OUTCROPS PRESENT A POTENTIAL ROCKFALL HAZARD FOR DEVELOPMENT AT THE SITE. THESE POTENTIAL HAZARDS SHALL BE ADDRESSED DURING SITE GRADING AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET. IN ADDITION, AND ENVIRONMENTAL CONSTRAINTS SHEET (ECS) SHALL BE PREPARED RELATIVE TO THIS POTENTIAL HAZARD, AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET.

TRANS DEPARTMENT

10.TRANS. 1  MAP - STD INTRO 3 (ORD 460/461)

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. 2  MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3  MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.
10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2

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. 5 MAP - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Gawn Trail (bulb sliver) exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- SHOW ECS

In order to insure protection or riparian resources an Environmental Constraint Sheet (ECS) must be shown and included with all transmitted exhibits. The ECS must
50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP- SHOW ECS (cont.)

Clearly map and labeled the "Riparian/Riverine Area not to be Disturbed" and must include the acreage of the features. The following notes must shown on the ECS:

"All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.

No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide.
50. PRIOR TO MAP RECORDATION

50.FIRE. 3  MAP-#64-ECS-DRIVEWAY ACCESS (cont.)

and 30' in length, with a minimum 25' taper on each end. A
approved turnaround shall be provided at all building
sites on driveways over 150 feet in length, and shall be
within 50' of the building.

50.FIRE. 4  MAP-#73-ECS-DRIVEWAY REQUIR

Ecs map must be stamped by the Riverside County Surveyor
with the following note: Access will not have an up, or
down grade of more than 15%.(access will not be less than
20 feet in width per the 2001 UFC, Article 9, Section
902.2.2.1) and will have a vertical clearance of 15'.
Access will be designed to withstand the weight of 60
thousand pounds over 2 axles. Access will have a turning
radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5  MAP-#53-ECS-WTR PRIOR/COMBUS

Ecs map must be stamped by the Riverside County Surveyor
with the following note: The required water system,
including fire hydrants, shall be installed and accepted by
the appropriate water agency prior to any combustible
building material placed on an individual lot.

50.FIRE. 8  MAP-#8-ECS-WATER TANK/WELL

Ecs map must be stamped by the Riverside County Surveyor
with the following note: Should the applicant or developer
choose to defer the fire protection requirements, and
Environmental Constraint Sheet shall be filed with the
final map containing the following: "The property is
located in the Hazardous Fire Area. Prior to the issuance
of a building permit, the applicant or developer shall
provide a water system for fire protection consisting of a
private well and water storage tank of sufficient size,
approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2  MAP DELINEATE WC ON ECS (AC)

The natural watercourse(s) which drain(s) a watershed of
74 acres or more shall be delineated and labeled on the
environmental constraint sheet to accompany the final map.
A 50-foot wide "Flood Hazard Area", centered on the
watercourse, shall also be delineated and labeled on the
50. PRIOR TO MAP RECORDEATION

50.FLOOD RI. 2  MAP DELINEATE WC ON ECS (AC) (cont.)  RECOMMND

environmental constraint sheet stating "The watercourse and
Flood Hazard Area must be kept free of all buildings and
obstructions, including building pads".

50.FLOOD RI. 4  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
Sunnymeade 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. 5  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.

PLANNING DEPARTMENT

50.PLANNING. 1  MAP - PREPARE A FINAL MAP  RECOMMND

After the approval of the TENTATIVE MAP and prior to the
expiration of said map, the land divider shall cause the
PARCEL MAP Parcel Map #: PM35864 Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMEND

real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMEND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 8.42 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 1/4 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMEND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMEND

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.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMEND

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
50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.)
divider's successor-in-interest.

50.PLANNING. 25 MAP - ECS ROCKFALL/LANDSLIDE

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site contain areas of potential slope instability, debris flow, rockfall and/or landslide hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - VACATION/SUR

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Gawn Trail (cul-de-sac bulb sliver). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.
50. PRIOR TO MAP RECORDATION

50.TRANS. 3  MAP - INTERSECTION/50' TANGENT  RECOMMEND

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

50.TRANS. 4  MAP - R-O-W DEDICATED 1/SUR  RECOMMEND

Sufficient public street right-of-way along the extension of Gawn Trail shall be dedicated for public use to provide for a 30 foot half width right-of-way and applicant shall provide a centerline study profile as approved by the Director of Transportation. Sufficient right-of-way dedication of 30 foot half-width right-of-way shall extend up to APN: 257-230-006 for ingress and egress of APN: 257-230-006 to County paved road.

