



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

JANUARY 3, 2011

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1<sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 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 Desiree Bowie at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@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. 24772** – CEQA Exempt – Applicant: Alyce and Lex Vollmer – Owner: Alyce and Lex Vollmer – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R: RM) - Location: Southeasterly Hidden Meadow Circle, westerly of Calle Bandido – 5.3 Acres – Zoning: Residential Agricultural -5 Acre Minimum (R-A-5) – **REQUEST:** The Plot Plan is proposal to construct a detached 3,600 square foot storage garage/workshop, associated with the 3,597 square foot residence located at 40250 Hidden Meadow Circle. APN: 932-320-040. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.2 **PLOT PLAN NO. 24654** – CEQA Exempt – Applicant: Luis Mauricio – Owner: Valores Culturales – Second Supervisorial District –Prado-Mira Loma Zoning District – Jurupa Area Plan – Rural Community: Low Density Residential (½Acre Minimum) (RC: LDR) - Location: Northerly of Limonite Avenue, southerly of Jurupa Road., easterly of Etiwanda Avenue, westerly of Troth Street – 4.99 Acres – Zoning: Light Agricultural (A-1) – **REQUEST:** The Plot Plan is a proposal to construct a 1,920 square foot detached garage, associated with the 3,091 square foot residence, with attached 756 square foot garage, and a detached 5,920 square foot detached agricultural registration building (BFE080001) located at 5605 Ridgeview Avenue. APN: 161-100-015. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.3 **PLOT PLAN NO. 24779** – CEQA Exempt – Applicant: Alvarado Felix – Owner: Alvarado & Rosa Felix

– Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (½Acre Minimum) (RC: LDR) - Location: Northerly of Harley Court, southerly of Nuevo Road, easterly of Olivas Avenue, westerly of Ramona Avenue – .42 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – REQUEST: The Plot Plan is proposal to permit three (3) unpermitted patio covers (1,616 square foot, 690 square foot and 205 square foot) associated with the 2,268 square foot residence located at 29335 Jarrell. APN: 309-310-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.4 **PLOT PLAN NO. 24786** – CEQA Exempt – Applicant: Peter Marcy – Owner: Peter Marcy – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC: VLDR) - Located Northerly of Vineland Street, southerly of Orchard Street, easterly of Beaumont Avenue, westerly of Nancy Avenue – 0.54 Acres – Zoning: Multi Family Dwellings (R-2)– **REQUEST:** The Plot Plan is proposal to construct a detached 1,600 square foot storage garage/workshop on 0.54 acre, associated with the 1,400 square foot residence located at 10181 Friendship Drive. APN: 403-270-012. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.5 **PLOT PLAN NO. 24201** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Cajalco Road, southerly of Avenue E, and westerly of Wood Road, more specifically 18318 Cajalco Road – 9.73 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 30' high live trees are also proposed to be planted in the project area. - APN: 321-110-014.. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

2.6 **PLOT PLAN NO. 24672** – CEQA Exempt – Applicant: Harold Meyers – Eng:Rep: Dennis Janda Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly San Diego County Lin, southerly of Rancho California Road, easterly of Carancho Road, westerly of I-15 Freeway – Zoning: Residential Agricultural (R-A-5 (5 acres minimum) – **REQUEST:** The Plot Plan is to permit several unpermitted structures ( 812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and a 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024. (Continued from December 3, 2010) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.7 **PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** The Plot Plan proposes to construct an 2,106 square foot detached storage garage with 320 square foot basement on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris. APN: 321-432-016. (Continued from December 3, 2010) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.8 **TENTATIVE PARCEL MAP NO. 33928** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jess Hetzner – Engineer/Representative: Oz Bratene – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10-Acre Minimum) – Location: Northerly of Vista De Montanas, easterly of Via Sereno, westerly of Calle de Companero, and southerly of Klick Avenue at 39470 Via Sereno. – 10.46 Gross Acres – Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Parcel Map proposes a Schedule “H” subdivision of 10.46 gross acres into two (2) parcels with a minimum lot size of 5 gross acres – APN: 929-04-007. (Continued from December 3, 2010). Project Planner, Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24772  
Applicant: Alyce and Lex Vollmer  
Directors Hearing: January 3, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 3,600 square foot detached storage garage/workshop on 5.3 acres, associated with the 3,597 square foot residence located at 40250 Hidden Meadow Circle in Murrieta. APN: 932-320-040

### ISSUES OF RELEVANCE:

This property is located in a High Fire Area; the project has been reviewed and conditioned by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24772**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the 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 project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

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4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 3,600 square foot detached storage garage/workshop is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is 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.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24772

Parcel: 932-320-040

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24772 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24772, Exhibit A, dated November 10, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a 3,600 square foot detached storage garage/workshop on 5.3 acres, associated with the 3,597 square foot residence located at 0250 Hidden Meadow Circle in Murrieta. APN: 932-320-010

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24772. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

FIRE DEPARTMENT

10.FIRE. 2 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project 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 within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

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10. GENERAL CONDITIONS

10.FIRE. 3                      USE-#005-ROOFING MATERIAL                      RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 4                      USE-#50-BLUE DOT REFLECTOR                      RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 5                      USE-#23-MIN REQ FIRE FLOW                      RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 6                      USE-#76-STANDARD FIRE HYDRANT                      RECOMMND

Approved standard fire hydrants (6"x4"x2 1/2") shall be located at alternate street intersections and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant. The water main(s) shall be a minimum 6" diameter. Fire flow shall be 500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

10.PLANNING. 2                      PPA - LANDUSE APPROVAL ONLY                      RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24772 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

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10. GENERAL CONDITIONS

10.PLANNING. 2                    PPA - LANDUSE APPROVAL ONLY (cont.)                    RECOMMND

Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3                    PPA - NO HOME OCCUPATIONS                    RECOMMND

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.PLANNING. 4                    PPA - ACSRY STRC NO HBTBL AREA                    RECOMMND

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

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## 10. GENERAL CONDITIONS

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA (cont.) RECOMMND  
approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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. 6	USE - CAUSES FOR REVOCATION	RECOMMND
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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. 7	USE - LOW PALEO	RECOMMND
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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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify

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10. GENERAL CONDITIONS

10.PLANNING. 7

USE - LOW PALEO (cont.)

RECOMMND

the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.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.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.  
Plans shall be signed and approved by a registered civil



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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#4-WATER PLANS (cont.)

RECOMMND

engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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, dated November 10, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated November 10, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

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.



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### PLOT PLAN REVIEW

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Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

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**SITE: 40250 Hidden  
Meadow Cr. Murr.**

**COMMENTS: PP 24772**

**Date: 11/18/10**

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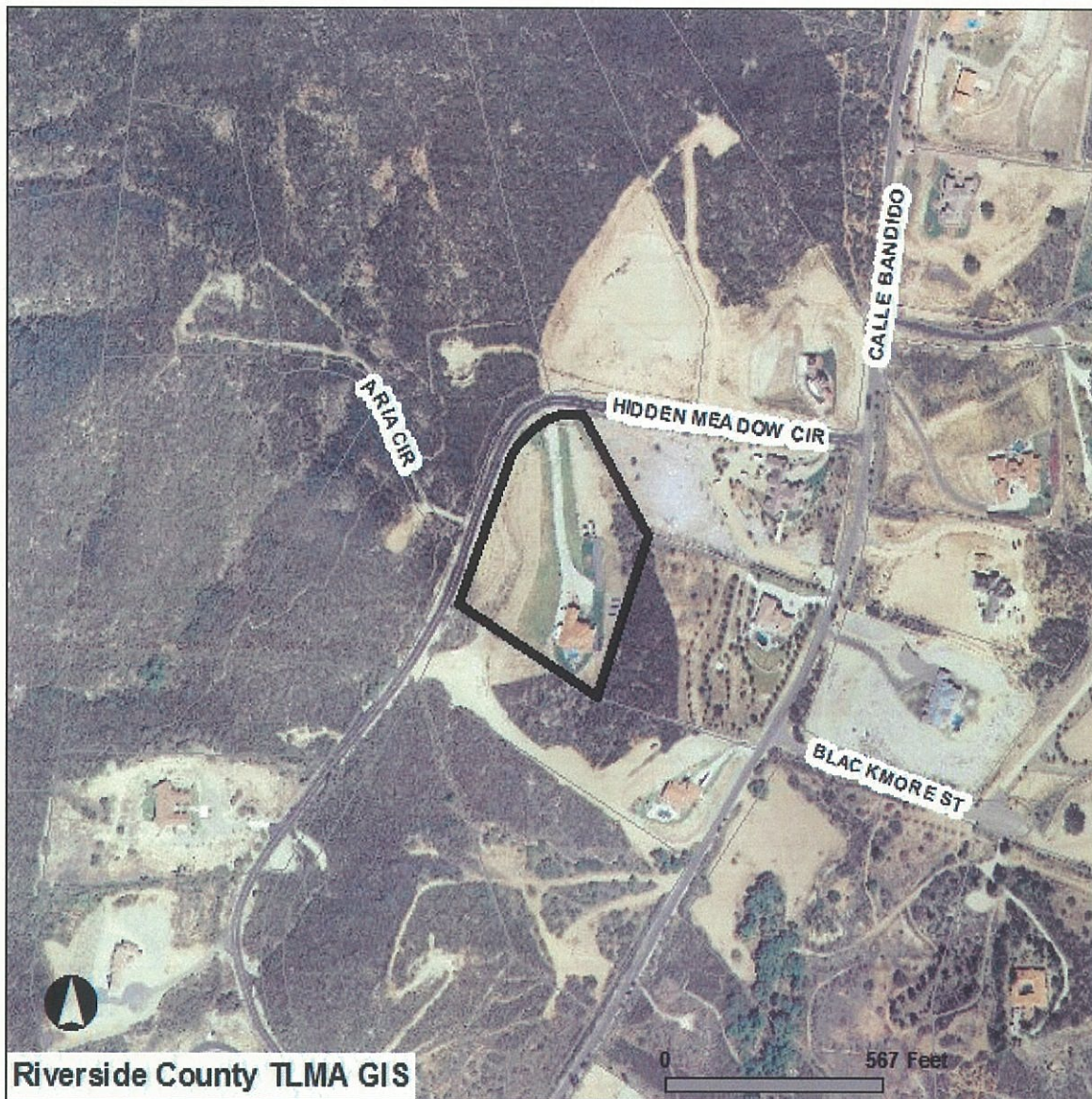
The plot plan proposal is described as a 3,600 square foot private garage. Per the 2007 California Building Code (CBC), A private garage will be classified as a group "U" occupancy and is limited to one story in height and 3,000 square feet in area.

Area increases may be permitted in the same building by providing fire walls per section 705 within the 2007 CBC.

This structure is located within a high fire severity zone and may be subject to fire resistive construction requirements per chapter 7a within the 2007 CBC.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-320-040

**\*IMPORTANT\***

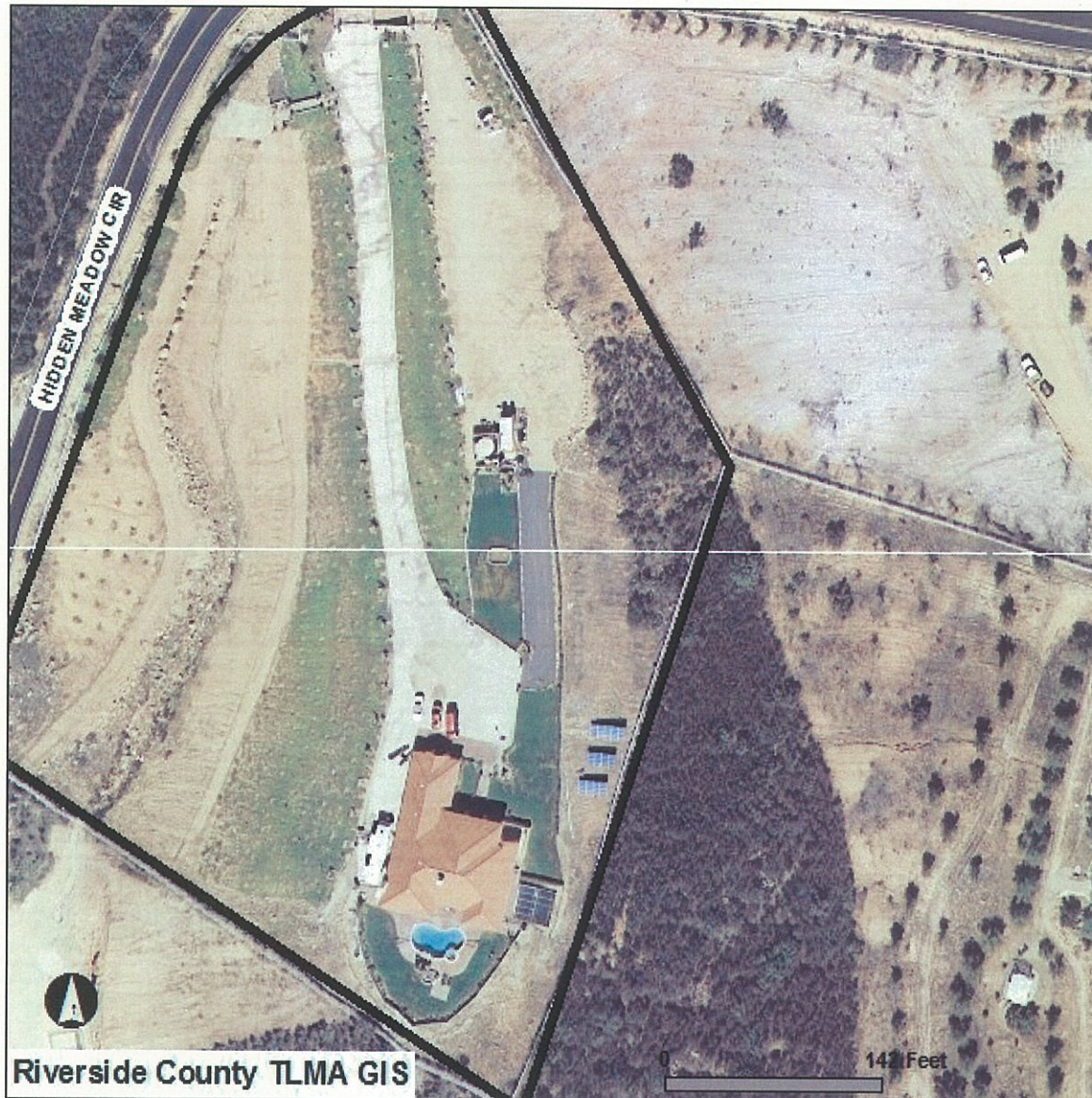
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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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Version 101026



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-320-040

**\*IMPORTANT\***

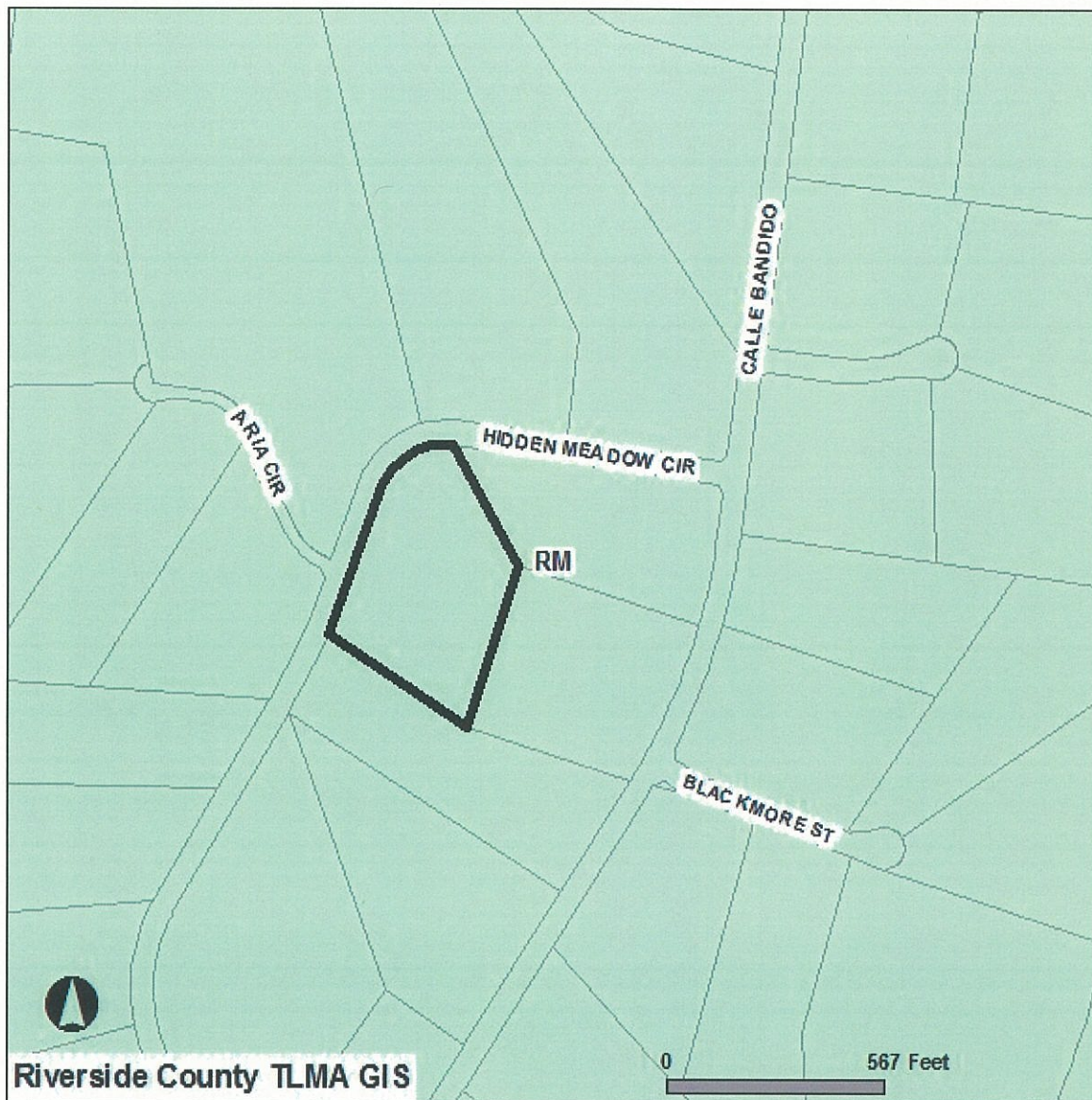
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Nov 24 09:39:30 2010

Version 101026



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-320-040

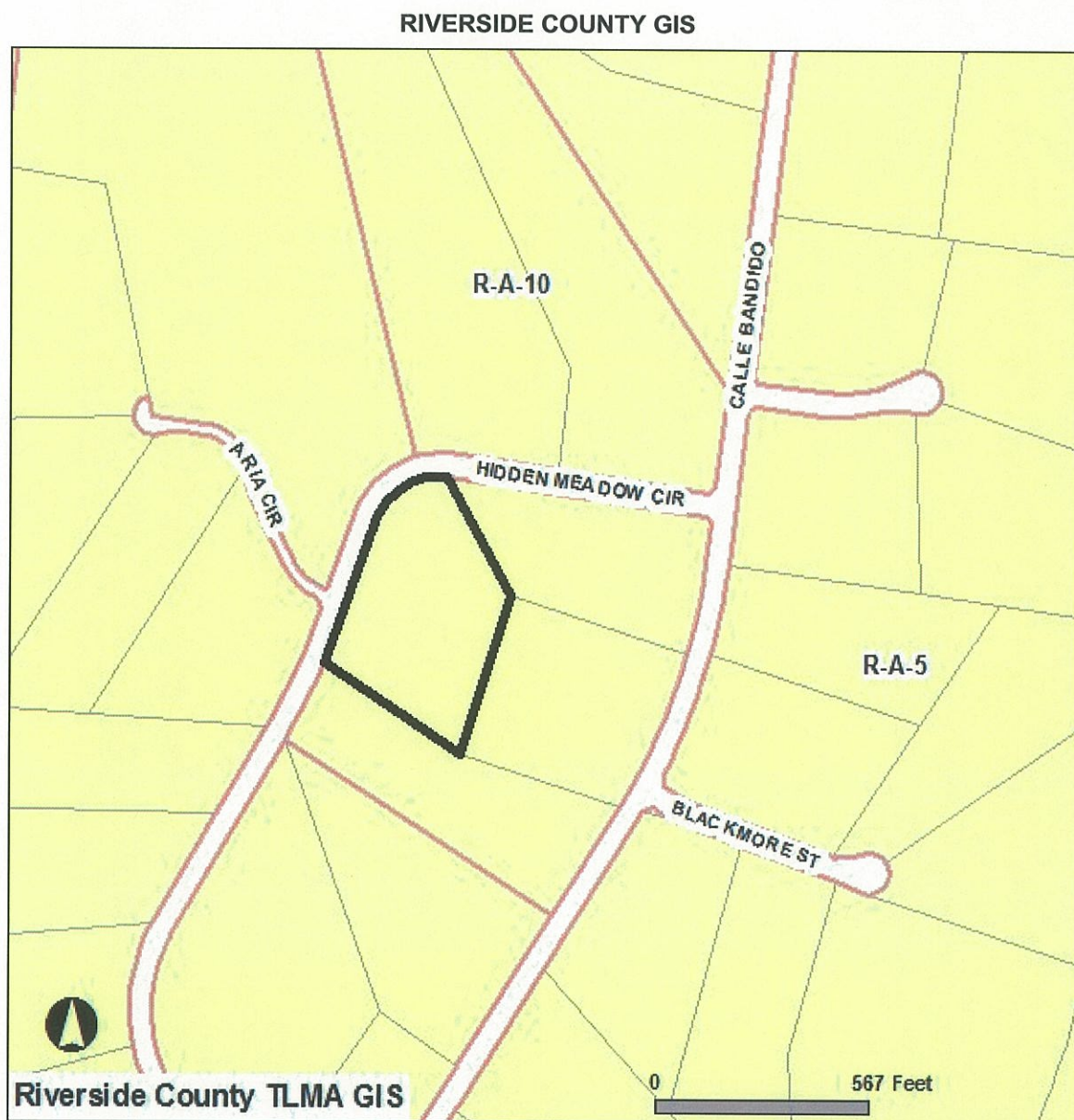
**\*IMPORTANT\***

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Version 101026





**Selected parcel(s):**  
932-320-040

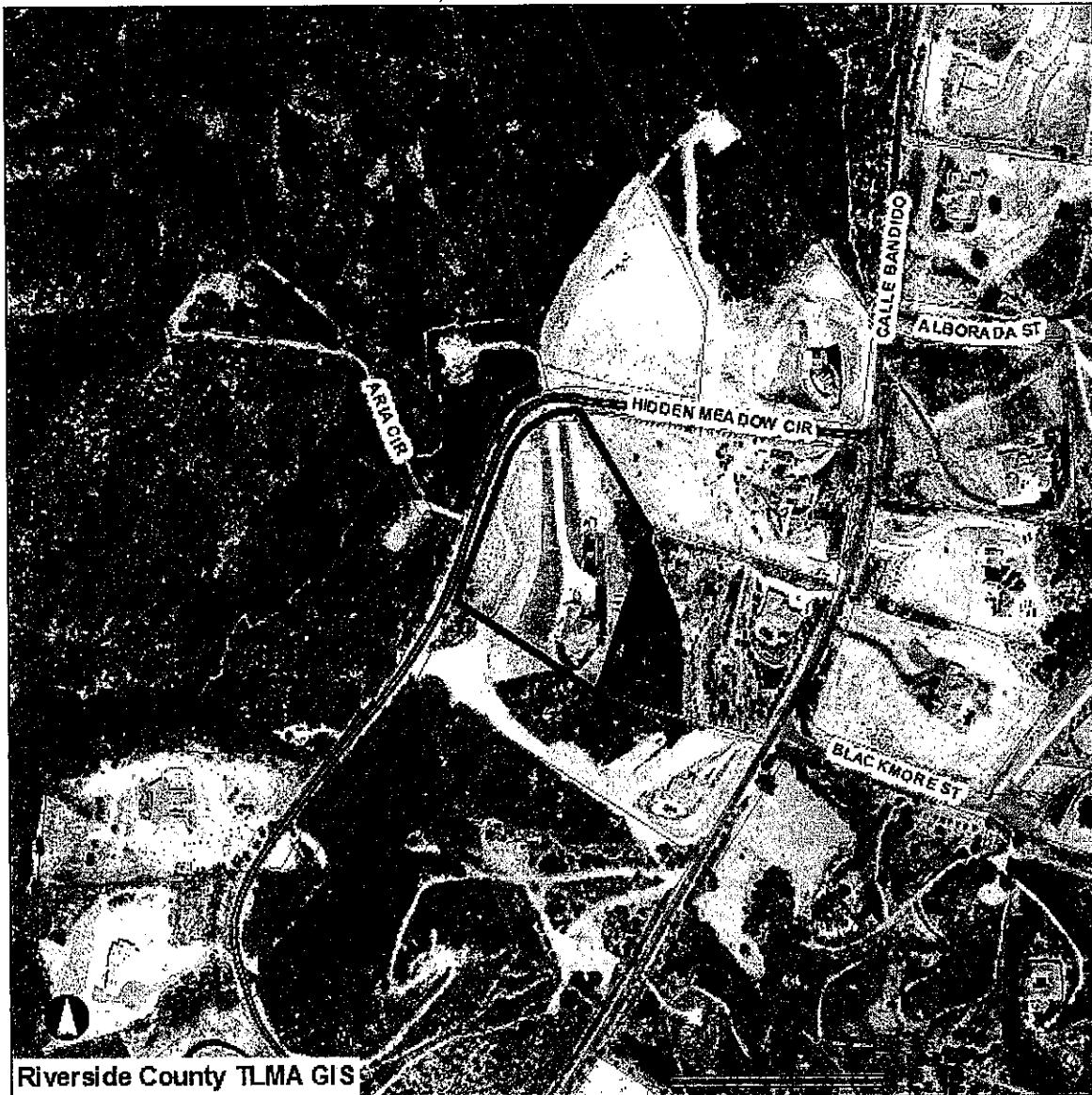
**\*IMPORTANT\***

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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Version 101026

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
932-320-040

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

932-320-040-7

**OWNER NAME / ADDRESS**

LEX VOLLMER  
ALYCE VOLLMER  
40250 HIDDEN MEADOW CIR  
MURRIETA, CA. 92563

**MAILING ADDRESS**

(SEE OWNER)  
40250 HIDDEN MEADOW CIR  
MURRIETA CA.. 92563



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 187/91  
SUBDIVISION NAME: PM 27556  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.86 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3597 SQFT., 3 BDRM/ 2.75 BATH, 1 STORY, ATTACHED GARAGE(975 SQ. FT), CONST'D 2003TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 956 GRID: E1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T7SR4W SEC 19

**ELEVATION RANGE**

2220/2292 FEET

**PREVIOUS APN**

932-320-010

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RM

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

SANTA ROSA PLATEAU POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5 (CZ 6100)

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**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)**  
Chaparral

---

## 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**  
SOUTHWEST AREA C

**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.SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
SOUTHWEST AREA

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

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## TRANSPORTATION

---

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

**ROAD BOOK PAGE**  
80B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SAN JUAN

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

WITHIN A 1/2 MILE OF  
FAULT IN BASEMENT ROCKS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### **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**

MURRIETA VALLEY UNIFIED

### **COMMUNITIES**

LA CRESTA

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

ZONE B, 29.97 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

043224

### **FARMLAND**

OTHER LANDS

### **TAX RATE AREAS**

082-003

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE

- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH-FRIDGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BGR010044	GRADING SINGLE FAMILY RESIDENTIAL LOT	EXPIRED
BHR050521	1-HR FINAL FOR BGR010044	FINAL
BSP020559	RESIDENTIAL GUNITE POOL AND SPA	FINAL
BR012677	SINGLE FAMILY DWELLING AND ATTACHED GARAGE	FINAL
BXX024773	ENTRY GATE/MASONRY WALLS AND ELECTRIC	EXPIRED
BXX025451	SOLAR ELECTRIC MODULES TO DWELLING	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
CZ06100	CHANGE ZONE FROM R-A-10 TO R-A-5 CHANGE OF ZONE ON 20.38 ACRES FROM R-A-10 TO R-A-5EA 36133, PM 27556 PM 25346 (FORMER NUMBER FOR PM 27556)	APPROVED
MT011017	PM27556 LOT 1	PAID
MT034280	PM27556 LOT 1	PAID
TR27556	NOT AVAILABLE	NOTINLMS
MT034281	PM 27556 LOT 1	PAID
PM27556	SUBDIVIDE 20.38 ACRES INTO FOUR 5-ACRE PARCELS. EA 36133, CZ 6100. PM 25346 (FORMER NUMBER), PM 16966, SSR 550	APPROVED
MT011443	PM 27556, LOT 1	PAID

REPORT PRINTED ON...Wed Nov 10 13:10:10 2010  
Version 101026

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24772** – CEQA Exempt – Applicant: Alyce and Lex Vollmer – Owner: Alyce and Lex Vollmer – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southeasterly Hidden Meadow Circle, westerly of Calle Bandido – 5.3 Acres – Zoning: Residential Agricultural (R-A-5) (5 acres minimum) – **REQUEST:** The Plot Plan is proposal to construct a detached 3,600 square foot storage garage/workshop on 5.3 acres, associated with the 3,597 square foot residence located at 40250 Hidden Meadow Circle in Murrieta. APN: 932-320-040. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 3, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/29/2010.

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

APN (s) or case numbers PP 24772 For

Company or Individual's Name Planning Department.

Distance buffered 1400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 1400 feet buffer



### Selected Parcels

931-120-030	929-360-005	932-320-039	932-320-038	932-320-037	932-320-030	932-320-036	932-320-006	929-350-011	929-350-010
932-320-023	932-320-046	932-320-043	929-360-003	929-360-006	932-320-004	932-320-045	929-350-005	929-350-002	929-350-008
932-310-042	929-350-009	929-360-008	932-330-066	932-320-040	932-320-024	932-330-067	932-320-042	932-320-047	932-330-028
932-320-041	929-350-007	929-350-006	932-320-028	929-360-007	929-350-001	929-350-001	932-320-029	929-350-003	932-330-010
932-320-005	932-320-007	932-320-027	929-350-004	932-320-032	932-330-062				



1,200 600 0 1,200 Feet

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APN: 931120030, ASMT: 931120030  
A JERROLD PERENCHIO  
C/O CHARTWELL PARTNERS  
1999 AVENUE THE STAR 3050  
LOS ANGELES CA 90067

APN: 932320023, ASMT: 932320023  
CHARLES LACY  
24558 GENOVA CT  
MURRIETA CA 92562

APN: 929360005, ASMT: 929360005  
ARTHUR L FELDERMAN, ETAL  
39950 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 932320046, ASMT: 932320046  
CHI P HUYNH, ETAL  
C/O HUEY K HUYNH  
3843 FRANCIS AVE  
CHINO CA 91710

APN: 932320037, ASMT: 932320037  
BOROOMAND AINNEH EBRAHIMI, ETAL  
5722 RESEARCH DR UNIT A  
HUNTINGTON BEACH CA 92649

APN: 932320043, ASMT: 932320043  
CHRIS KOSTECKA, ETAL  
26831 CHAMOMILE ST  
MURRIETA CA 92562

APN: 932320030, ASMT: 932320030  
BRIAN J MORAGHAN, ETAL  
40401 HIDDEN MEADOW  
MURRIETA CA. 92562

APN: 929360003, ASMT: 929360003  
CHRISTOPHER P WILLIAMS, ETAL  
40010 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 932320036, ASMT: 932320036  
CAMILLE JAYNE  
5 NEW DAWN  
IRVINE CA 92620

APN: 929360006, ASMT: 929360006  
CRAIG A ROBINSON, ETAL  
19025 ALBORADA ST  
MURRIETA CA. 92562

APN: 932320006, ASMT: 932320006  
CARLOS LUGO, ETAL  
35929 RHONE LN  
WINCHESTER CA 92596

APN: 932320004, ASMT: 932320004  
DAVID JODOIN, ETAL  
17670 HOMBRE LN  
MURRIETA CA. 92562

APN: 929350010, ASMT: 929350010  
CHARLES DEHERAS, ETAL  
40560 CALLE BANDIDO  
MURRIETA CA 92562

APN: 932320045, ASMT: 932320045  
ERIC C LEWIS, ETAL  
24088 HUNTRIDGE DR  
MURRIETA CA 92562

APN: 929350005, ASMT: 929350005  
GARY P MANN, ETAL  
4 VIA PRESEA  
COTO DE CAZA CA 92679

APN: 932320040, ASMT: 932320040  
LEX VOLLMER, ETAL  
40250 HIDDEN MEADOW CIR  
MURRIETA CA. 92563

APN: 929350002, ASMT: 929350002  
GORAN BILAVAR, ETAL  
40110 CALLE BANDIDO  
MURRIETA CA 92562

APN: 932320024, ASMT: 932320024  
LISA M NEWMAN, ETAL  
31625 BOULDER VISTA DR  
LAKE ELSINORE CA 92532

APN: 929350008, ASMT: 929350008  
HARRELL OWENS, ETAL  
39185 MADRE VISTA  
MURRIETA CA 92562

APN: 932330067, ASMT: 932330067  
MARCUS A ALLEN, ETAL  
22988 BANBURY CT  
MURRIETA CA 92562

APN: 932310042, ASMT: 932310042  
JAMES F ENGLE, ETAL  
40531 CALLE BANDIDO  
MURRIETA CA 92562

APN: 932320042, ASMT: 932320042  
MARK WALLACE WHITE, ETAL  
40205 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 929350009, ASMT: 929350009  
JOHN R ALKIRE, ETAL  
40400 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 932320047, ASMT: 932320047  
MICHAEL VARTANIAN, ETAL  
15 CHARCA  
RCH SANTA MARGARITA CA 92688

APN: 929360008, ASMT: 929360008  
KEITH E CARD  
19056 ALBORADA ST  
MURRIETA CA. 92562

APN: 932330028, ASMT: 932330028  
MICHAEL W MOTHERHEAD, ETAL  
18575 VISTA DE MONTANAS  
MURRIETA CA. 92562

APN: 932330066, ASMT: 932330066  
LARRY SCHNEIDER  
1840 S GAFFEY ST NO 354  
SAN PEDRO CA 90731

APN: 932320041, ASMT: 932320041  
MICHELLE L MORRIS KERIN, ETAL  
40101 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 929350006, ASMT: 929350006  
RAYMOND E KULEK, ETAL  
54709 RIVIERA  
LA QUINTA CA 92253

APN: 932320007, ASMT: 932320007  
SCOTT E WALKER, ETAL  
38521 SHOAL CREEK DR  
MURRIETA CA 92562

APN: 932320028, ASMT: 932320028  
RICHARD GELORMINO, ETAL  
40333 HIDDEN MEADOW CIR  
MURRIETA CA. 92562

APN: 932320027, ASMT: 932320027  
STEVEN DOUGLAS ATKINSON, ETAL  
12800 CENTER CT NO 300  
CERRITOS CA 90703

APN: 929360007, ASMT: 929360007  
RICHARD K JEMISON, ETAL  
40020 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 929350004, ASMT: 929350004  
THOMAS LOUIS CAPRIOTTI, ETAL  
19050 BLACKMORE ST  
MURRIETA CA. 92562

APN: 929350001, ASMT: 929350001  
RICK DOUGLAS, ETAL  
40200 CALLE BANDIDO  
MURRIETA CA. 92562

APN: 932320032, ASMT: 932320032  
TIMOTHY R GREENLEAF, ETAL  
624 WINSTON AVE  
SAN MARINO CA 91108

APN: 932320029, ASMT: 932320029  
ROBERT H KONOSKE, ETAL  
40367 HIDDEN MEADOW CIR  
MURRIETA CA. 92562

APN: 932330062, ASMT: 932330062  
YONG SUK PARK, ETAL  
5437 CASTLE KNOLL RD  
LA CANADA CA 91011

APN: 929350003, ASMT: 929350003  
ROBERT STEPHEN SMITH, ETAL  
19042 BLACKMORE ST  
MURRIETA CA. 92563

APN: 932330010, ASMT: 932330010  
SANTA ROSA RANCHES WATER DIST  
P O BOX 174  
TEMECULA CA 92589

Agenda Item No.: 2.2  
Supervisory District: Second  
Project Planner: Bahelila Boothe

Plot Plan Number: 24654  
Applicant: Luis Mauricio  
Directors Hearing: January 3, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 756 square foot garage under construction (BRS090750) and a 5,920 square foot detached agricultural structure (BFE080001) located at 505 Ridgeview Avenue in Mira Loma, CA. APN: 161-100-015

### ISSUES OF RELEVANCE:

The project has been conditioned prior to final of the proposed 1,920 square foot detached garage that the main residence BRS090750 under construction must have an approved final inspection.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24654, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the 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 project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.

SA  
11/29/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The proposed 1,920 square foot detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory structure is compatible with the architecture of the main 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 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.

11/29/10  
10:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24654 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 2454, Exhibit A, Amended No. 1, dated November 22, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 756 square foot garage and a 5,920 square foot agricultural structure located at 5605 Ridgeview Avenue in Mira Loma, CA.  
APN: 161-100-015

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24654. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24654 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

11/29/10  
10:38

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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.



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10. GENERAL CONDITIONS

10.PLANNING. 3                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

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. 4                    PPA - ACSRY STRC NO HBTBL AREA                    RECOMMND

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

10.PLANNING. 5                    PPA - SETBACKS IN HIGH FIRE                    RECOMMND

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. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                    PPA - EXPIRATION DATE-PP                    RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1

PPA - EXPIRATION DATE-PP (cont.)

RECOMMND

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.

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMM.

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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

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

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive

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10:38

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PLOT PLAN:ADMINISTRATIVE Case #: PP24654

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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, Amended No. 1, dated November 22, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended No. 1, dated November 22, 2010.

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10:38

Riverside County LMS  
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PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 1

PPA - BRS090750 FINALLED L

RECOMMND

Prior to final inspection/approval of the 1,920 square foot detached garage the main residence BRS090750 must be finalled.



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

---

**SITE: 5605 Ridgeview  
Ave, Miraloma**

**COMMENTS: PP 24654**

**Date: 8/02/2010**

---

**The plot plan for a 1,920 square foot garage would comply with size limitation requirements for a group "U" occupancy type within the 2007 California Building Codes.**

**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**

## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Tuesday, August 10, 2010 10:47 AM  
**To:** Boothe, Bahelila  
**Subject:** PP24654

I reviewed the case exhibit and GIS database relative to the proposed minor plot plan. I offer the following comments for consideration:

The site is located in the County's subsidence potential zone and moderate liquefaction potential zone – the building must be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. No GEO studies should be required at this time for the entitlement unless there is a public use intended for the structures. Please inform the applicant of the CBC requirement.

This site is located in the County's high potential for significant paleontological resources at the ground surface. However, this project is exempt from CEQA and current Planning Department policy allows for paleo assessment at the time of grading permit issuance, hence no study or CEQA-driven mitigation measures are required at this time. As the County's General Plan policies require the site be monitored to collect and preserve any significant fossils encountered, I have placed a condition on the project to ensure this work is performed for any future site grading (if a grading permit is not required, the plan and report are not triggered).

Please let me know if you have any questions (billed .5 hr to this case).

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
161-100-015

**\*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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Version 100412



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
161-100-015

**\*IMPORTANT\***

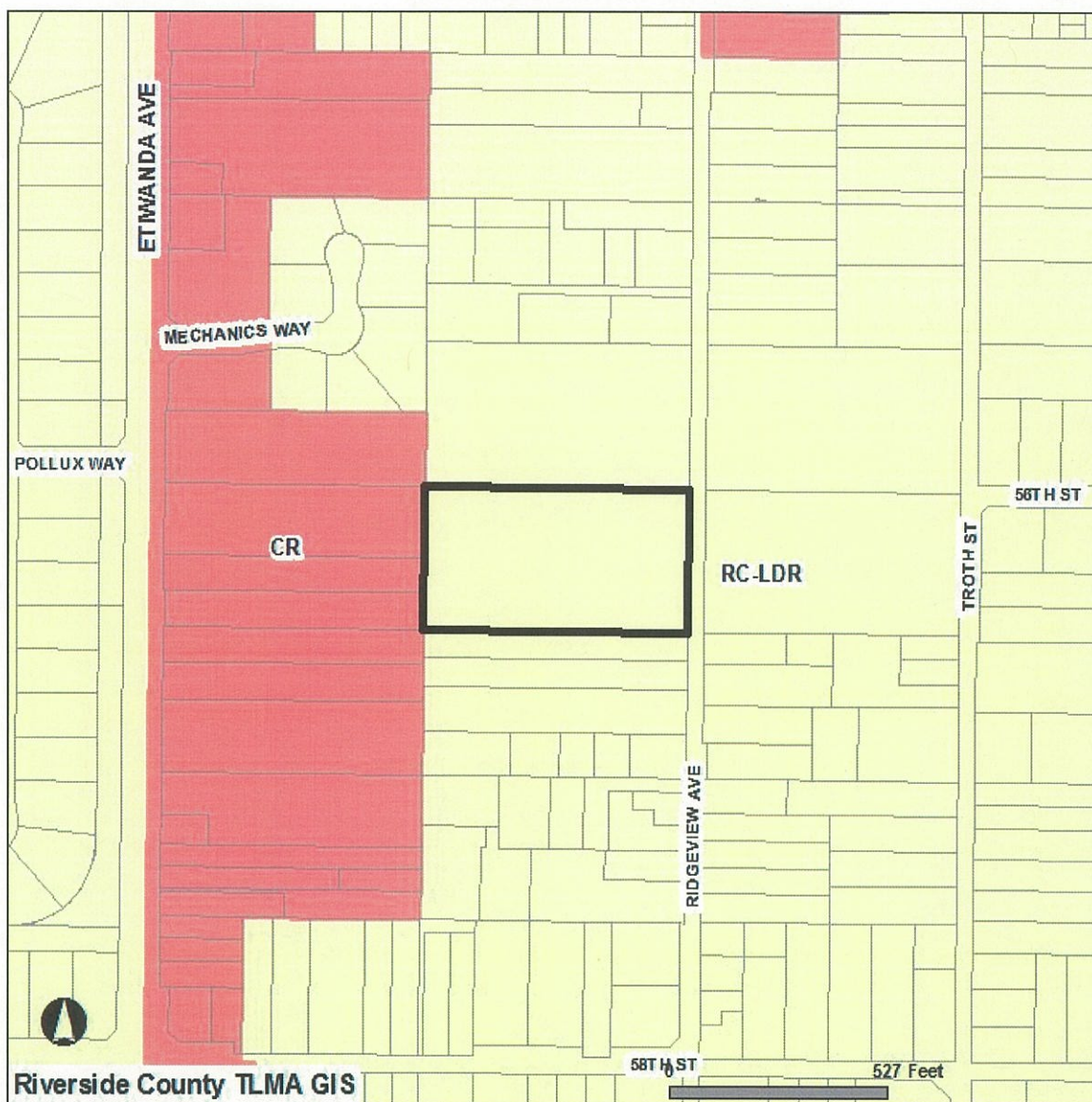
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Version 100412