50.TRANS. 5  MAP - STREET NAME SIGN  RECOMMEND

The land divider shall install street name sign(s) at the intersection of Gawn Tail and Box Springs Mountain Road in accordance with County standard and as directed by the Transportation Department.

50.TRANS. 6  MAP - DEDICATIONS/ACCEPTANCE/SUR  RECOMMEND

The applicant shall provide onsite access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public road and utility easements but not accepted by the County, and if acceptance of said road and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 7  MAP - ACCESS RD/AGG. CONST  RECOMMEND

An access road from the northern project boundary to existing AC paved section of Gawn Trail (APN: 257-220-033) shall be constructed with 24' of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60' full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the
50. PRIOR TO MAP RECORDATION

50.TRANS. 7  MAP - ACCESS RD/AGG. CONST (cont.)  RECOMMND

Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Gawn Trail to existing AC paved portion of Gawn Trail (APN: 257-220-033).

50.TRANS. 8  MAP - AGGREGATE/32' GRADED  RECOMMND

Gawn Trail along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 30 foot graded section within a 30 foot half-width dedicated right-of-way 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 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.
60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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) 341-5455.

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

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the
60. PRIOR TO GRADING PRMT ISSUANCE

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

Planning 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.

EPD DEPARTMENT

60.EPD. 1 EPD - SHOW ECS

Prior to issuance of any grading permit, 50. EPD. 1 Condition of Approval, requiring the recordation of the Environmental Constraint Sheet (ECS) for the protection of riparian resources, shall be recorded and considered met by EPD staff. The Riparian/Riverine Area Not to Be Disturbed, as identified on the Parcel Map and the ECS, shall be mapped and shown on all grading plans to the satisfaction of EPD. If you have any questions please contact EPD biologist Jared Bond, directly at 951-955-0314 or via email at jbond@rctlma.org

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP EROS CNTRL AFTER RGH GRAD

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. 3 MAP ADP FEES

PM35864 is located within the limits of the Sunnymead 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
60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3          MAP ADP FEES (cont.)        RECOMMEND

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.

PLANNING DEPARTMENT

60.PLANNING. 2          MAP - BUILDING PAD GRADING      RECOMMEND

All grading for any proposed new dwellings and/or accessory
buildings shall occur within the approved building pad
sites shown on the TENTATIVE MAP.

60.PLANNING. 10         MAP - PLANNING DEPT REVIEW      RECOMMEND

As part of the plan check review of the proposed grading
plan for the subject property, the Department of Building
and Safety - Grading Division shall submit a copy of the
proposed grading plan, along with the applicable Log/Permit
Numbers for reference, to the County Planning Department to
be reviewed for compliance with the approved tentative map.

60.PLANNING. 17         MAP - FEE BALANCE              RECOMMEND

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. 18         MAP - GRADING PLAN REVIEW      RECOMMEND

The land divider/permit holder shall cause a plan check
application for a grading plan to be submitted to the
County T.L.M.A - Land Use Division for review by the County
Department of Building and Safety - Grading Division. Said
grading plan shall be in conformance with the approved
tentative map, in compliance with County Ordinance No. 457,
and the conditions of approval for the tentative map.
60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21  MAP - ROCKFALL/LANDSLIDE  RECOMMEND

PRIOR TO ISSUANCE OF GRADING PERMITS, THE DEVELOPER SHALL SUBMIT A GEOLOGIC HAZARDS REPORT THAT ADDRESSES THE ROCKFALL AND LANDSLIDE HAZARD MAPPED ON THIS SITE UNDER THE COUNTY'S GENERAL PLAN. THIS REPORT SHALL INCLUDE APPROPRIATE MITIGATION RECOMMENDATIONS FOR THESE HAZARDS, AT A MINIMUM. THIS REPORT WILL REQUIRE REVIEW AND APPROVAL BY THE COUNTY GEOLOGIST PRIOR TO ISSUANCE OF GRADING PERMITS.

60.PLANNING. 22  MAP - SKR FEE CONDITION  RECOMMEND

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 20.57 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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1  MAP-G3.1NO B/PMT W/O G/PMT  RECOMMEND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.
80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 WELL/WATER STATEMENT

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.