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
161-100-015

**\*IMPORTANT\***

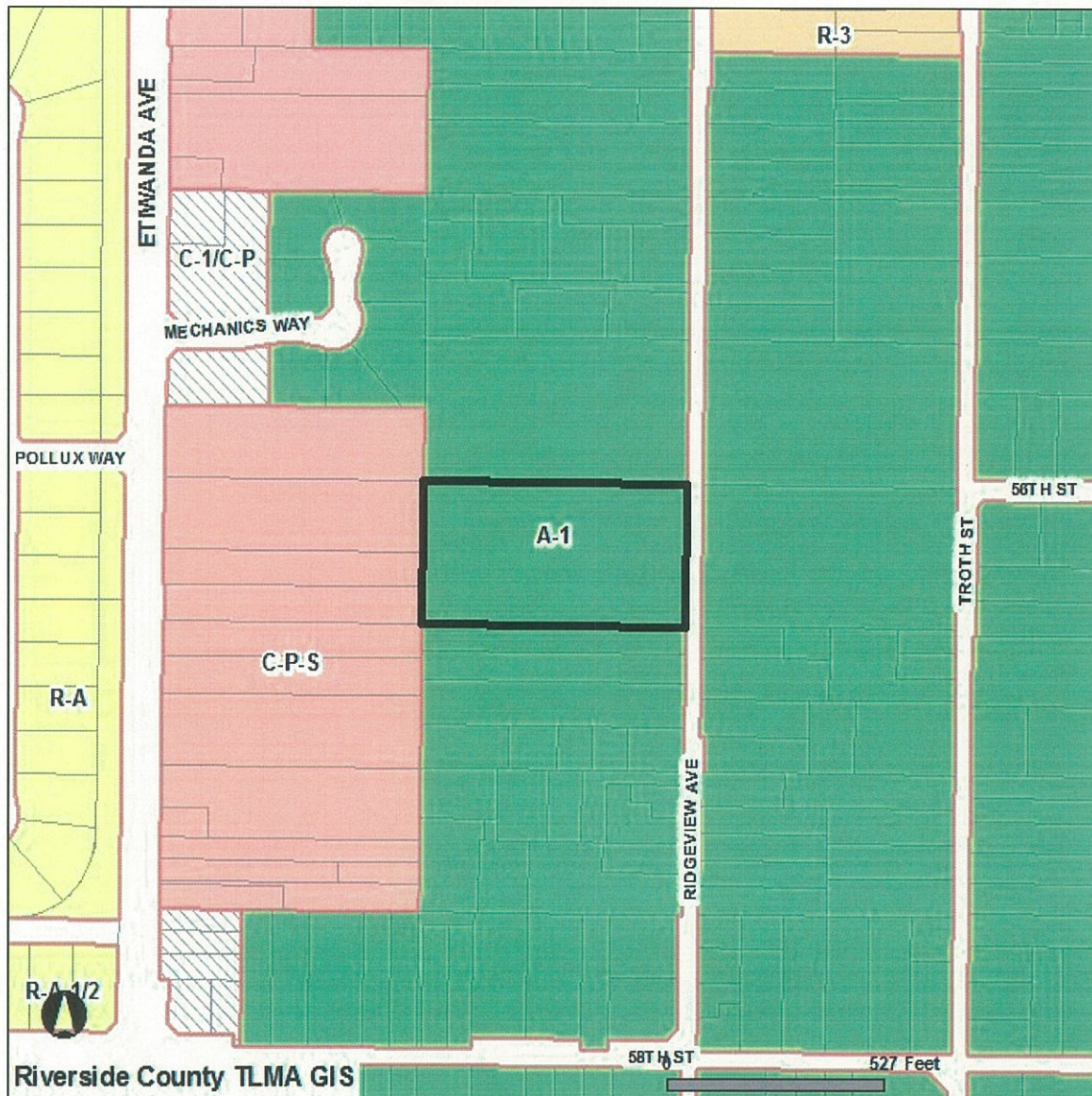
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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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## RIVERSIDE COUNTY GIS



Selected parcel(s):  
161-100-015

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Version 100412



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
144-121-002

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Aug 04 16:26:30 2010

Version 100412

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24654** – CEQA Exempt – Applicant: Luis Mauricio – Owner: Valores Culturales – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Jurupa, easterly of Etiwanda, westerly of Troth – 4.99 Acres – Zoning: Light Agricultural (A-1 ) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 756 square foot garage and a detached 5,920 square foot detached agricultural registration (BFE080001) located at 5605 Ridgeview Avenue in Mira Loma, CA. APN: 161-100-015. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 3, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/29/2010,

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

APN (s) or case numbers PP 24654 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

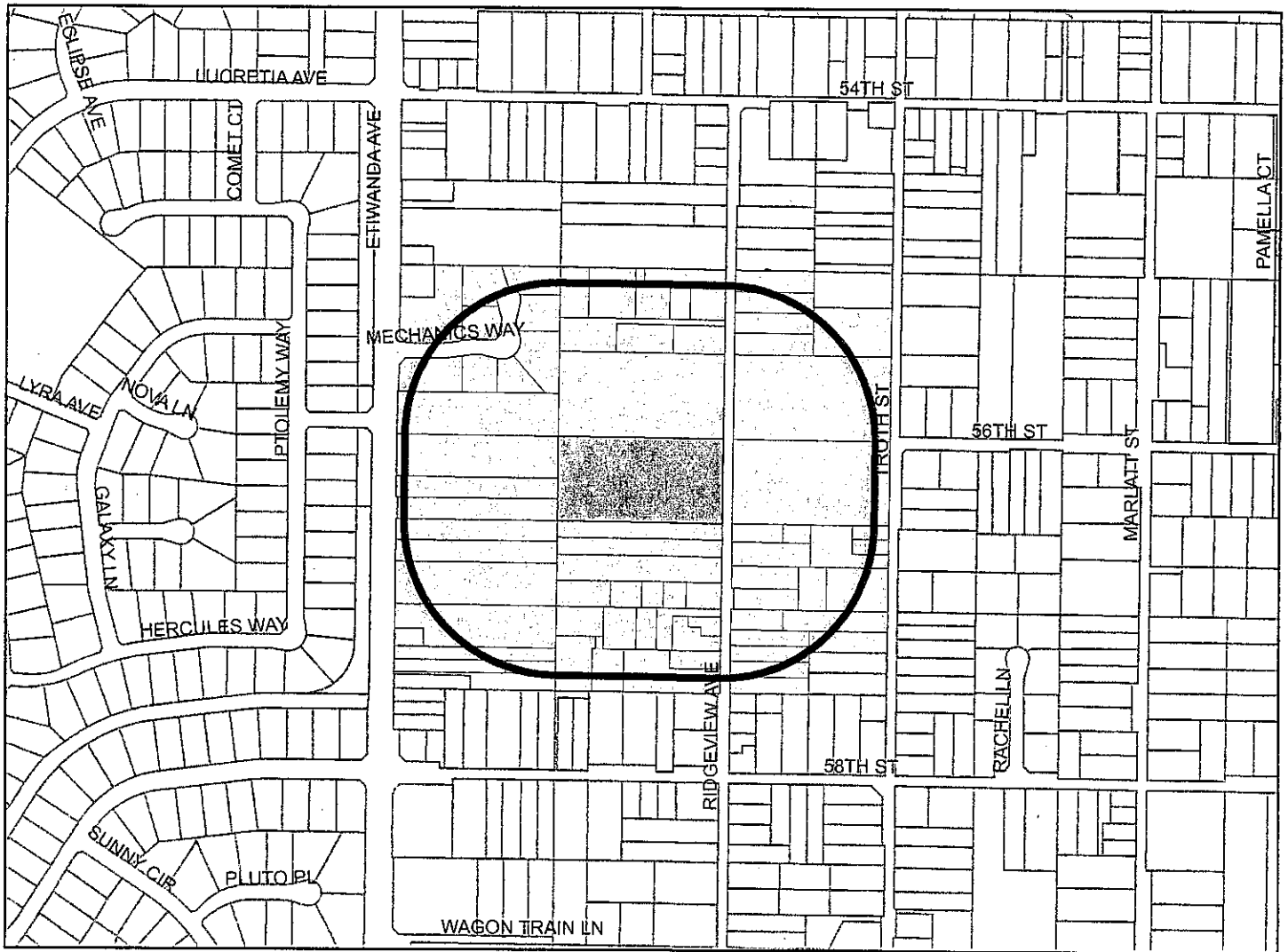
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

<del>169-100-003</del>	161-100-005	<del>169-072-000</del>	161-100-013	<del>169-100-008</del>	161-140-006	<del>169-060-020</del>	161-140-002	<del>169-020-000</del>	161-060-024
<del>169-060-005</del>	161-140-030	<del>169-062-007</del>	161-140-037	<del>169-152-002</del>	161-060-011	<del>169-102-005</del>	161-111-005	<del>169-061-008</del>	161-111-014
<del>169-100-002</del>	161-100-002	<del>169-100-009</del>	161-140-029	<del>169-060-003</del>	161-060-019	<del>169-140-025</del>	161-071-010	<del>169-060-008</del>	161-100-014
<del>169-061-008</del>	161-060-013	<del>169-182-004</del>	161-140-027	<del>169-060-029</del>	161-140-026	<del>169-071-008</del>	161-151-004	<del>169-150-038</del>	161-140-043
<del>169-051-001</del>	161-100-011	<del>169-061-002</del>	161-100-009	<del>169-060-013</del>	161-060-020	<del>169-060-028</del>	161-111-002	<del>169-152-019</del>	161-151-007
<del>169-100-007</del>	161-111-004	<del>169-100-004</del>	161-060-023	<del>169-060-023</del>	161-060-025	<del>169-020-007</del>	161-060-031	<del>169-060-030</del>	161-060-032
<del>169-060-020</del>	161-060-029	<del>169-060-008</del>	161-060-012	<del>169-060-010</del>	161-060-022	<del>169-111-002</del>	161-140-004	<del>169-072-002</del>	161-100-001
<del>169-061-002</del>	161-111-006	<del>169-152-001</del>	161-071-005	<del>169-180-002</del>	161-100-006				



540 270 0 540 Feet

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APN: 161100012, ASMT: 161100012  
ADRIAN GAYTAN  
5673 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140003, ASMT: 161140003  
ANGEL FUENTES, ETAL  
11071 MILKY WAY DR  
MIRA LOMA CA 91752

APN: 161100005, ASMT: 161100005  
ADRIANA NUNEZ  
5666 ETIWANDA AVE  
MIRA LOMA CA. 91752

APN: 161060024, ASMT: 161060024  
ARMANDO BEDOLLA, ETAL  
10960 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161071004, ASMT: 161071004  
ADRIANA PARTIDA  
5546 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161060005, ASMT: 161060005  
BENITO ORTIZ LOPEZ, ETAL  
5519 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161100013, ASMT: 161100013  
ALBERTANO GAYTAN, ETAL  
5665 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140030, ASMT: 161140030  
BENJAMIN ALANIZ, ETAL  
5870 MARLATT ST  
MIRA LOMA CA 91752

APN: 161100008, ASMT: 161100008  
ALICE D SANFILIPPO, ETAL  
5695 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161111008, ASMT: 161111008  
BERNARD L DEERING, ETAL  
P O BOX 1045  
MIRA LOMA CA 91752

APN: 161140007, ASMT: 161140007  
ALLEN W PARKER  
10841 58TH ST  
MIRA LOMA CA 91752

APN: 161140037, ASMT: 161140037  
BRYAN PFAFF  
5715 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140002, ASMT: 161140002  
ANDRES PALACIOS DUQUE  
3366 HOLLOWOOD ST  
RIVERSIDE CA 92503

APN: 161151008, ASMT: 161151008  
C A JACK CULWELL  
5750 RIDGEVIEW AVE  
MIRA LOMA CA. 91752



APN: 161060011, ASMT: 161060011  
CHARLES D TAPIA  
5543 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140029, ASMT: 161140029  
EVELIO FONTE  
1617 W 221ST ST  
TORRANCE CA 90501

APN: 161111011, ASMT: 161111011  
CHERYL L LEMAY  
5651 TROTH ST  
MIRA LOMA CA. 91752

APN: 161060004, ASMT: 161060004  
FAUSTO HERRERA  
5517 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161111005, ASMT: 161111005  
DAVID A WRAY, ETAL  
5690 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161060019, ASMT: 161060019  
FRANCES M LUCZAK  
11037 58TH ST  
MIRA LOMA CA 91752

APN: 161151003, ASMT: 161151003  
DFI PROP  
PMB 521  
4120 DOUGLAS BLV STE 306  
GRANITE BAY CA 95746

APN: 161140045, ASMT: 161140045  
FRANCISCO PINA  
5729 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161111014, ASMT: 161111014  
DONNA RUSSELL  
5667 TROTH ST  
MIRA LOMA CA. 91752

APN: 161071010, ASMT: 161071010  
FRANCISCO RAMIREZ REYNOSO, ETAL  
5525 TROTH ST  
MIRA LOMA CA. 91752

APN: 161100002, ASMT: 161100002  
DORA LAND  
P O BOX 1405  
APPLE VALLEY CA 90307

APN: 161140028, ASMT: 161140028  
GARY E ROBINSON, ETAL  
1108 APPLGATE CT SE  
LENOIR NC 28645

APN: 161140039, ASMT: 161140039  
EUN CHU TAYLOR  
5715 RIDGEVIEW AVE  
MIRA LOMA CA 91752

APN: 161100014, ASMT: 161100014  
JACKIE I HUMPHREY, ETAL  
5659 RIDGEVIEW AVE  
MIRA LOMA CA. 91752



APN: 161151006, ASMT: 161151006  
JAIME RAMIREZ SANTOS  
5728 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161151004, ASMT: 161151004  
JOSE LUIS HERNANDEZ  
5717 TROTH ST  
MIRA LOMA CA. 91752

APN: 161060013, ASMT: 161060013  
JAMES S STAVROPOULOS, ETAL  
2012 W CHATEAU AVE  
ANAHEIM CA 92804

APN: 161140038, ASMT: 161140038  
JOSE M CARRILLO  
5719 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161151001, ASMT: 161151001  
JESSE L GUEST  
5702 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140043, ASMT: 161140043  
JOSE TORNEL, ETAL  
5741 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140027, ASMT: 161140027  
JOHNNY OCHOA, ETAL  
5707 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161071001, ASMT: 161071001  
JOSE TRINIDAD FLORES, ETAL  
5506 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161060021, ASMT: 161060021  
JORGE LUIS VILLANUEVA, ETAL  
10990 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161100011, ASMT: 161100011  
JUAN M GUERRERO, ETAL  
5687 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161140026, ASMT: 161140026  
JOSE D VILLA, ETAL  
5709 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161151002, ASMT: 161151002  
JUDY BECKER  
806 FULTON ST  
SALMON ID 83467

APN: 161071003, ASMT: 161071003  
JOSE LUIS BERUMEN  
5538 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161100009, ASMT: 161100009  
JULIO MADRIGAL, ETAL  
1736 BUFFINGTON ST  
POMONA CA 91766

APN: 161060020, ASMT: 161060020  
KANEYALAL TEJURA, ETAL  
2136 APPLGATE DR  
CORONA CA 92882

APN: 161100004, ASMT: 161100004  
NICHOLAS LOPEZ, ETAL  
4625 DODD ST  
MIRA LOMA CA 91752

APN: 161060026, ASMT: 161060026  
LARRY D REED, ETAL  
10955 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161060023, ASMT: 161060023  
PATRICK K MCLEAN  
10970 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161111002, ASMT: 161111002  
LAVON H WEEKS, ETAL  
5660 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161060027, ASMT: 161060027  
RAYMOND R DELFIN, ETAL  
10965 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161111013, ASMT: 161111013  
LAVON H WEEKS, ETAL  
5660 RIDGEVIEW  
MIRA LOMA CA 91752

APN: 161060025, ASMT: 161060025  
RICHARD ALBANESE  
10950 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161151007, ASMT: 161151007  
MARCOS CARRILLO, ETAL  
5738 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161100007, ASMT: 161100007  
RICK M WALKER, ETAL  
5697 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161100010, ASMT: 161100010  
MARIA AVALOS RODRIGUEZ  
5689 RIDGEVIEW AVE  
RIVERSIDE CA 91752

APN: 161060031, ASMT: 161060031  
ROSE HATZLER  
5535 RIDGEVIEW  
MIRA LOMA CA 91752

APN: 161111004, ASMT: 161111004  
MARY MIRANDA, ETAL  
5676 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161060012, ASMT: 161060012  
ROSE HETZLER  
5535 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161060016, ASMT: 161060016  
SILVANA F CUSTODE  
5573 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161071005, ASMT: 161071005  
UNION JOINT SCHOOL DIST  
0  
CA. 0

APN: 161060022, ASMT: 161060022  
STEPHANIE FRANCIS GRIJALVA, ETAL  
10980 MECHANICS WAY  
MIRA LOMA CA. 91752

APN: 161100015, ASMT: 161100015  
VALORES CULTURALES AC  
3980 OPAL ST  
RIVERSIDE CA 90509

APN: 161111012, ASMT: 161111012  
STEPHEN L LIEST, ETAL  
5670 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161100006, ASMT: 161100006  
WESTERN CARPET CLEANING INC, ETAL  
6610 ENCINA CT  
CHINO CA 91710

APN: 161140004, ASMT: 161140004  
SUSAN CORTEZ  
5738 ETIWANDA AVE  
MIRA LOMA CA. 91752

APN: 161071002, ASMT: 161071002  
THOMAS G TAPSCOTT, ETAL  
5524 RIDGEVIEW AVE  
MIRA LOMA CA. 91752

APN: 161100001, ASMT: 161100001  
TORIBIO VARGAS  
5606 ETIWANDA AVE  
MIRA LOMA CA. 91752

APN: 161111006, ASMT: 161111006  
TRINIDAD ELIZARRARAS, ETAL  
5675 TROTH ST  
MIRA LOMA CA 91752

\$1250

8 0510-00  
to  
2500.00

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER:

RP 24654

DATE SUBMITTED:

8-2-10

**APPLICATION INFORMATION**

Applicant's Name:

Luis Mauricio

E-Mail:

luis.mauricios@yahoo.com

Mailing Address:

10843 Olinda St.

Sun Valley

Ca

91352

Street  
City State ZIP

Daytime Phone No:

(818) 433-9805

Fax No:

(818) 504-9724

Engineer/Representative's Name:

Mynor A. Zelada

E-Mail:

Mailing Address:

14545 Victory Blvd.

#405

Van Nuys

Ca

91411

Street  
City State ZIP

Daytime Phone No:

(818) 787-7324

Fax No:

(818) 787-7359

Property Owner's Name:

Vabres Culturales

E-Mail:

Mailing Address:

3980 Opal St.

Riverside

Ca

92509

Street  
City State ZIP

Daytime Phone No:

(323) 691-0115

Fax No:

( ) -

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.

**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

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

## APPLICATION FOR MINOR PLOT PLAN

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).

Luis Mauricio

PRINTED NAME OF APPLICANT

[Signature]

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):

Guillermo Martinez

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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): \_\_\_\_\_

1920<sup>th</sup> Detached 6-Car garage

Related cases or underlying case: 1

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 161-100-0151

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 4.99

General location (nearby or cross streets): North of Limonite Ave., South of \_\_\_\_\_

## APPLICATION FOR MINOR PLOT PLAN

Jurupa Rd., East of Etowanda Ave., West of Troth St.

Thomas Brothers Map, edition year, page no., and coordinates: \_\_\_\_\_

### **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 11 for more information.
4. Current processing deposit-based fee.

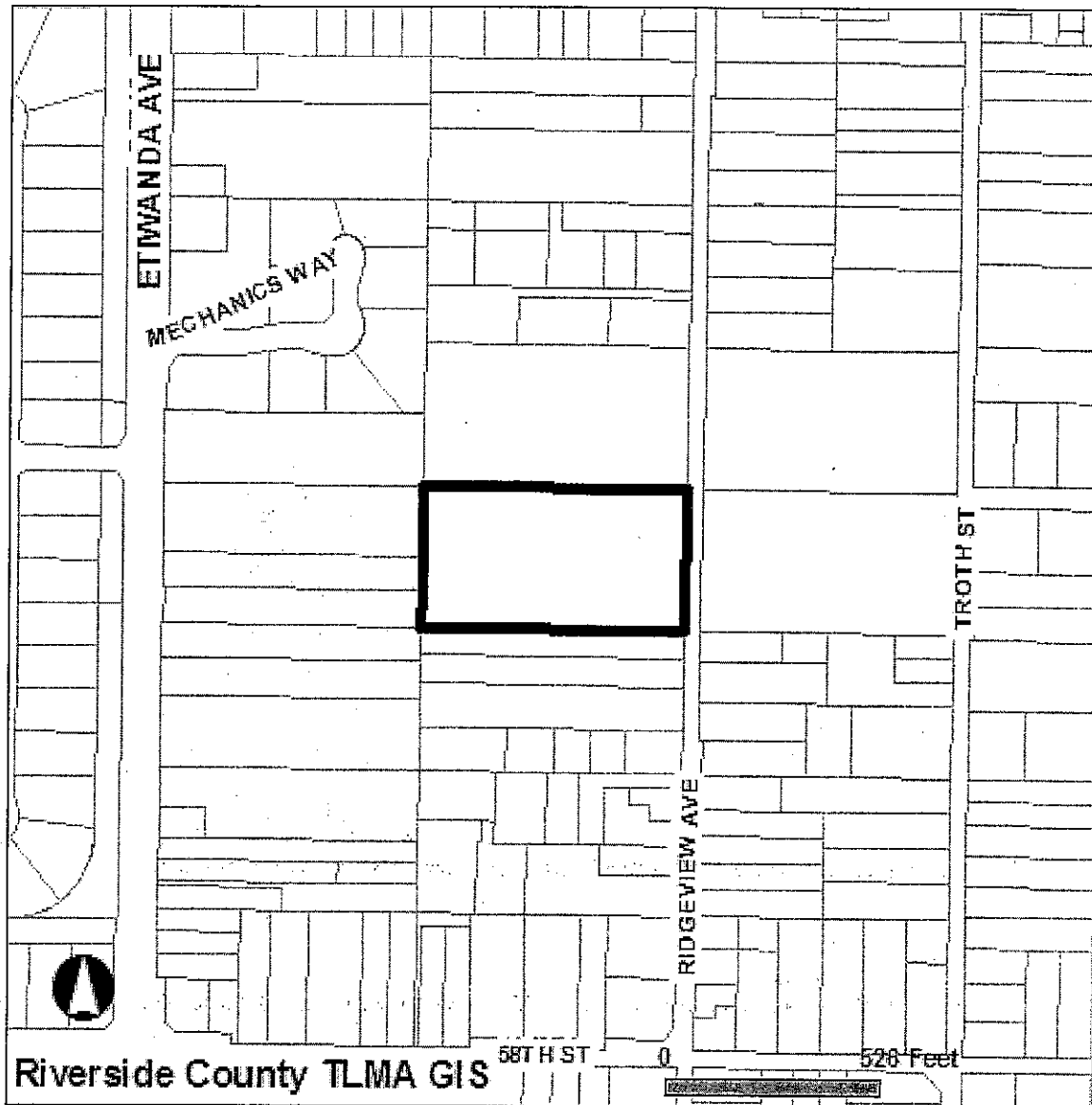
#### **ACCESSORY BUILDING**

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 11 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 11 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. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

# RIVERSIDE COUNTY GIS



Selected parcel(s):  
161-100-015

**\*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**

161-100-015-9

**OWNER NAME / ADDRESS**

VALORES CULTURALES AC  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
3980 OPAL ST  
RIVERSIDE CA. 90509

**LEGAL DESCRIPTION**



RECORDED BOOK/PAGE: MB 10/80  
SUBDIVISION NAME: WINELAND VINEYARDS  
LOT/PARCEL: 28, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.99 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 683 GRID: J4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

NOT WITHIN A CITY SPHERE

NO ANNEXATION DATE AVAILABLE

NO LAFCO CASE # AVAILABLE

NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN TAVAGLIONE, DISTRICT 2

**TOWNSHIP/RANGE**

T2SR6W SEC 21

**ELEVATION RANGE**

700/704 FEET

**PREVIOUS APN**

073-700-106

---

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR

**AREA PLAN (RCIP)**

JURUPA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

EQUESTRIAN SPHERE POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1

**ZONING DISTRICTS AND ZONING AREAS**

PRADO-MIRA LOMA DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: JVPA

SUBAREA NAME: JURUPA VALLEY AMENDMENT AREA

AMENDMENT NUMBER: 0

ADOPTION DATE: JUL. 9, 1996

ACREAGE: 10692 ACRES

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)  
Developed/Disturbed 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)  
JURUPA

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## TRANSPORTATION

---

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

ROAD BOOK PAGE  
14A

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **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**

MODERATE

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

JURUPA UNIFIED

### **COMMUNITIES**

MIRA LOMA

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

NOT APPLICABLE, 57.46 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

040606

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

099-095

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK
- JURUPA UNIFIED SCHOOL
- JURUPA UNION JT-COMP UNIF
- JURUPA VALLEY RDV AMEND AB1290

- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

#### **SPECIAL NOTES**

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

#### **CODE COMPLAINTS**

NO CODE COMPLAINTS

#### **BUILDING PERMITS**

Case #	Description	Status
BEL040141	ELECTRIC TO WELL FOR IRRIGATION ONLY	FINAL
BFE080001	5920 SF AG SHED	PAID
BXX048110	6FT BLOCK PERIMETER WALL	FINAL
BXX090220	NOT AVAILABLE	VOID
BHR090176	OPTION 4 SPEC. GRADING INSP.	FINAL
BRS090750	SINGLE FAMILY RESIDENCE ONLY 3091 SF SINGLE STORY	ISSUED

#### **ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS044538	NOT AVAILABLE	APPLIED
EHW040671	NOT AVAILABLE	APPLIED

#### **PLANNING PERMITS**

Case #	Description	Status
CFG03758	CA FISH AND GAME FOR EA40303	PAID
PP20873	DORMS FOR MEN/WOMEN FORMATION HOUSE/WOMEN 8 BLDGS	WITHDRWN
PAR00427	PRE APPLICATION REVIEW FOR YOUTH FORMATION CENTER	APPROVED
EA40303	EA FOR PP20873	WITHDRWN

REPORT PRINTED ON...Mon Aug 02 13:24:47 2010  
Version 100412

Agenda Item No.: 2.3  
Supervisory District: Fifth  
Project Planner: Bahelila Boothe

Plot Plan Number: 24779  
Applicant: Alvarado Felix  
Directors Hearing: January 3, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit three (3) unpermitted patio covers (1,616 square foot, 690 square foot and 205 square foot) on .42 acre, associated with the 2,268 square foot residence located at 29335 Jarrell Court in Nuevo. APN: 309-310-009.

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

**APPROVAL** of **PLOT PLAN NO. 24779**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the 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 project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Lakeview/Nuevo Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
11/29/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed patio covers are considered detached accessory structure under section 18.18 of Ordinance 348.
7. The accessory structures are located less than 30 feet from the main building.
8. The accessory structures are compatible with the architecture of the main building.
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.

11/29/10  
15:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24779

Parcel: 309-310-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24779 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24779, Exhibit A, dated November 18, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to permit three (3) unpermitted patio covers (1,161 square foot, 690 square foot and 205 square foot) on .42 acre, associated with the 2,269 square foot residence located at 29335 Jarrell Court in Nuevo. APN: 309-310-009

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24779. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

E HEALTH DEPARTMENT

10.E HEALTH. 2 PP#24779-NO PROPOSED PLUMBING

RECOMMND

Plot Plan#24779 is not proposing any plumbing in the proposed freestanding structure. Please be advised that the Santa Ana Regional Water Quality Control Board (SARWQCB) requires at least 1/2 gross acres for each free standing structure containing plumbing. Since this lot is limited in its total gross acreage, a clearance letter from SARWQCB will be required if plumbing is proposed for this



11/29/10  
15:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24779

Parcel: 309-310-009

10. GENERAL CONDITIONS

10.E HEALTH. 2 PP#24779-NO PROPOSED PLUMBING (cont.) RECOMMND  
freestanding structure.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24779 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. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

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15:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24779

Parcel: 309-310-009

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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. 4 PPA - ACSRY STRC NO HBTBL AREA

RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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. 6 USE - CAUSES FOR REVOCATION

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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15:03

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24779

Parcel: 309-310-009

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80:E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

A complete C42 Certification of all existing septic systems along with a detailed contoured plot plan wet signed by the C42 of record showing the location of all existing septic system components as well as a viable proposed location for 100% expansion of the septic system is required.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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, dated November 18, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated November 18, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

---

**SITE: 29335 Jarrell Ct      COMMENTS: PP 24779      Date: 11/23/10**  
**Nuevo**

---

The plot plan submittal is for a 690 square foot patio cover; 205 square foot patio cover & a 1,616 square foot patio cover all constructed without a building permit. These structures will be classified as a group "U" occupancy per the 2007 California Building Code (CBC).

In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without a building permit; the applicant will be required to provide structural calculations stamped and signed by a California licensed architect or civil engineer. The *design professional* will also be responsible for providing a stamped wet signed verification letter or report for the following:

1. Foundation width and depth.
2. Rebar size, placement, and spacing.
3. Anchor bolt size, spacing and embedment depth.
4. If applicable, all holdown types, and requirements.
5. Any connection or application not visible.
6. The METHOD of how all verification was achieved MUST be documented by the design professional.
7. Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to

4080 Lemon Street • 2<sup>nd</sup> Floor • Riverside • CA • 92502-1629

Telephone: 951-955-1800 • Fax: 951-955-1806

[www.rctlma.org](http://www.rctlma.org)

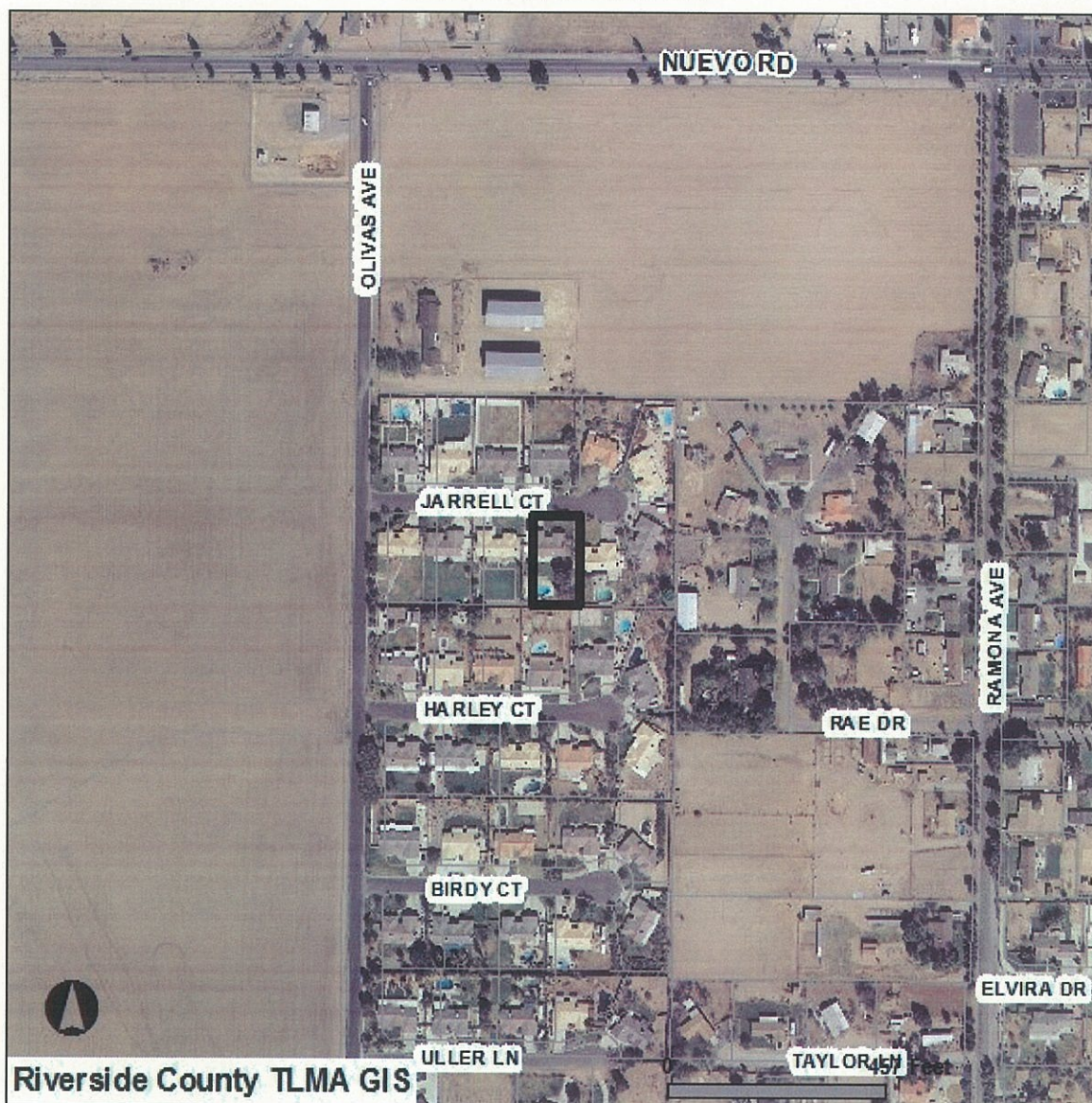
remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."

8. Be prepared to remove all interior drywall and other material as required for building inspection.
9. All buildings constructed without permits shall comply with all current adopted building codes and ordinances.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department website.



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
309-310-009

**\*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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Version 101026



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
309-310-009

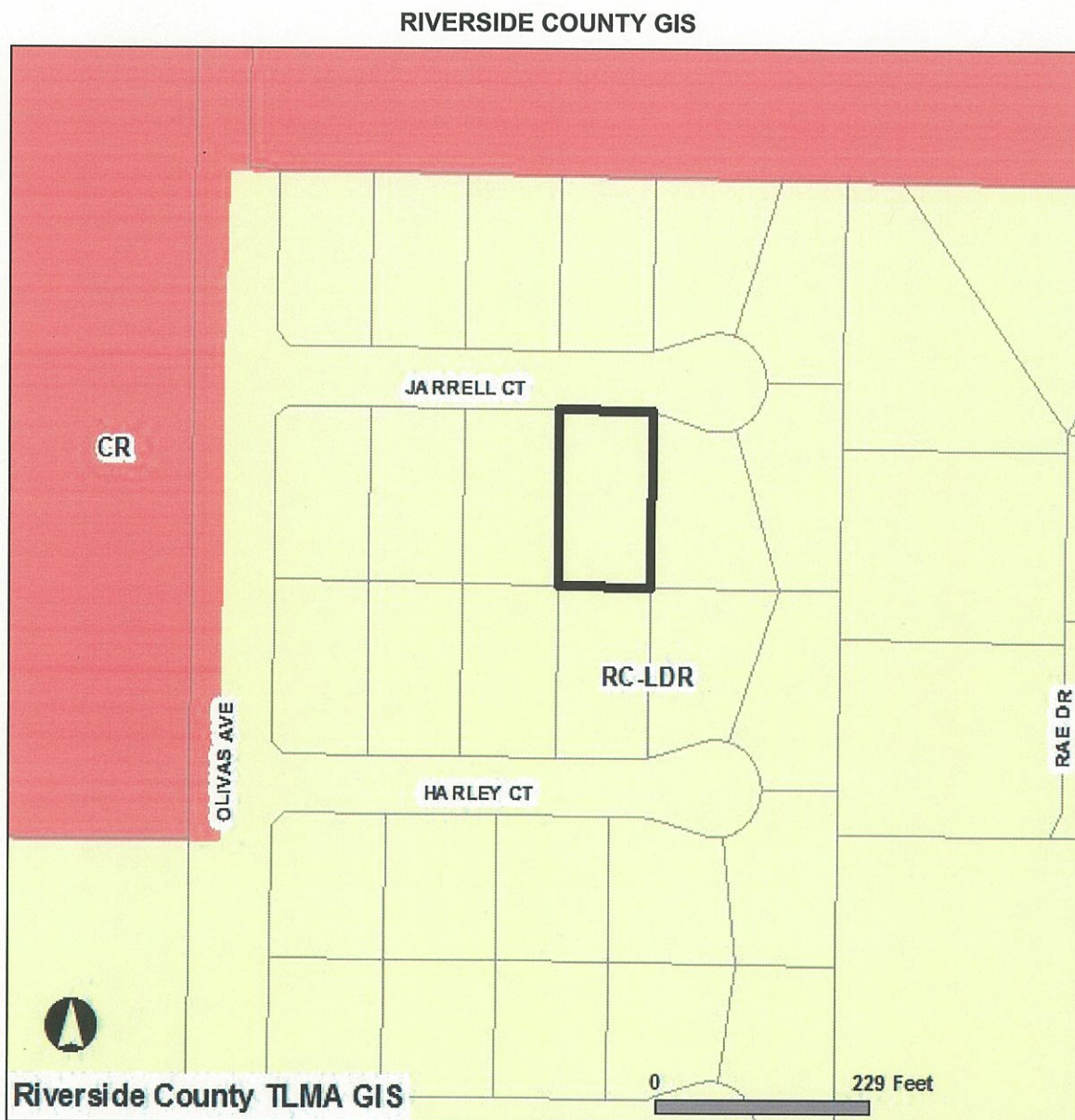
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Version 101026





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Version 101026

0310 000 000

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24779 DATE SUBMITTED: 03.10.10.

**APPLICATION INFORMATION**

Applicant's Name: ALVARO SANCHEZ FELIX E-Mail: Nallely Aguilera M@hotmail.com

Mailing Address: 29335 JARRELL CT.  
NUeVO CA. 92567.  
City State ZIP

Daytime Phone No: HOME (951) 928-1857. Fax No: (951) 217-5902  
CELL PH.

Engineer/Representative's Name: Ralph M. Tavares E-Mail: \_\_\_\_\_

Mailing Address: 3324 Santa Fe Street  
Riverbank, CA. 95367  
City State ZIP

Daytime Phone No: (209) 863-8928 Fax No: ( )

Property Owner's Name: Same as Applicant E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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.

**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

Riverside Office • 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

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

## APPLICATION FOR MINOR PLOT PLAN

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).

Alvaro Sanchez Felix  
PRINTED NAME OF APPLICANT

A. Felix  
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):

Alvaro Sanchez Felix  
PRINTED NAME OF PROPERTY OWNER(S)

A. Felix  
SIGNATURE OF PROPERTY OWNER(S)

Rosa Maria Moreno de Felix  
PRINTED NAME OF PROPERTY OWNER(S)

ROSADGFELIX  
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):

3 separate Patio Covers "As Built"

Related cases or underlying case: CV10-01652

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 309-310-009

Section: 25 Township: T4S Range: R3W

Approximate Gross Acreage: 18,295 SF/COUNTY

General location (nearby or cross streets): North of Harley Ct, South of

## APPLICATION FOR MINOR PLOT PLAN

Nuevo, Road, East of OLIVAS AVE., West of Ramona Ave.

Thomas Brothers Map, edition year, page no., and coordinates: 808 G-1 2006.

### **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 11 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 11 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 11 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. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

#6 Complete Legal Description of Property.

RIVERSIDE COUNTY GIS



Selected parcel(s):  
309-310-009

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**STANDARD WITH PERMITS REPORT**

**APNs**

309-310-009-3

**OWNER NAME**

NOT AVAILABLE ONLINE

**ADDRESS**

309-310-009  
29335 JARRELL CT  
NUEVO, CA. 92567

**MAILING ADDRESS**



(SEE OWNER)  
29335 JARRELL CT  
NUEVO CA. 92567

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 189/37  
SUBDIVISION NAME: TR 21918  
LOT/PARCEL: 9, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 21918

**LOT SIZE**

RECORDED LOT SIZE IS 0.42 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2269 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(720 SQ. FT), CONST'D 1990TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 778 GRID: G7  
PAGE: 808 GRID: G1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR3W SEC 25

**ELEVATION RANGE**

1472/1472 FEET

**PREVIOUS APN**

309-080-006

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**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR

**AREA PLAN (RCIP)**

LAKEVIEW / NUEVO

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A (CZ 5696)

**ZONING DISTRICTS AND ZONING AREAS**

NUEVO AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: LAKEVIEW/NUEVO  
AMENDMENT NUMBER: 1  
ADOPTION DATE: APR. 25, 2006  
ACREAGE: 2498 ACRES

**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)**  
Developed/Disturbed 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.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKEVIEW/NUEVO

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

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

99

**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**

LOW

**SUBSIDENCE**

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**

NUVIEW UNION & PERRIS UNION HIGH

**COMMUNITIES**

NUEVO

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -

STREET LIGHTING

LIBRARY

**LIGHTING (ORD. 655)**

ZONE B, 34.63 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042719

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

NOT AVAILABLE

NO SPECIAL NOTES

**BUILDING PERMITS**

Case #	Description	Status
409709	NOT AVAILABLE	FINALED
210456	NOT AVAILABLE	ISSUED

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Fri Sep 10 17:34:05 2010  
Version 100412

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24779** – CEQA Exempt – Applicant: Alvarado Felix – Owner: Alvarado & Rosa Felix – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Harley Court, southerly of Nuevo Road, easterly of Olivas Avenue, westerly of Ramona Avenue – .42 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – REQUEST: The Plot Plan is proposal to permit three (3) unpermitted patio covers (1,616 square foot, 690 square foot and 205 square foot) on .42 acre, associated with the 2,268 square foot residence located at 29335 Jarrell Court in Nuevo. APN: 309-310-009. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 3, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/29/2010.