3) A complete set of plans for the Department of Environmental Health (DEH) review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

80.E HEALTH. 2 ENV HEALTH CLEARANCER REQUIRED

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#35864 based on West Coast Sanitation's Soils Percolation Report Project#160708-GA dated 7/1/2008.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS 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. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

**Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES RECOMMND

PM35864 is located within the limits of the Sunnymead 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
80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP ADP FEES (cont.)

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.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

All utility extensions within a lot shall be placed
underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION

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

80.PLANNING. 9 MAP - FEE BALANCE

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS

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.

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION

Prior to the issuance of a certificate of occupancy, or
upon building permit final inspection, whichever comes
90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 6  MAP - SKR FEE CONDITION (cont.)

first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.57 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90. TRANS. 1  MAP - WRCOG TUMF

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.
LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 14, 2009

TO
Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Archaeology Section-L. Mouriquand


Note: Previous submittal proposed a subdivision to four (4) parcels.

Please review the attached Amended map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending October 15, 2009 LDC Comment Agenda deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Jeff Horn, Project Planner (951) 955-4641, or e-mail at jhorn@rctima.org / MAILSTOP #: 1070

COMMENTS:

DATE: ___________________________ SIGNATURE: ____________________________________________________________________________

PLEASE PRINT NAME AND TITLE: __________________________________________________________________________________________

TELEPHONE: __________________________________________________________________________

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.
DATE: September 12, 2008

TO:
5th District Supervisor
5th District Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Archaeologist
P.D. Trails Coordinator – J. Jolliffe
Riv. Transit Agency
Riv. Co. Sheriffs Dept.
Moreno Valley Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas
Eastern Information Center (UCR)
United States Postal Service, San Bern.


Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on October 9, 2008. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. 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 transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. 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 project, please do not hesitate to contact Russell Brady, Planner, at (951) 955-1888 or email at rbrady@rcctma.org / MAILSTOP# 1070.
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ TRACT MAP
☐ REVISED MAP
☑ PARCEL MAP
☐ MINOR CHANGE
☐ REVERSION TO ACREAGE
☐ VESTING MAP
☐ EXPIRED RECORDABLE MAP
☐ AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: D2004-35864   DATE SUBMITTED: 8/26/08

APPLICANT INFORMATION

Applicant's Name: CHAD DAVIES   E-Mail: HEIDISAIR@HOTMAIL.COM

Mailing Address: 9233 GAWN TRAIL
MORENO VALLEY, CALIFORNIA 92557

City   State   ZIP

Daytime Phone No: (909) 845-3777   Fax No: (951) 276-1773

Engineer/Representative's Name: ANDREW CORSO LS. 5491   E-Mail: a.corsoc@calservinc.com

Mailing Address: PO BOX 1249
RIVERSIDE, CA 92502

City   State   ZIP

Daytime Phone No: (951) 786-8357   Fax No: (951) 786-8200

Property Owner's Name: JAN + MAREK MIELES   E-Mail: 

Mailing Address: 9135 CARNABY TRAIL
MORENO VALLEY, CA 92557

City   State   ZIP

Daytime Phone No: (951) 781-9574   Fax No: 

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office • 6860 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409
(951) 855-3200 • Fax (951) 855-3157

Desert Office • 28689 El Cerrito Road Palm Desert, California 92211
(760) 653-8277 • Fax (760) 653-7555

Murrieta Office • 30403 Los Alamos Road Murrieta, California 92563
• Fax (951) 860-6145

Form 296-1011 (09/27/07)
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals (“wet-signed”). Photocopies of signatures are not acceptable.

CHAD DAVIES
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals (“wet-signed”). Photocopies of signatures are not acceptable.

SAM MICELI
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MARGARET MICELI
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 257-220-017

Section: 22 Township: T2SR Range: R4W

Approximate Gross Acreage: 20.75

General location (cross streets, etc.): North of __________________________, South of BOX SPRINGS MTN ROAD, East of __________________________, West of __________________________

Thomas Brothers map, edition year, page number, and coordinates: 2002 868 3-3
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

DIVIDE 20 AC INTO 4 PARCELS.
SCHEDULE 'H' SUBDIVISION

Related cases filed in conjunction with this request:

ERP 1823
HANS 1855

Is there a previous development application filed on the same site: Yes ☐ No ☑

If yes, provide Case No(s). ___________________________________________ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _______________________________ E.I.R. No. (if applicable): ____________________

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☑ No ☐

If yes, indicate the type of report(s) and provide a copy: HANS 1855 BIO STUDY

Is water service available at the project site: Yes ☐ No ☑

If “No,” how far must the water line(s) be extended to provide service? (No. of feet/miles) 3000 FT

Is sewer service available at the site? Yes ☐ No ☑

If “No,” how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.5 MILES

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☐ No ☑

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 100 CU.YDS

Estimated amount of fill = cubic yards 100 CU.YDS

Does the project need to import or export dirt? Yes ☐ No ☑

Import ____________________ Export ____________________ Neither ____________________

What is the anticipated source/destination of the import/export?
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? __________________________ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) ______________ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☑

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?
Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☑

Is the subdivision located within 8 1/2 miles of March Air Reserve Base? Yes ☑ No ☐

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☑

Does the subdivision exceed more than one acre in area? Yes ☑ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:
☐ Santa Ana River ☐ Santa Margarita River ☑ San Jacinto River ☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☑ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) ________________________ Date 08-15-08

Owner/Representative (2) ________________________ Date

Form 295-1011 (06/27/07)
PROPERTY OWNERS CERTIFICATION FORM

I, ________________, certify that on __3/20/2013__,

The attached property owners list was prepared by _________________.

APN (s) or case numbers _________________. For

Company or Individual’s Name _________________.

Distance buffered _________________.

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: _________________.

TITLE _________________.

ADDRESS: _________________.

TELEPHONE NUMBER (8 a.m. – 5 p.m.): _________________.

_______________________________.

(951) 955-8158
PM35864 (1600 feet buffer)

Selected Parcels

257-220-024

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.
ASMT: 257190004, APN: 257190004
JACQUELINE BANKS, ETAL
24801 PLUMTREE CT
MORENO VALLEY CA 92557

ASMT: 257190005, APN: 257190005
GLORIA GONZALEZ
10994 SAN MATEO PL
RANCHO CUCAMONGA CA 91701

ASMT: 257210002, APN: 257210002
MARIA CUEVAS, ETAL
9228 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257210003, APN: 257210003
CONNIE WESTervoorde, ETAL
STE 110 PMB 141
23571 SUNNYMEAD RANCH
MORENO VALLEY CA 92557

ASMT: 257210006, APN: 257210006
GARY MACKENZIE
P O BOX 155
LA CANADA CA 91012

ASMT: 257210023, APN: 257210023
MARGARITA PRIETO, ETAL
8965 RUNNING GUN LN
MORENO VALLEY, CA. 92557

ASMT: 257220008, APN: 257220008
ERIC LONGORIA
9210 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220009, APN: 257220009
LANDEROS RACING STABLES
C/O JORGE LANDEROS
13221 NORTON AVE
CHINO CA 91710

ASMT: 257220010, APN: 257220010
ROY BLECKERT
C/O ROY A BLECKERT III TRUSTEE
11740 FRANKLIN
MORENO VALLEY CA 92557

ASMT: 257220011, APN: 257220011
CARLOS CORONA
21987 QUAIL CALL DR
MORENO VALLEY CA 91957

ASMT: 257220021, APN: 257220021
EARNESTINE JONES, ETAL
9303 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220024, APN: 257220024
KRISTY ZIMMERMAN, ETAL
9015 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220025, APN: 257220025
GEORGIA CARLISLE
9091 GAWN TR
MORENO VALLEY, CA. 92557
ASMT: 257220027, APN: 257220027
TERRANCE BRENNA
44980 VIEJO DR
HEMET CA 92544

ASMT: 257220028, APN: 257220028
SANDRA ARBAUGH, ETAL
9262 BOX SPRINGS MTN RD
MORENO VALLEY, CA 92557

ASMT: 257220029, APN: 257220029
CHRISTOPHER YNOSTROZA
4008 HAVENHURST
RIVERSIDE CA 92507

ASMT: 257220030, APN: 257220030
ROBERT PEREZ
3750 CASTLE OAK DR
RIVERSIDE CA 92505

ASMT: 257220031, APN: 257220031
MARGARET MICELI, ETAL
9135 GAWN TR
MORENO VALLEY, CA 92557

ASMT: 257220034, APN: 257220034
HEIDI DAVIES, ETAL
9233 GAWN TR
MORENO VALLEY, CA 92557

ASMT: 257220035, APN: 257220035
SANDRA GOULD
9231 GAWN TR
MORENO VALLEY, CA 92557

ASMT: 257220039, APN: 257220039
DENNIS REEVE
9275 BOX SPRINGS MTN RD
MORENO VALLEY, CA 92557

ASMT: 257220043, APN: 257220043
GARY CARPENTER
9259 BOX SPRINGS MTN RD
MORENO VALLEY, CA 92557

ASMT: 257220057, APN: 257220057
MICHAEL CHRISTIAN
2675 THIRD ST STE K
RIVERSIDE CA 92507

ASMT: 257220058, APN: 257220058
LINDA CHRISTIAN
9235 BOX SPRINGS MOUNTAIN
MORENO VALLEY CA 92557

ASMT: 257220059, APN: 257220059
DEBRA SCHONK, ETAL
9990 RUNNING GUN LN
MORENO VALLEY CA 92557

ASMT: 257230004, APN: 257230004
AMY HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY, CA 92557