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

APN (s) or case numbers PP24779 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

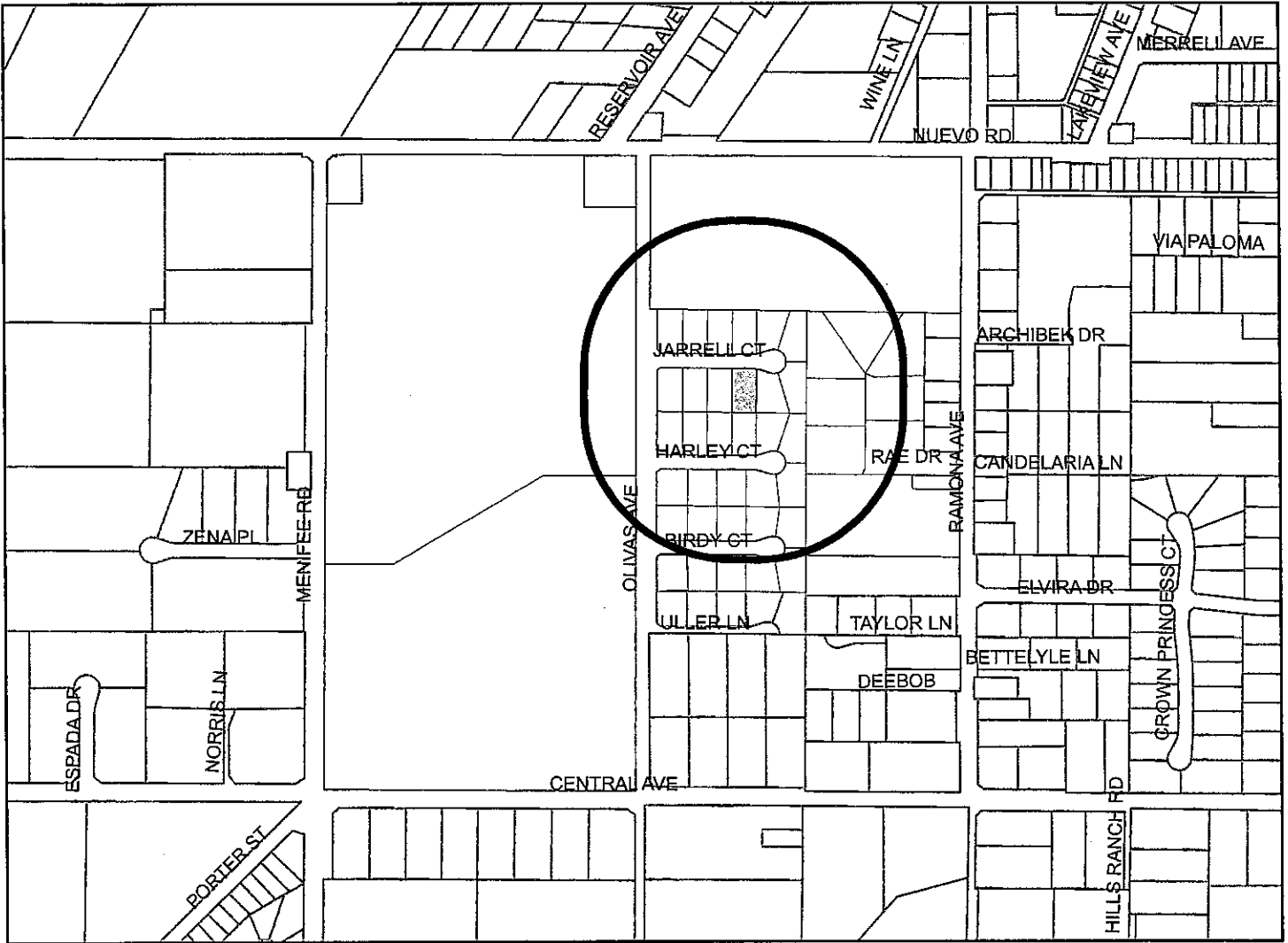
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



## 600 feet buffer



### Selected Parcels

309-310-009	309-310-012	309-310-004	309-080-039	309-310-023	309-310-025	309-310-022	309-080-038	309-310-031	309-310-024
309-080-044	309-310-014	309-310-005	309-310-001	309-080-045	309-310-030	309-310-020	309-310-013	309-080-003	309-310-026
309-070-005	309-070-006	309-080-036	309-310-019	309-310-016	309-080-001	309-310-027	309-310-007	309-310-011	309-310-017
309-310-003	309-310-018	309-080-042	309-310-006	309-310-021	309-310-032	309-080-043	309-310-010	309-310-002	309-310-015
309-310-028	309-310-008	309-310-029							



830 415 0 830 Feet

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

APN: 309310009, ASMT: 309310009  
ALVARO FELIX, ETAL  
29335 JARRELL CT  
NUEVO CA. 92567

APN: 309080038, ASMT: 309080038  
DAISY MACIAS  
22119 RAE DR  
NUEVO CA. 92567

APN: 309310012, ASMT: 309310012  
BEATRICE T LEMING  
29275 JARRELL CT  
NUEVO CA. 92567

APN: 309310031, ASMT: 309310031  
EDWIN HALBJORHUS, ETAL  
29319 BIRDY CT  
NUEVO CA. 92567

APN: 309310004, ASMT: 309310004  
BEVERLY S SMITH  
29330 JARRELL CT  
NUEVO CA. 92567

APN: 309310024, ASMT: 309310024  
GENOVEVA M PEREZ  
29274 BIRDY CT  
NUEVO CA. 92567

APN: 309080039, ASMT: 309080039  
BILLY MONTEZ, ETAL  
22117 RAE DR  
NUEVO CA. 92567

APN: 309080044, ASMT: 309080044  
HUGO A GONZALEZ, ETAL  
22110 RAE DR  
NUEVO CA. 92567

APN: 309310023, ASMT: 309310023  
CASSANDRA SHOTT, ETAL  
29277 HARLEY CT  
NUEVO CA. 92567

APN: 309310014, ASMT: 309310014  
JAMES SCOTT JENSEN, ETAL  
29292 HARLEY CT  
NUEVO CA. 92567

APN: 309310025, ASMT: 309310025  
CHARLES ANTHONY BERTOLINO, ETAL  
29294 BIRDY CT  
NUEVO CA. 92567

APN: 309310005, ASMT: 309310005  
JENNIFER E BARKER  
29350 JARRELL CT  
NUEVO CA. 92567

APN: 309310022, ASMT: 309310022  
CHARLES F FRUCHEY, ETAL  
29297 HARLEY CT  
NUEVO CA. 92567

APN: 309310001, ASMT: 309310001  
JIMMY R JONES, ETAL  
29270 JARRELL CT  
NUEVO CA. 92567

APN: 309080045, ASMT: 309080045  
JUANA CASTENEDA  
22112 RAE DR  
NUEVO CA. 92567

APN: 309080036, ASMT: 309080036  
MARTHA JANE SAVAGE  
22114 RAE DR  
NUEVO CA. 92567

APN: 309310030, ASMT: 309310030  
KEN CLOUD  
29339 BIRDY CT  
NUEVO CA. 92567

APN: 309310019, ASMT: 309310019  
MARY JEAN YEE  
29367 HARLEY CT  
NUEVO CA. 92567

APN: 309310020, ASMT: 309310020  
LEONARDO G AVINA, ETAL  
29337 HARLEY CT  
NUEVO CA. 92567

APN: 309310016, ASMT: 309310016  
MIGUEL H MARQUEZ, ETAL  
29332 HARLEY CT  
NUEVO CA. 92567

APN: 309310013, ASMT: 309310013  
LOYD HOUSE, ETAL  
29272 HARLEY CT  
NUEVO CA. 92567

APN: 309080001, ASMT: 309080001  
MISSIONARY CHURCH WESTERN DISTRICT  
484 E LOS ANGELES NO 228  
MOORPARK CA 93021

APN: 309080003, ASMT: 309080003  
LYNN M HOLLAND, ETAL  
22309 RAMONA AVE  
NUEVO CA. 92567

APN: 309310027, ASMT: 309310027  
PATRICIA M HORVATH  
29334 BIRDY CT  
NUEVO CA. 92567

APN: 309310026, ASMT: 309310026  
MAREK TERRELL LEBLANC, ETAL  
29314 BIRDY CT  
NUEVO CA. 92567

APN: 309310007, ASMT: 309310007  
PETE VALENZUELA, ETAL  
29365 JARRELL CT  
NUEVO CA. 92567

APN: 309070006, ASMT: 309070006  
MARSHALL E REDDING  
2530 ATLANTIC AVE STE B  
LONG BEACH CA 90806

APN: 309310011, ASMT: 309310011  
PETRA FLORES  
69 WHIPPORWILL LANE  
ALISO VIEJO CA 92656

APN: 309310017, ASMT: 309310017  
PHILIP M GRAY, ETAL  
29352 HARLEY CT  
NUEVO CA. 92567

APN: 309080043, ASMT: 309080043  
SALVADOR H RUIZ  
11433 THIENES AVE  
S EL MONTE CA 91733

APN: 309310003, ASMT: 309310003  
PINKIE YOUNG  
6525 WOOSTER AVE  
LOS ANGELES CA 90056

APN: 309310010, ASMT: 309310010  
SCOTT MITCHELL, ETAL  
29315 JARRELL CT  
NUEVO CA. 92567

APN: 309310018, ASMT: 309310018  
RICHARD K MCCONE, ETAL  
29362 HARLEY CT  
NUEVO CA. 92567

APN: 309310002, ASMT: 309310002  
TAMARA NORTHUP  
29290 JARRELL CT  
NUEVO CA. 92567

APN: 309080042, ASMT: 309080042  
RICHARD T HAYDEN, ETAL  
22115 RAE DR  
NUEVO CA. 92567

APN: 309310015, ASMT: 309310015  
TERRY D ROURK, ETAL  
29312 HARLEY CT  
NUEVO CA. 92567

APN: 309310006, ASMT: 309310006  
RODRIGO L TORRES, ETAL  
29360 JARRELL CT  
NUEVO CA. 92567

APN: 309310028, ASMT: 309310028  
THOMAS N MILLER, ETAL  
29364 BIRDY CT  
NUEVO CA. 92567

APN: 309310021, ASMT: 309310021  
ROGER L HELDOORN, ETAL  
29317 HARLEY CT  
NUEVO CA. 92567

APN: 309310008, ASMT: 309310008  
TIMOTHY P CHIZO, ETAL  
29355 JARRELL CT  
NUEVO CA. 92567

APN: 309310032, ASMT: 309310032  
RUDY TORRES, ETAL  
29299 BIRDY CT  
NUEVO CA. 92567

APN: 309310029, ASMT: 309310029  
VIOLA C ROWLAND  
29369 BIRDY CT  
NUEVO CA. 92567

Agenda Item No.: 2.4  
Supervisory District: Fifth  
Project Planner: Bahelila Boothe

Plot Plan Number: 24786  
Applicant: Peter Marcy  
Directors Hearing: January 3, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,600 square foot detached storage garage/workshop on .54 acre, associated with the 1,400 square foot residence located at 10181 Friendship Drive in Beaumont. APN: 403-270-012

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24786**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the 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 project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the The Pass Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
11/29/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Multil Family Dwelling zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-2 zone.
6. The proposed 1,600 square foot detached storage garage/workshop is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is 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.



11/29/10  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24786

Parcel: 403-270-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. PP24786 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24786, Exhibit A, dated November 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is proposal to construct a 1,600 square foot detached garage/workshp on .54 acre, associated with the 1,400 square foot residence located at 10181 Friendship Drive in Cherry Valley. APN: 403-270-012

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24786. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24786 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

11/29/10  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24786

Parcel: 403-270-012

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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,

11/29/10  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24786

Parcel: 403-270-012

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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. 6 USE - CAUSES FOR REVOCATION RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

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

11/29/10  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24786

Parcel: 403-270-012

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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, dated November 23, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated November 23, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the

11/29/10  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24786

Parcel: 403-270-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

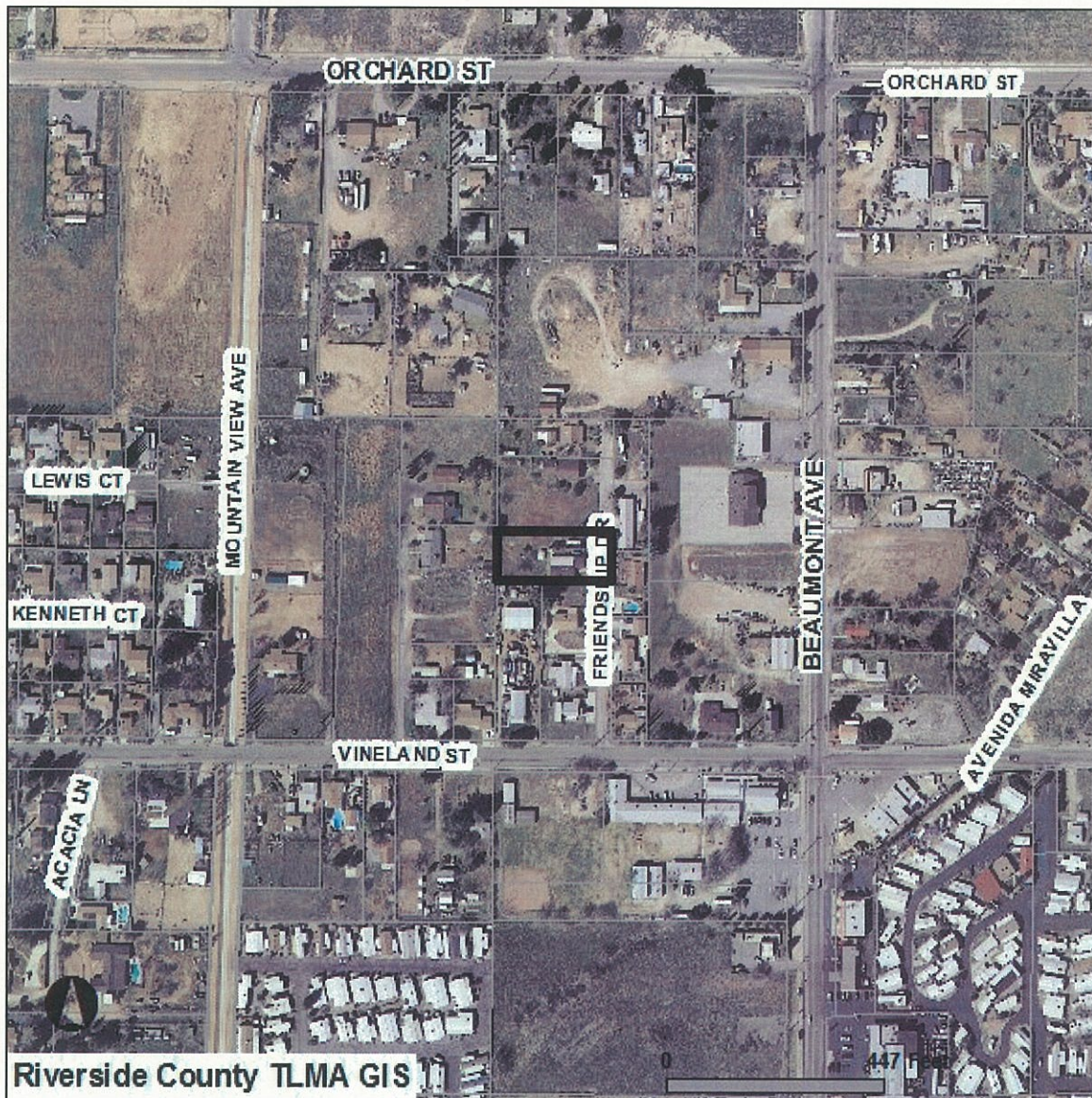
PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
403-270-012

**\*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 Nov 24 11:59:36 2010

Version 101026



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
403-270-012

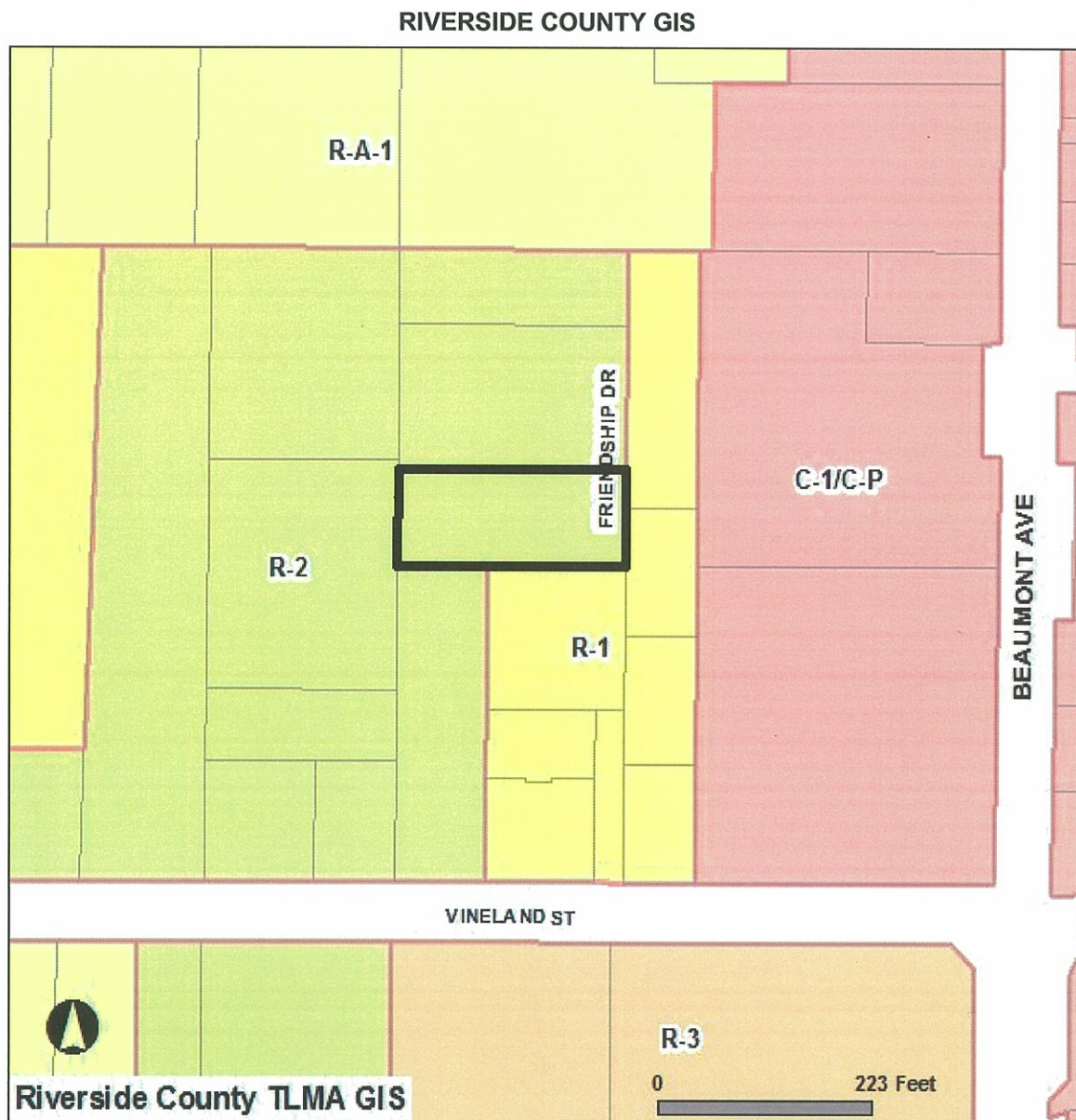
**\*IMPORTANT\***

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 Nov 24 12:01:12 2010

Version 101026





**Selected parcel(s):**  
403-270-012

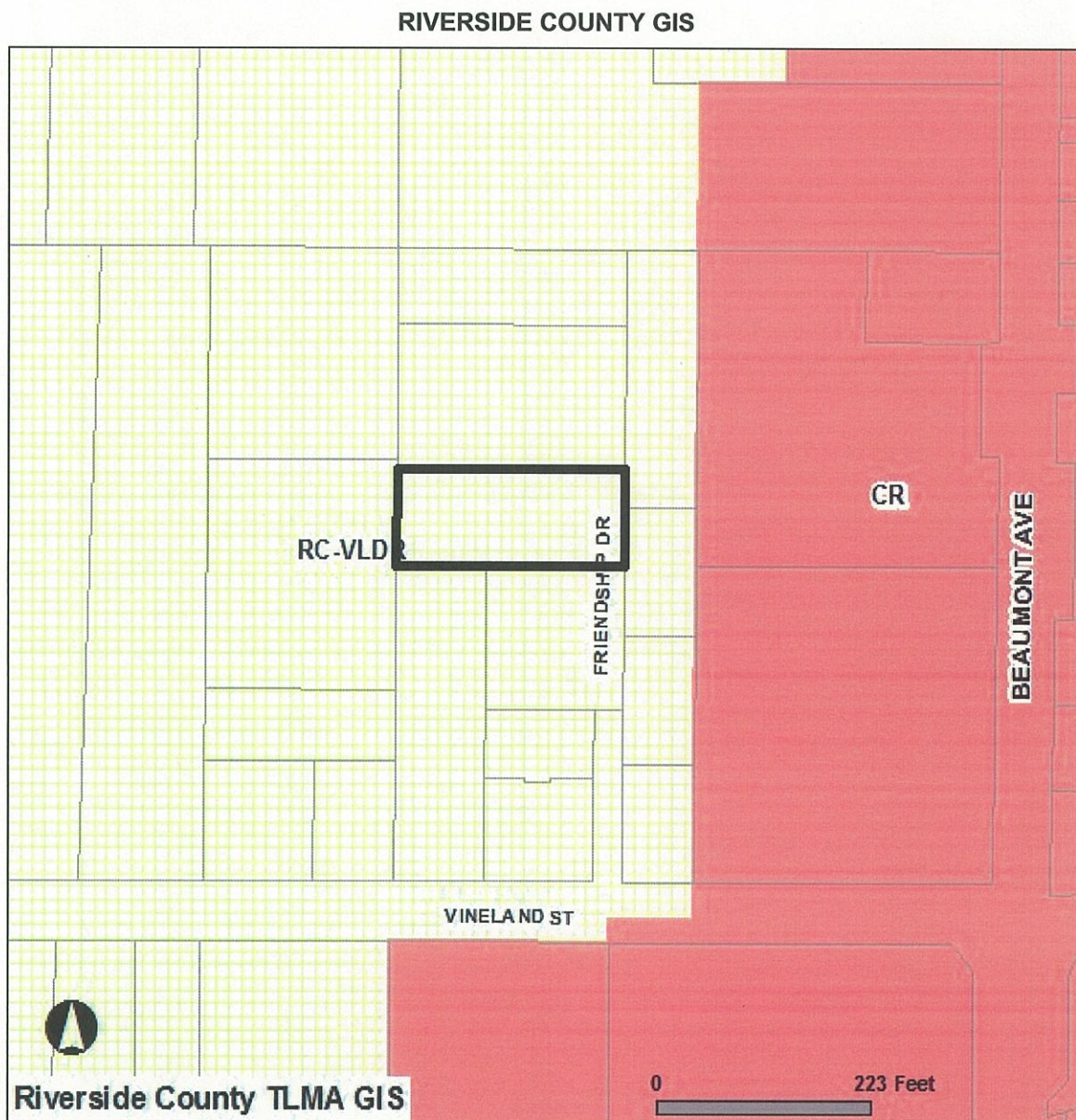
**\*IMPORTANT\***

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 Nov 24 12:02:16 2010

Version 101026





**Selected parcel(s):**  
403-270-012

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Nov 24 12:02:43 2010

Version 101026

PS10-25000

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24786 DATE SUBMITTED: 11/22/10

**APPLICATION INFORMATION**

Applicant's Name: PETE MARRY E-Mail: PeteMarry@gmail.com

Mailing Address: 10181 FRIENDSHIP DRIVE  
CHERRY VALLEY CA 92223  
City State ZIP

Daytime Phone No: (951) 845 6909 Fax No: (951) 845 4264

Engineer/Representative's Name: PETE MARRY E-Mail: \_\_\_\_\_

Mailing Address: 10181 FRIENDSHIP DR  
CHERRY VALLEY CA 92223  
City State ZIP

Daytime Phone No: (951) 845 6909 Fax No: (951) 845 4264

Property Owner's Name: Pete MARRY E-Mail: \_\_\_\_\_

Mailing Address: 10181 FRIENDSHIP DR  
CHERRY VALLEY CA 92223  
City State ZIP

Daytime Phone No: (951) 845 6909 Fax No: (951) 845 4264

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.

**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

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

## APPLICATION FOR MINOR PLOT PLAN

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).

Peter M. Macey

PRINTED NAME OF APPLICANT

[Signature]

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):

Peter M. Macey

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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): \_\_\_\_\_

STORAGE GARAGE

Related cases or underlying case: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 403270012 - 1

Section: 27 Township: T2S CHERRY VALLEY Range: R1W R1W

Approximate Gross Acreage: .52

General location (nearby or cross streets): North of VINELAND, South of \_\_\_\_\_

## APPLICATION FOR MINOR PLOT PLAN

Orchards, East of Brammott Ave, West of N. ARLY

Thomas Brothers Map, edition year, page no., and coordinates: 38<sup>th</sup> Edition Map 690 H.4

### **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 11 for more information.
4. Current processing deposit-based fee.

#### ACCESSORY BUILDING

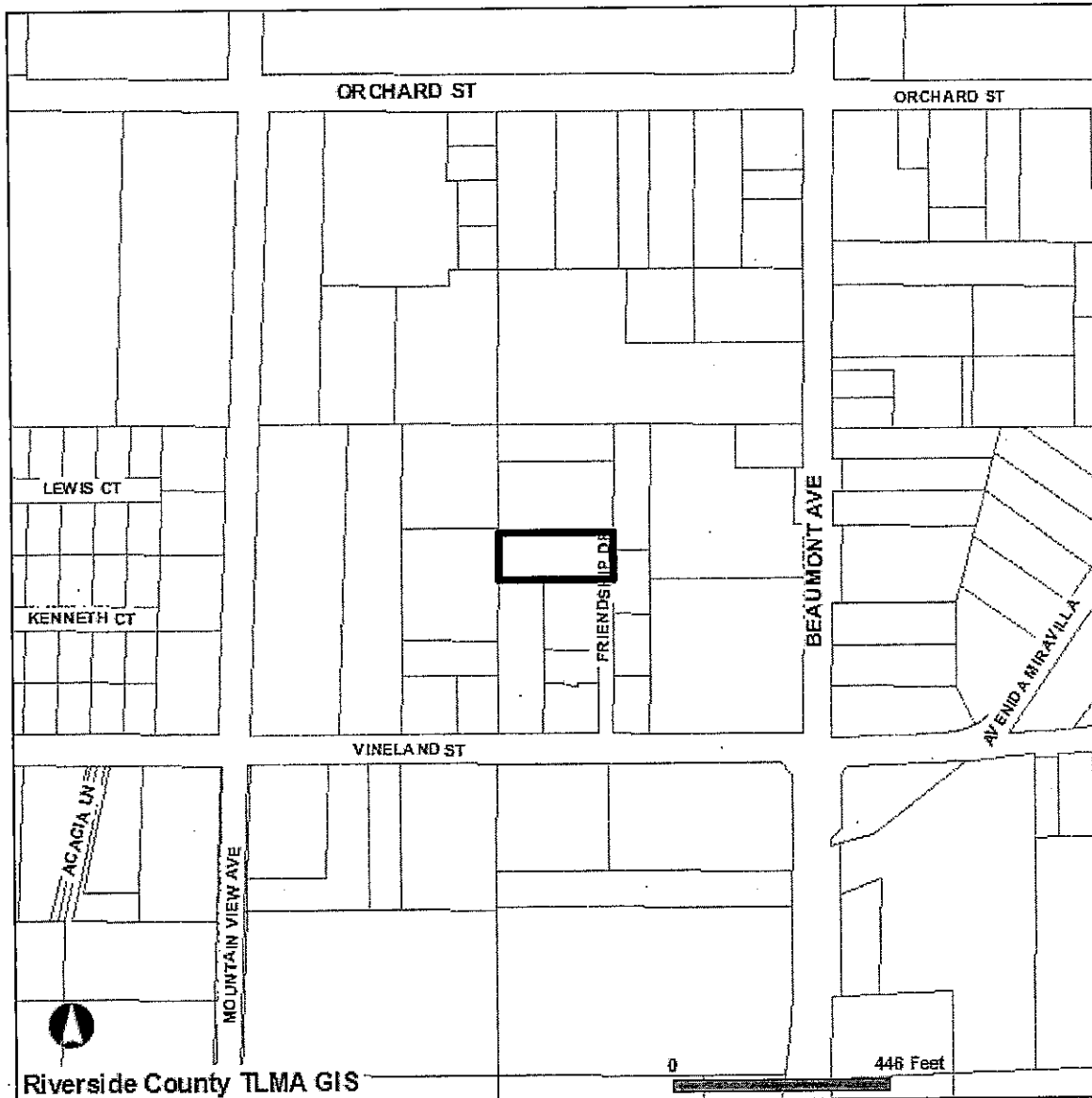
1. Completed Application form.
- ✓ 2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
- ✓ 3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 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 11 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. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
403-270-012

**\*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**

403-270-012-1

**OWNER NAME / ADDRESS**

PETER MICHAEL MARCY  
10181 FRIENDSHIP DR  
BEAUMONT, CA. 92223

**MAILING ADDRESS**

(SEE OWNER)  
10181 FRIENDSHIP DR  
CHERRY VALLEY CA. 92223

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 6/36  
SUBDIVISION NAME: CHERRY VALLEY WEST ADDITION  
LOT/PARCEL: 4, BLOCK: P  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.52 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1445 SQFT., 3 BDRM/ 1 BATH, 1 STORY, ATTACHED GARAGE(400 SQ. FT), CONST'D 1962 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 690 GRID: H4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T2SR1W SEC 27

**ELEVATION RANGE**

2816/2824 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CHERRY VALLEY POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-2

**ZONING DISTRICTS AND ZONING AREAS**

CHERRY VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**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

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)  
Developed/Disturbed 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.

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
THE PASS

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## TRANSPORTATION

---

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

ROAD BOOK PAGE  
90A

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**

SGPWA

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

WITHIN A 1/2 MILE OF

UNNAMED FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### **LIQUEFACTION POTENTIAL**

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**

BEAUMONT UNIFIED

### **COMMUNITIES**

CHERRY VALLEY

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

CHERRY VALLEY #27 -

STREET LIGHTING

### **LIGHTING (ORD. 655)**

ZONE B, 43.03 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

043808

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

056-014

- BEAUMONT CHERRY VAL REC & PARK
- BEAUMONT LIBRARY
- BEAUMONT UNIFIED SCHOOL
- COUNTY SERVICE AREA 27 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EAST VALLEY RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- MT SAN JACINTO JUNIOR COLLEGE

- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BXX024488	RENEW REROOF (REF BXX001696)	FINAL
BXX001696	REROOF DWELLING	EXPIRED
BXX991562	REROOF DWELLING	EXPIRED
BAR990218	REROOF ADD ROOM ADDITION 108 SQ FT	EXPIRED
BAR000217	EXTENSION OF LAUNDRY ROOM 108 SQ FT	EXPIRED
BXX058428	DETACHED GARAGE	EXPIRED
BXX026353	UPGRADE ELECTRIC FOR LAUNDRY ROOM AND NEW A/C	FINAL
BAR020303	RENEW LNDRY ROOM EXTENSION ADD (REF BAR000217)	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS052543	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

REPORT PRINTED ON...Mon Nov 22 12:02:08 2010  
Version 101026

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24786** – CEQA Exempt – Applicant: Peter Marcy – Owner: Peter Marcy – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly of Vineland Street, southerly of Orchard Street, easterly of Beaumont Avenue, westerly of Nancy Avenue – .54 Acre – Zoning: Multi Family Dwelling (R-2) (7,200 square foot minimum lot size) – **REQUEST:** The Plot Plan is proposal to construct a detached 1,600 square foot storage garage/workshop on .54 acre, associated with the 1,400 square foot residence located at 10181 Friendship Drive in Beaumont. APN: 403-270-012. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 3, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/29/2010.

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

APN (s) or case numbers PP 24786 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

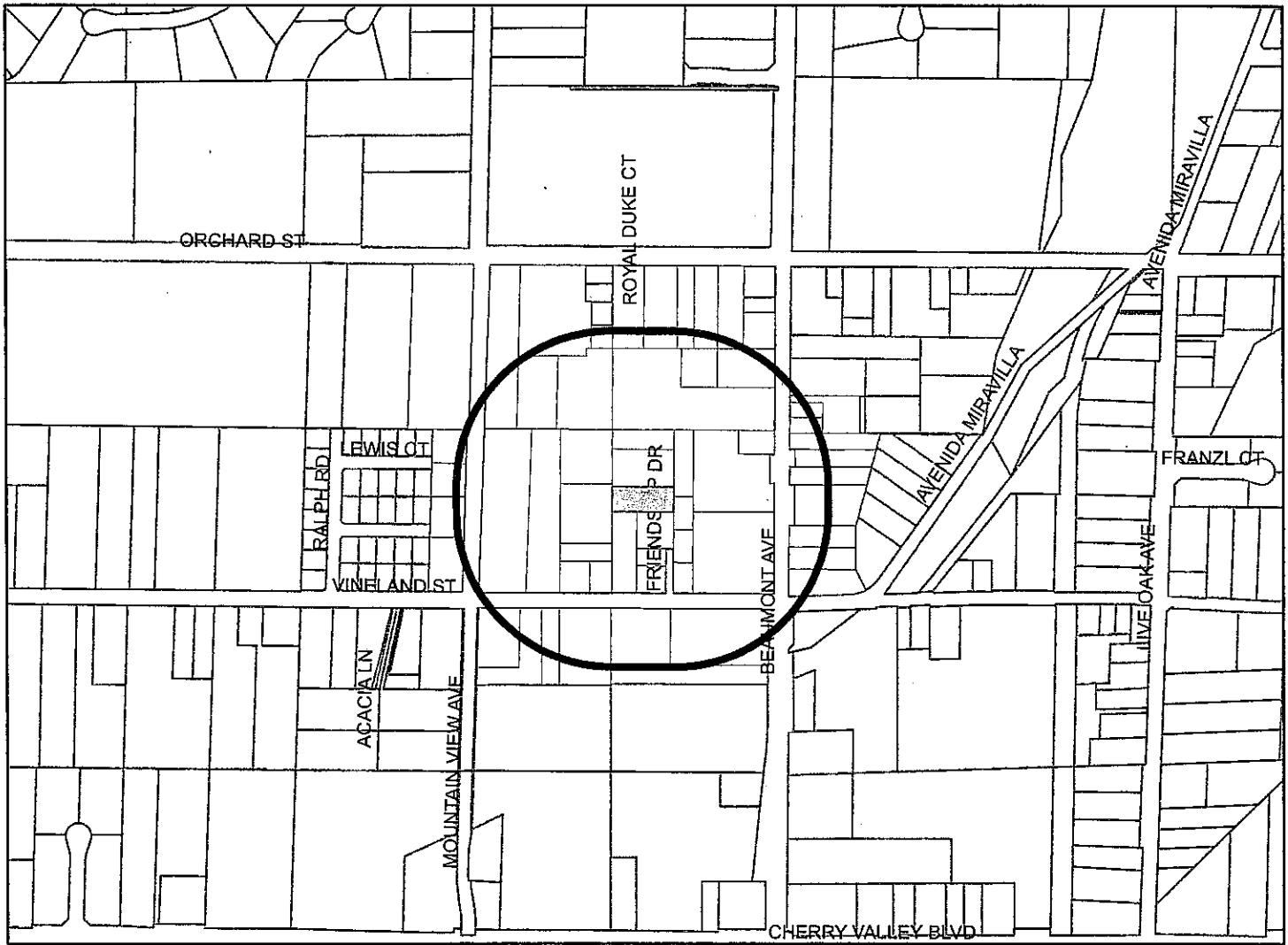
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

403-270-002	403-280-010	403-270-008	403-270-017	403-230-022	403-270-001	403-280-013	403-280-008	403-280-009	403-270-007
403-230-005	403-230-016	403-230-017	403-270-028	403-280-007	403-280-021	403-230-004	403-280-028	403-270-003	403-270-009
403-251-003	405-092-034	403-270-011	403-230-003	403-270-013	403-280-030	403-270-021	403-280-014	403-280-015	403-270-018
403-251-017	403-280-025	403-270-027	403-251-007	403-261-018	405-092-035	405-092-036	403-270-014	403-261-014	403-270-026
403-280-029	403-230-020	403-270-016	403-251-008	403-261-017	403-251-006	403-251-015	403-280-006	403-270-015	403-270-012
403-270-030	405-092-033	405-060-013	403-251-001	403-270-006	403-270-029	403-261-016	403-280-020		



790 395 0 790 Feet

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APN: 403270002, ASMT: 403270002  
ALAN R LOZANO, ETAL  
79762 INDENPENCE WAY  
LA QUINTA CA 92253

APN: 403280009, ASMT: 403280009  
BERNHARD K GRUNEWALD, ETAL  
4086 OAK LN  
BANNING CA 92220

APN: 403280010, ASMT: 403280010  
ALLSTAR GROWTH FUND  
20700 VENTURA BLV STE 222  
WOODLAND HILLS CA 91364

APN: 403270007, ASMT: 403270007  
CHARLES KEITH JONES, ETAL  
39100 VINELAND ST  
BEAUMONT CA. 92223

APN: 403270008, ASMT: 403270008  
ALOYSIUS M BARTH, ETAL  
39110 VINELAND ST  
BEAUMONT CA. 92223

APN: 403230017, ASMT: 403230017  
CHERRY VALLEY BRETHREN CHURCH  
10257 BEAUMONT AVE  
BEAUMONT CA. 92223

APN: 403270017, ASMT: 403270017  
AMALIA SEPULVEDA  
10226 FRIENDSHIP LN  
BEAUMONT CA. 92223

APN: 403270028, ASMT: 403270028  
CHRISTOPHER T WILSON, ETAL  
39086 VINELAND AVE  
CHERRY VALLEY CA 92223

APN: 403230022, ASMT: 403230022  
ANTHONY H MORA, ETAL  
39063 VINELAND ST  
BEAUMONT CA. 92223

APN: 403280007, ASMT: 403280007  
CLAIRE R WALLACE  
39157 ORCHARD ST  
BEAUMONT CA. 92223

APN: 403270001, ASMT: 403270001  
ARLENE D MURPHY  
39046 VINELAND ST  
CHERRY VALLEY CA 92223

APN: 403280021, ASMT: 403280021  
CURT A LEDUC, ETAL  
39067 ORCHARD ST  
BEAUMONT CA. 92223

APN: 403280013, ASMT: 403280013  
BEN E STEPHENSON  
36767 HILLTOP RD  
MENTONE CA 92359

APN: 403230004, ASMT: 403230004  
DALLAS EDWIN STERLING, ETAL  
39105 VINELAND ST  
BEAUMONT CA. 92223

APN: 403280028, ASMT: 403280028  
DAN L JOHNSON, ETAL  
39045 ORCHARD ST  
BEAUMONT CA. 92223

APN: 403270013, ASMT: 403270013  
DORIS C KAHR  
10155 FRIENDSHIP DR  
BEAUMONT CA. 92223

APN: 403270003, ASMT: 403270003  
DANIEL B CLINE  
39074 VINELAND ST  
BEAUMONT CA. 92223

APN: 403280030, ASMT: 403280030  
DOUGLAS E BISHOP  
39021 ORCHARD ST  
CHERRY VALLEY CA 92223

APN: 403270009, ASMT: 403270009  
DAVID G VOSS, ETAL  
39116 VINELAND ST  
BEAUMONT CA. 92223

APN: 403270021, ASMT: 403270021  
DOUGLAS E JIRSA, ETAL  
8 EAST STATE ST  
REDLANDS CA 92373

APN: 403251003, ASMT: 403251003  
DAVID P BROWNING, ETAL  
10154 BEAUMONT AVE  
BEAUMONT CA 92223

APN: 403280015, ASMT: 403280015  
GMAC MORTGAGE  
P O BOX 963  
HORSHAM PA 19044

APN: 405092034, ASMT: 405092034  
DENISE HARTWELL, ETAL  
38990 VINELAND ST  
BEAUMONT CA. 92223

APN: 403270018, ASMT: 403270018  
GREGORY F GONZALES, ETAL  
39176 VINELAND ST  
BEAUMONT CA. 92223

APN: 403270011, ASMT: 403270011  
DEUTSCHE BANK NATL TR CO  
C/O AMC MORTGAGE SVCS  
505 CITY PARKWAY W NO 100  
ORANGE CA 92868

APN: 403251017, ASMT: 403251017  
GUY M DABNEY  
P O BOX 1664  
COLTON CA 92324

APN: 403230003, ASMT: 403230003  
DON H BUCKLEY  
39081 VINELAND ST  
BEAUMONT CA. 92223

APN: 403280025, ASMT: 403280025  
HERBERT A KRUPPA  
13510 OAK HILL CT  
YUCAIPA CA 92399

APN: 403270027, ASMT: 403270027  
HIS PLACE INC  
29759 EAGLE PT DR  
CANYON LAKE CA 92587

APN: 403280029, ASMT: 403280029  
KATHRYN BURTON  
39075 ORCHARD ST  
CHERRY VALLEY CA 92223

APN: 403251007, ASMT: 403251007  
HSBC BANK USA  
C/O WESTERN PROGRESSIVE  
2015 VAUGHN RD BLDG 400  
KENNESAW GA 30144

APN: 403230020, ASMT: 403230020  
MARGARET A KOAHOU  
39045 VINELAND ST  
BEAUMONT CA. 92223

APN: 403261018, ASMT: 403261018  
JACK LEROY LAMBERSON, ETAL  
31350 LAKE VISTA CIR  
BONSALL CA 92003

APN: 403270016, ASMT: 403270016  
MARYVONNE E FORSYTHE, ETAL  
10168 FRIENDSHIP DR  
BEAUMONT CA. 92223

APN: 405092036, ASMT: 405092036  
JAMES A COLLINS, ETAL  
38938 LEWIS CT  
BEAUMONT CA 92223

APN: 403251008, ASMT: 403251008  
MIGUEL A OCAMPO  
34058 AVENUE J  
YUCAIPA CA 92399

APN: 403270014, ASMT: 403270014  
JESSIE L MONTEZ, ETAL  
10131 FRIENDSHIP DR  
BEAUMONT CA. 92223

APN: 403261017, ASMT: 403261017  
MORGAN W RICHMOND  
23606 VIA AGUILA  
COTO DE CAZA CA 92679

APN: 403261014, ASMT: 403261014  
JOHN FREDERICK WENDLER  
10098 BEAUMONT AVE  
BEAUMONT CA. 92223

APN: 403251006, ASMT: 403251006  
NATHAN GUERRIERO, ETAL  
P O BOX 686  
BEAUMONT CA 92223

APN: 403270026, ASMT: 403270026  
JOSEPH L AVAKIAN, ETAL  
9405 ALTURA BELLA  
CHERRY VALLEY CA 92223

APN: 403251015, ASMT: 403251015  
NATHAN GUERRIERO, ETAL  
10130 UTICA WAY  
BEAUMONT CA 92223

APN: 403280006, ASMT: 403280006  
NORMAN C JOHNSTON  
39103 ORCHARD ST  
BEAUMONT CA. 92223

APN: 403270006, ASMT: 403270006  
TERRY M TALKINGTON, ETAL  
39096 VINELAND ST  
BEAUMONT CA. 92223

APN: 403270015, ASMT: 403270015  
PETER H JACQUES, ETAL  
10162 FRIENDSHIP DR  
CHERRY VALLEY CA 92223

APN: 403270029, ASMT: 403270029  
THOMAS H HASTINGS  
10225 FRIENDSHIP LN  
BEAUMONT CA. 92223

APN: 403270012, ASMT: 403270012  
PETER MICHAEL MARCY  
10181 FRIENDSHIP DR  
CHERRY VALLEY CA 92223

APN: 403261016, ASMT: 403261016  
VIDAL VASQUEZ, ETAL  
5459 MITCHELL AVE  
RIVERSIDE CA 92505

APN: 403270030, ASMT: 403270030  
RAFAEL AVILA, ETAL  
39134 VINELAND ST  
CHERRY VALLEY CA 92223

APN: 403280020, ASMT: 403280020  
WILLIAM JENSEN, ETAL  
10107 BEAUMONT AVE  
BEAUMONT CA. 92223

APN: 405092033, ASMT: 405092033  
RAOUL L MAGANA, ETAL  
38992 VINELAND ST  
BEAUMONT CA. 92223

APN: 405060013, ASMT: 405060013  
SAN GORGONIO PASS WATER AGENCY  
1210 BEAUMONT AVE  
BEAUMONT CA 92223

APN: 403251001, ASMT: 403251001  
SELESTE L SABATINO  
10138 BEAUMONT AVE  
BEAUMONT CA. 92223



Agenda Item No.: 2.5  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Cajalco  
Supervisory District: First  
Project Planner: Damaris Abraham  
Director's Hearing: January 3, 2011

Plot Plan No. 24201  
EA Number: 42191  
Applicant: RealCom Associates  
Engineer/Representative: HC&D Architects

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 30' live trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Cajalco Road, southerly of Avenue E, and westerly of Wood Road, more specifically 18318 Cajalco Road, Perris, CA.