ASMT: 257230005, APN: 257230005
RIVERSIDE COUNTY PARK FACILITIES CORP
P O BOX 3507
RIVERSIDE CA 92519
ASMT: 257230006, APN: 257230006
DEELLEN WILFORD, ETAL
P O BOX 67
ALANREED TX 79002

ASMT: 259200001, APN: 259200001
CAROL BLECKERT, ETAL
11740 FRANKLIN ST
MORENO VALLEY CA 92557

ASMT: 259200049, APN: 259200049
LAURA COWEN, ETAL
22133 BIG TIMBER RD
MORENO VALLEY CA 92557

ASMT: 259200050, APN: 259200050
CAROLINA PACHON, ETAL
22133 BIG TIMBER
MORENO VALLEY, CA. 92557

ASMT: 259210016, APN: 259210016
LINDA MILLER, ETAL
P O BOX 128
MORENO VALLEY CA 92556

ASMT: 259210021, APN: 259210021
SHARON DAWSON
C/O SHARON SCOTT
22105 QUAIL CALL DR
MORENO VALLEY CA 92557

ASMT: 259240027, APN: 259240027
OPEN SPACE DIST, ETAL
C/O DEPT BLDG SERV REAL PROP DIV
3133 MISSION INN AVE
RIVERSIDE CA 92507
ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

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

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

Moreno Valley City Hall
14177 Frederick St.
Moreno Valley, CA 92553

Applicant:
Chad Davies
9233 Gawn Trail
Moreno Valley, CA 92557

Eng-Rep:
Andrew Orosco
P.O. Box 1249
Riverside, CA 92502

Owner:
Sam and Margaret Miceli
9135 Gawn Trail
Moreno Valley, CA 92557

Applicant:
Chad Davies
9233 Gawn Trail
Moreno Valley, CA 92557

Eng-Rep:
Andrew Orosco
P.O. Box 1249
Riverside, CA 92502

Owner:
Sam and Margaret Miceli
9135 Gawn Trail
Moreno Valley, CA 92557
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, 12th 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.

EA42028/PM35864  
Project Title/Case Numbers

Damaris Abraham  
County Contact Person

951-955-5719  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Chad Davies  
Project Applicant

9233 Gawn Trail, Moreno Valley, CA  92557  
Address

The project site is located southerly of Box Springs Mountain Road and westerly of Gawn Trail.  
Project Location

The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 9.42 and 12.15 gross acres, respectively.  
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 6, 2013, 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 ($2,156.25 + $50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

__________________________  
Signature

Date Received for Filing and Posting at OPR: ________________

DMidm  
Revised 3/11/2013  
Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS\Hearings\DH-PC\NVOD Form.PM35864.docx

May 6, 2013  
Project Planner:  
Title

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case#: ZEA42028  
ZCFG5379  
$2,220.25
MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM35864

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: March 25, 2013

Applicant/Project Sponsor: Chad Davies Date Submitted: August 26, 2008

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date:

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/15/07
Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PM35864.docx
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

Received from: DAVIES CHAD
paid by: CK 364
CALIFORNIA FISH & GAME FOR EA42028
paid towards: CFG05379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By MGARDNER posting date Aug 26, 2008
Aug 26, 2008 12:09

**--------------------------------------------------------------------------------------------------**

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

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN * REPRINTED *
COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center  

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

39493 Los Alamos Road  
Suites A  
Murrieta, CA 92563  
(951) 694-5242

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

******************************************************************************

Received from: DAVIES CHAD
paid by: RC 3018
paid towards: CFG05379    CALIF FISH & GAME: DOC FEE
at parcel: CFG3

******************************************************************************

Dec 01, 2011 16:15
posting date Dec 01, 2011

******************************************************************************

Account Code  Description  Amount
658353120100208100  CF&G TRUST  $2,101.50

Overpayments of less than $5.00 will not be refunded!