### ISSUES OF POTENTIAL CONCERN:

The information provided by the applicant indicates 50 or more cubic yards of grading have occurred at the site. A Riverside County records search indicates a grading permit was not issued for that grading. Therefore, a condition that requires the applicant to obtain a grading permit and perform all grading necessary to bring the existing grading into conformance with Ordinance 457 within 180 days of final approval of the plot plan had been added to the project.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north<br>Agriculture: Agriculture (A:AG) (10 Acre Minimum) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east<br>Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and west |
| 3. Existing Zoning:                   | Residential Agricultural – 1 Acre Minimum (R-A-1)  |
| 4. Surrounding Zoning:                | Residential Agricultural – 1 Acre Minimum (R-A-1) and Light Agriculture with Poultry (A-P) to the north<br>Residential Agricultural – 1 Acre Minimum (R-A-1) to the south, east and west   |
| 5. Existing Land Use:                 | Single Family Residence  |
| 6. Surrounding Land Use:              | Agricultural use to the north and vacant and scattered single family residences to the south, east and west  |

- |                            |  |
|----------------------------|--|
| 7. Project Data:           | Total Acreage: 9.68 Acres<br>Lease Area: 900 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment                    |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42191**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **PLOT PLAN NO. 24201**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 1 Acre Minimum (R-A-1) zoning classification 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 conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, Agriculture: Agriculture (A:AG) (10 Acre Minimum) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east, and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and west.
4. The zoning for the subject site is Residential Agricultural – 1 Acre Minimum (R-A-1).

5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 1 Acre Minimum (R-A-1) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 1 Acre Minimum (R-A-1) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) and Light Agriculture with Poultry (A-P) to the north and Residential Agricultural – 1 Acre Minimum (R-A-1) to the south, east and west.
8. This project is located within a Criteria Area Cell of the Multi-Species Habitat Conservation Plan. However, the County Biologist did not subject the project to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process; instead the County Biologist required a pre-construction presence/absence survey for the burrowing owl to be conducted. Complying with this requirement will allow the project to fulfill the Western Riverside County Multiple Species Habitat Conservation Plan requirements.
9. Environmental Assessment No. 42191 identified the following potentially significant impacts:
  - a) Aesthetics
  - b) Biological Resources

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

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Flood Zone.
  - b. A Fault Zone
  - c. A High Fire area.
  - d. A County Service Area.
  - e. An Airport Influence Area.
3. The project site is located within:
  - a. An area susceptible to Subsidence.
  - b. An area with low Liquefaction potential.
  - c. The city of Riverside Sphere of Influence.
  - d. The Stephens Kangaroo Rat Fee Area.
  - e. The Boundaries of the Val Verde Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 321-110-014.

5. This project was filed with the Planning Department on 07/30/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 09/17/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$12,951.

DA:da  
Y:\Planning Case Files-Riverside office\PP24201\DH-PC-BOS Hearings\Staff Report.PP24201.docx  
Date Prepared: 04/28/10  
Date Revised: 10/28/10

PP24201



Selected parcel(s):  
321-110-014

**LEGEND**

 SELECTED PARCEL  
 CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

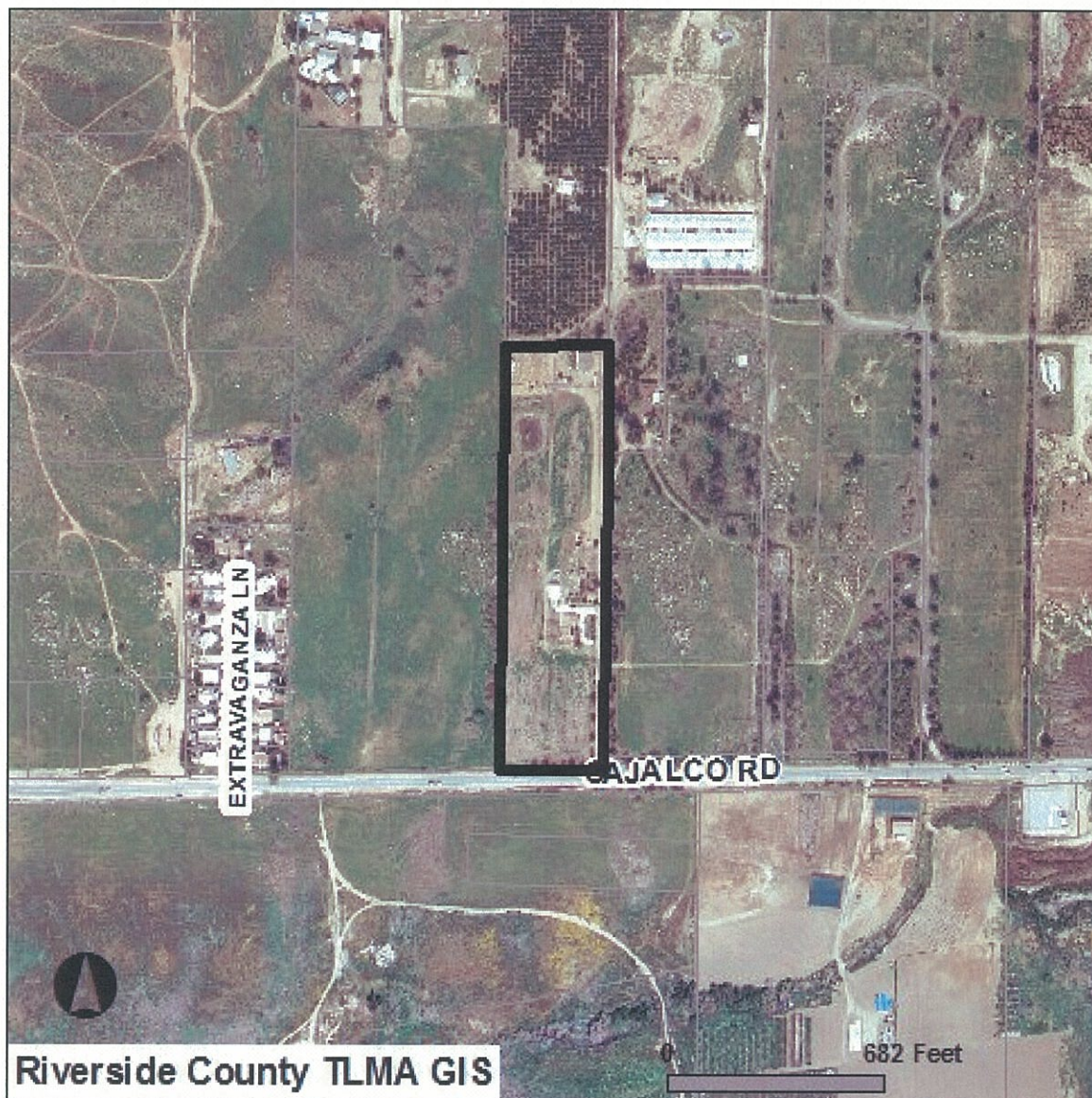
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Version 100826



PP24201



Selected parcel(s):  
321-110-014

**LEGEND**

SELECTED PARCEL

CITY

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

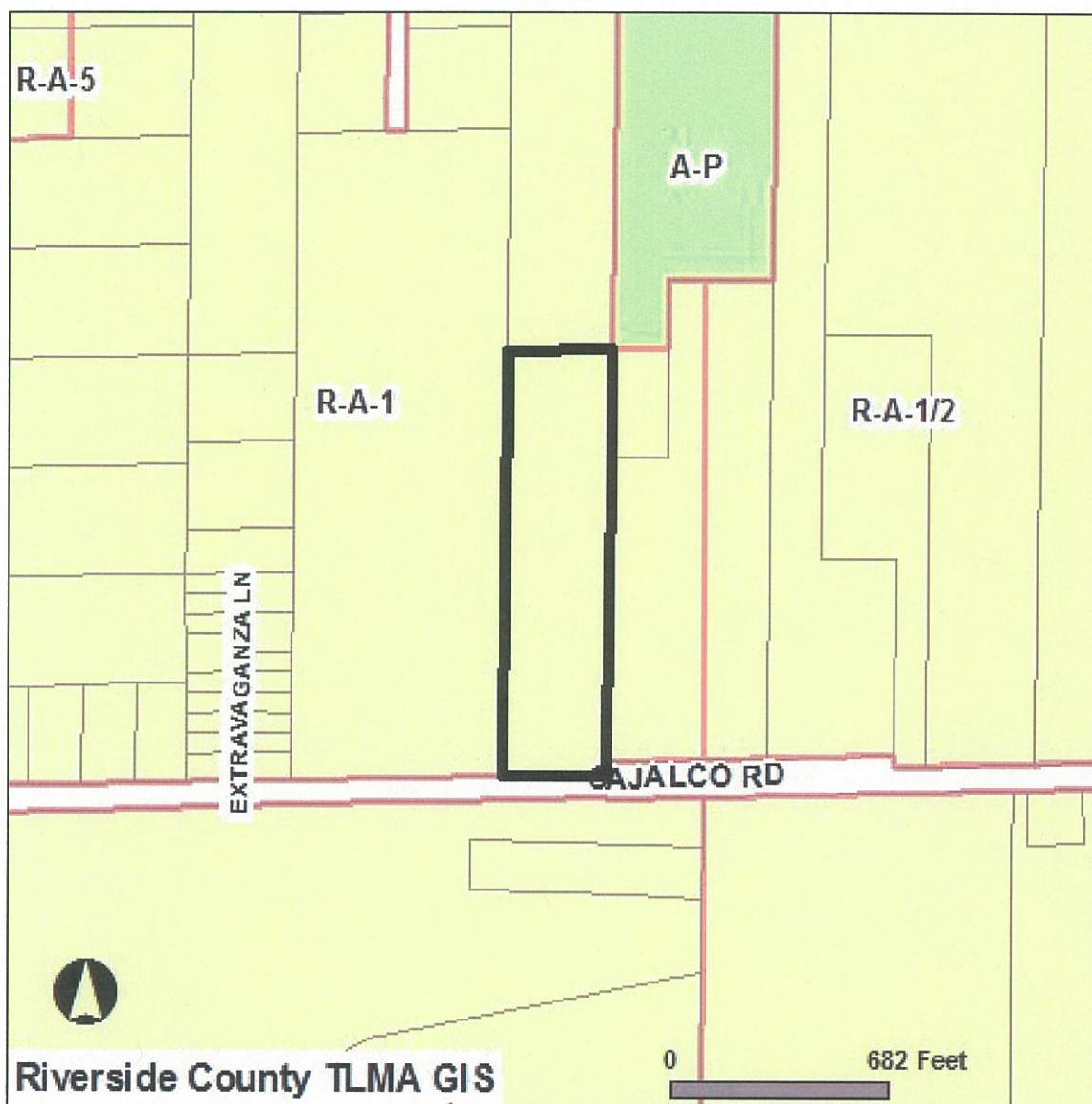
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PP24201



Selected parcel(s):  
321-110-014

**ZONING**

SELECTED PARCEL  
 PARCELS

INTERSTATES  
 ZONING BOUNDARY

HIGHWAYS  
 A-P

CITY  
 R-A-1, R-A-1/2, R-A-5

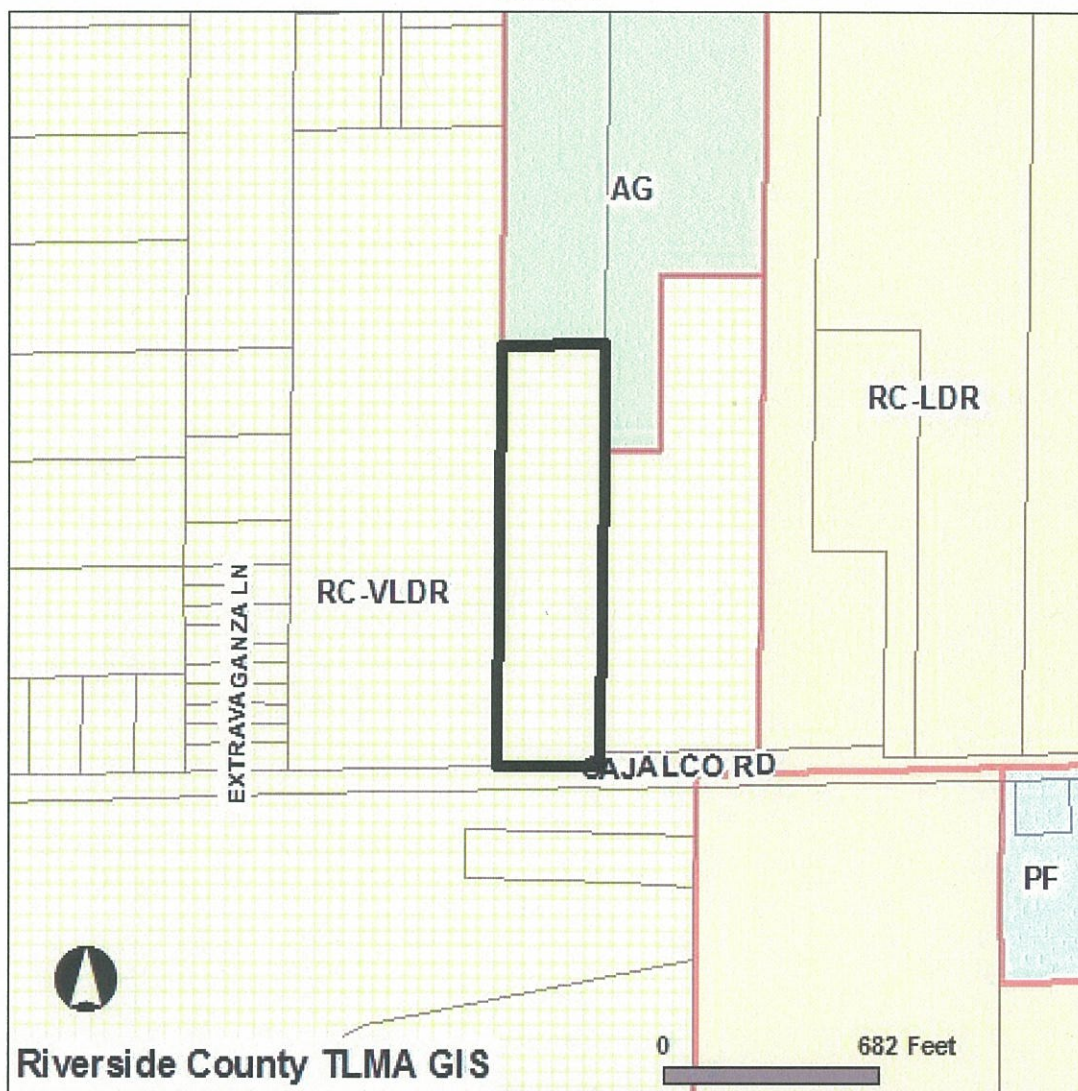
**\*IMPORTANT\***

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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Version 100826

PP24201



Selected parcel(s):  
321-110-014

**LAND USE**

- |  |                  |                        |  |
|--|------------------|------------------------|--|
| SELECTED PARCEL  | INTERSTATES      | HIGHWAYS               | CITY   |
| PARCELS  | AG - AGRICULTURE | PF - PUBLIC FACILITIES | LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL |
| RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL |                  |                        |  |

**\*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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Version 100826



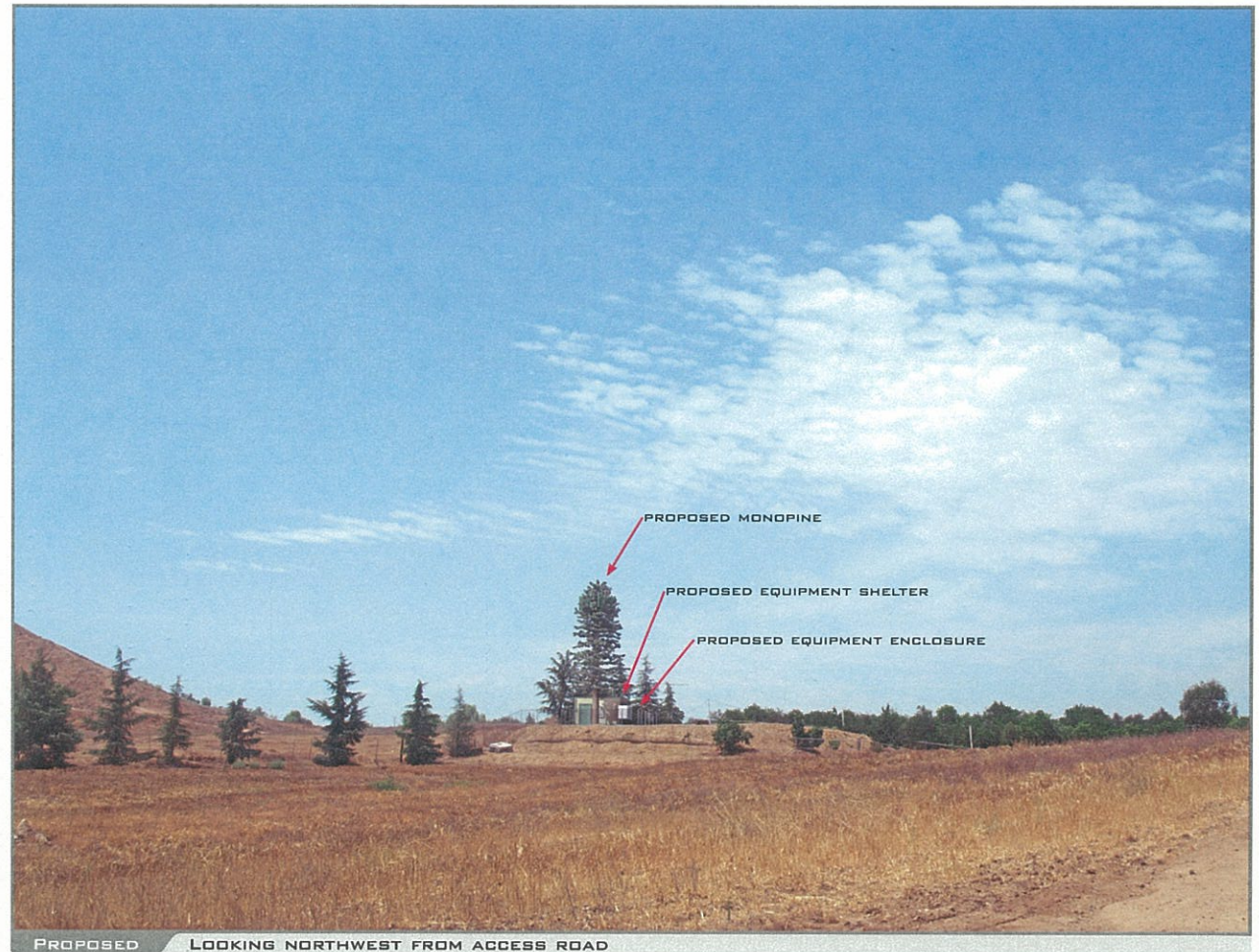
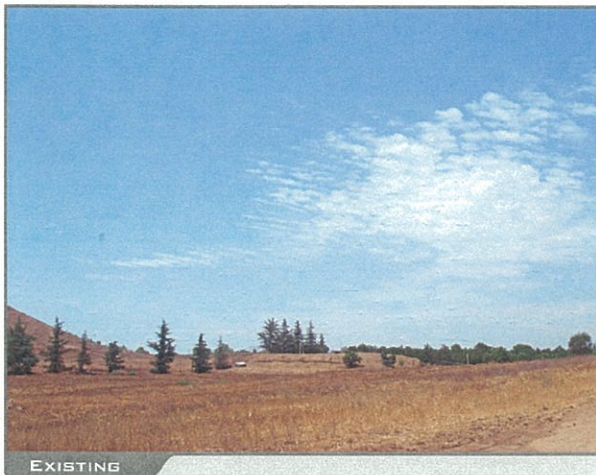


# MEAD VALLEY

18318 CAJALCO ROAD PERRIS CA 92570



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



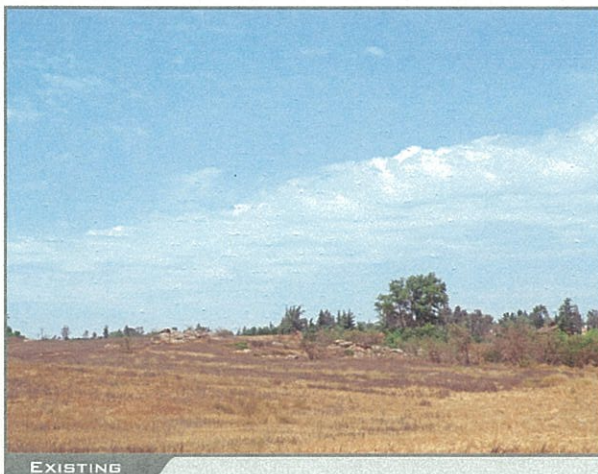


# MEAD VALLEY

18318 CAJALCO ROAD PERRIS CA 92570

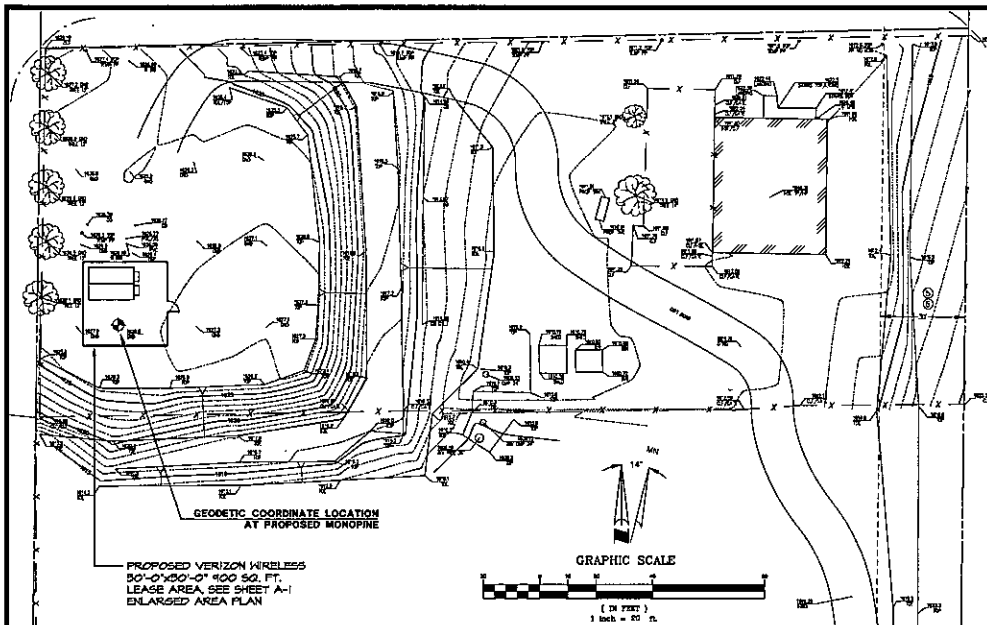


VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





DATE OF SURVEY:  
JULY 6, 2009

SITE SURVEY PERFORMED BY:

**MP Surveys**

17821 SKY PARK CIRCLE, SUITE L  
IRVINE, CALIFORNIA 92614  
Office: (949) 250-0272  
Fax: (949) 250-0275  
EMAIL: mps@mps-surveys.com  
WEBSITE: www.mps-surveys.com

#### BASIS OF BEARINGS:

THE CENTERLINE OF CAJALCO ROAD, BEING NORTH 85°43'31" EAST, PER PARCEL MAP NO. 8350, RECORDED IN BOOK 17, PAGES 20 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

GEODETIC COORDINATES • MONOPINE

NAD 83

LONGITUDE: 117°21'21.02" W

GROUND ELEVATION • MONOPINE: Elev. 1625.8 FEET

BENCHMARK: Elev. 1614.847 FEET

GPS BENCHMARK

ELEVATION WAS ESTABLISHED USING "PROMARK 2 ASHTON" GPS RECEIVERS

AND ASHTON SOLUTIONS VERSION 2.7 SOFTWARE FOR POST-PROCESSING

ELEVATION = 1614.847 FEET (NAVD83)

A.P.N.:

RIVERSIDE COUNTY A.P.N. 321-110-014

#### SITE LEGAL DESCRIPTION:

THE LAND SHOWN HEREON IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 1/2 OF FRACTIONAL SECTION 7, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO D. ESPINOSA, DE SAN JACINTO, ON FILE IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF SAID SECTION, WHICH BEARS NORTH 85°17'00" EAST, A DISTANCE OF 1585.41 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION, BEING THE TRUE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE LAND CONVEYED TO LORRENZO ESPINOSA AND WIFE BY DEED RECORDED APRIL 5, 1960, IN BOOK 2889, PAGE 1, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 85°11'50" WEST, ON THE SOUTH LINE OF SAID NORTH 1/2 230 FEET, THENCE NORTH 0°10' EAST, 1318.54 FEET, PARALLEL WITH THE WEST LINE OF SAID SECTION, THENCE NORTH 85°17'00" EAST, 330 FEET TO THE EAST LINE OF THE LAND CONVEYED TO ESPINOSA, THENCE SOUTH 0°10' WEST, ON SAID EAST LINE, 1318.54 FEET TO THE TRUE POINT OF BEGINNING.

AREA:  
421,990 SQ. FT. = 9.588 ACRES

#### TITLE REPORT INFORMATION:

FIDELITY NATIONAL TITLE COMPANY  
PRELIMINARY REPORT NO. 09-725123861-SB  
DATED: JUNE 24, 2009

#### EASEMENT NOTES:

EASEMENTS SHOWN HEREON ARE PER FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY REPORT NO. 09-725123861-SB, DATED JUNE 24, 2009.

① AN EASEMENT FOR PUBLIC UTILITY PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE, RECORDED IN OCTOBER 31, 1935, IN BOOK 436, PAGE 419 OF OFFICIAL RECORDS.

② AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECEIVED BY LORRENZO ESPINOSA AND MARY D. ESPINOSA, RECORDED SEPTEMBER 4, 1953, AS INSTRUMENT NO. 92693 OF OFFICIAL RECORDS.

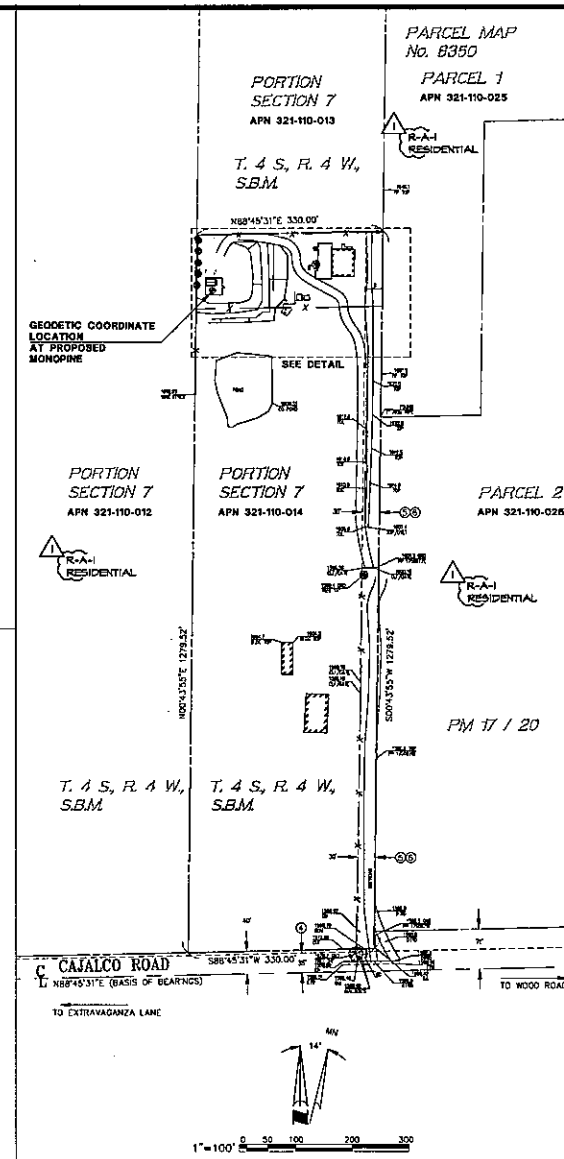
③ MATTERS CONTAINED IN A DOCUMENT ENTITLED "EASEMENT AGREEMENT" DATED MARCH 23, 1994, BY AND BETWEEN JAMES RYE AND ANA EGO FARMS OF RIVERSIDE, CALIFORNIA, RECORDED MAY 4, 1994 AS INSTRUMENT NO. 142253, OF OFFICIAL RECORDS.

7. ANY EASEMENTS NOT DISCLOSED BY THOSE PUBLIC RECORDS WHICH IMPART CONSTRUCTIVE NOTICE AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY AND WHICH ARE NOT VISIBLE AND APPARENT FROM AN INSPECTION OF THE SURFACE OF SAID LAND.

○ DENOTES ITEM PLOTTED HEREON.

#### LEGEND:

RD ROAD  
BIN BUILDING  
BVD BURNING VALVE  
BUP BURIED PIPE  
CNP CORRUGATED METAL PIPE  
CO CLEANOUT  
DTRD DRIVEWAY  
DYL DRAINAGE  
E HTR ELECTRICAL METER  
ED EDGE OF  
EP EDGE OF PAVEMENT  
ETW EDGE OF TRAVELED WAY  
GA GUY ANCHOR  
GB GRADE BENCHMARK  
GND GROUND  
HSE HOUSE  
HVR INVERT  
LNDG LANDING  
PP POWERPOLE  
PROP TANK  
UG UNDERGROUND  
WB WATER BENCHMARK  
WM WATER METER



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

**H&D**  
Inson  
consulting  
&  
Design

ARCHITECT'S Inc.

250 E. RINCON STREET  
SUITE NO. 106  
CORONA, CALIFORNIA 92614  
PHONE: (951) 571-2057  
FAX: (951) 571-5424

SITE NAME AND ADDRESS

**MEAD VALLEY**

18318 CAJALCO ROAD  
PERNIS, CA 92570

**verizon** WIRELESS

15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CA 92618  
Telephone (949) 256-7000

CURRENT ISSUE DATE:

10-20-09

ISSUED FOR:

ZONING REVIEW

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
E.P.M.		

JOB NUMBER:	DRAWN BY:
09026	N.M.
ISSUED FOR:	DATE:
PLOT PLAN	7-18-09
CHECKED BY:	
S.B.	

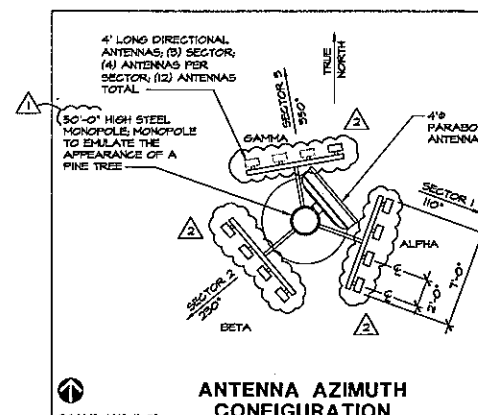
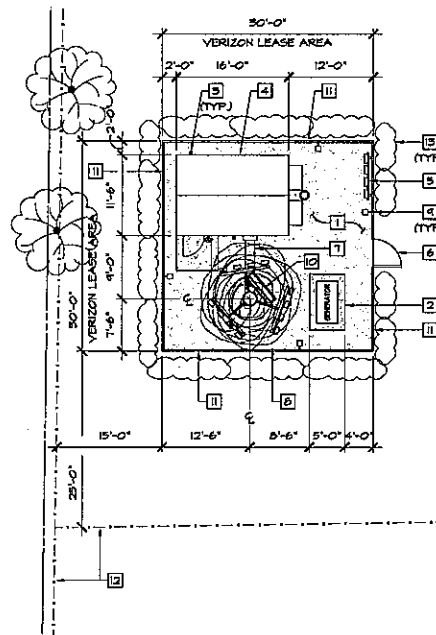
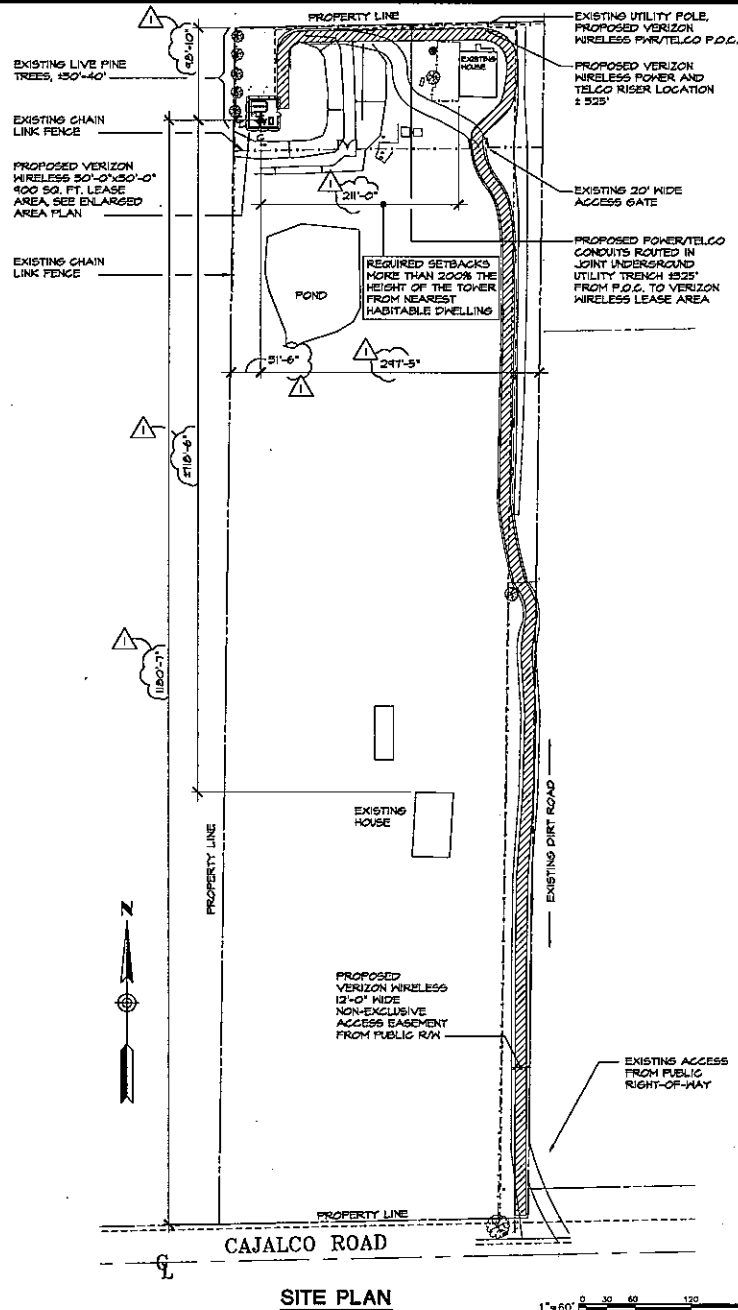
SHEET TITLE

SITE SURVEY DATA  
AND EXISTING SITE PLAN

SHEET NUMBER

2 OF 4 C-1





# GENERAL KEY NOTES

1. PROPOSED VERIZON WIRELESS LEASE AREA 50'-0"X50'-0", 400 SQ. FT.
2. PROPOSED VERIZON WIRELESS 5'-0"X8'-0" EMERGENCY GENERATOR PAD FOR GENERATOR
3. PROPOSED GPS ANTENNAS MOUNTED ON EQUIPMENT SHELTER, TYPICAL OF (2)
4. PROPOSED VERIZON WIRELESS 11'-6"X10'-0"X10'-5" PRE-FAB 1 HOUR FIRE RATED STATE APPROVED RADIO EQUIPMENT SHELTER
5. PROPOSED VERIZON WIRELESS 1" FRAME
6. PROPOSED 4'-0" WIDE WROUGHT IRON GATE, PAINTED BLACK
7. PROPOSED VERIZON WIRELESS COAX CABLE TRAY ABOVE GROUND FROM MONOPINE TO EQUIPMENT SHELTER
8. PROPOSED VERIZON WIRELESS DIRECTIONAL ANTENNAS, (3) SECTOR, (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL, MOUNTED ON PROPOSED NEW 50'-0" HIGH MONOPOLE, TOP OF ANTENNAS ± 45'-0"
9. PROPOSED SECURITY LIGHT WITH TIMER SWITCH, LIGHTING SHALL BE HOODED AND DIRECTED SO AS NOT TO SHINE DIRECTLY UPON ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY
10. PROPOSED VERIZON WIRELESS 4' PARABOLIC ANTENNA MOUNTED ON PROPOSED 50'-0" HIGH STEEL MONOPOLE
11. PROPOSED NEW 6'-0" HIGH WROUGHT IRON FENCE, PAINTED BLACK
12. EXISTING CHAIN LINK FENCE TO REMAIN
13. PROPOSED 45'-0" HIGH SHRUBS AROUND OUTSIDE PERIMETER OF VERIZON WIRELESS LEASE AREAS

**Hinson Consulting & Design ARCHITECTS Inc.**

250 E. RINCON STREET  
SUITE NO. 100  
CORONA, CALIFORNIA 92674  
PHONE: (951) 571-2057  
FAX: (951) 571-5424

SITE NAME AND ADDRESS

**MEAD VALLEY**  
1838 CAJALCO ROAD  
PEPPER, CA. 92570

**verizon WIRELESS**  
15505 SAND CANYON AVENUE  
BUILDING D, 1st FLOOR  
IRVINE, CA. 92618  
Telephone (949) 286-7000

CURRENT ISSUE DATE:

10-20-09

ISSUED FOR:

ZONING REVIEW

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

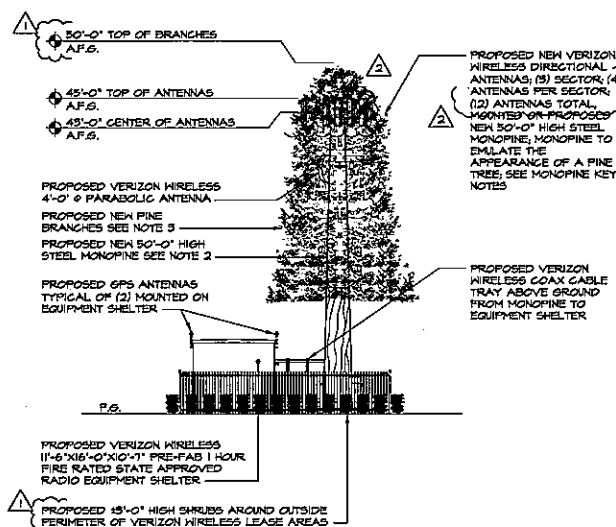
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ISSUED FOR: FLOT PLAN	DATE: 7-18-09
CREATED BY: SB.	

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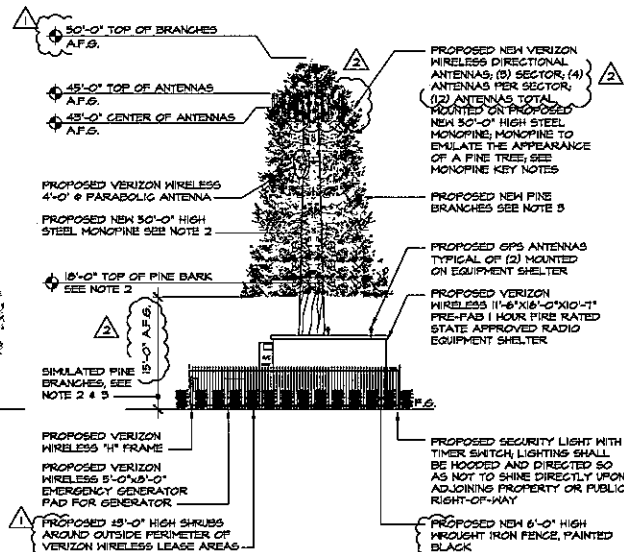
**SITE PLAN  
AND  
ENLARGED AREA PLAN**

SHEET NUMBER

0 OF 4 **A-1**



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

$1/8^{\circ} = 1^{\circ} - 0^{\circ}$

1. THE ANTENNAS AND ALL SUPPORT STRUCTURES SHALL BE PAINTED GREEN TO MATCH THE COLOR OF THE PINE BRANCHES.
2. THE STEEL MONOPOLE SHALL HAVE SIMULATED PINE BARK TO EMULATE THE APPEARANCE OF A PINE TREE. STARTING AT FINISH GRADE UP TO 10'-0" ABOVE FINISH GRADE THE MONOPOLE SHALL BE COARSE SMOOTH. THE MONOPOLE SHALL BE PAINTED FLAT BROWN, STARTING 10'-0" ABOVE FINISH GRADE TO TOP OF MONOPOLE. PINE BRANCHES WILL START AT 16'-0" ABOVE FINISH GRADE AND CONTINUE TO TOP OF POLE.
3. THE PINE BRANCHES SHALL CONCEAL THE ANTENNAS AND SUPPORT STRUCTURES AS MUCH AS POSSIBLE. THE ANTENNAS AND SUPPORT STRUCTURES SHALL NOT EXTEND A GREATER DISTANCE OUT FROM THE MONOPOLE THAN THE ENDS OF THE PINE BRANCHES.
4. THE MONOPOLE/MONOPILES SHALL NOT HAVE ANY PORTIONS OF IT VISIBLE FROM THE GROUND THAT ARE NOT PAINTED OR TREATED WITH NATURAL COLOR. NO SHINY OR GLOSSY COLOR OR FINISH MAY BE USED OR BE VISIBLE FROM THE GROUND.

230 E. RINCON STREET  
SUITE No. 106  
CORONA, CALIFORNIA 92679  
PHONE: 951-571-2057  
FAX: 951-571-3924

SITE NAME AND ADDRESS

**MEAD VALLEY**  
18318 CAJALCO ROAD  
PERRIS, CA. 92570

**verizon** WIRELESS  
15505 SAND CANYON AVENUE  
BUILDING D, 1st. FLOOR  
IRVINE, CA. 92618  
Telephone: (949) 286-7000

CURRENT ISSUE DATE:

10-20-09

ISSUED FOR:

## ZONING REVIEW

### APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

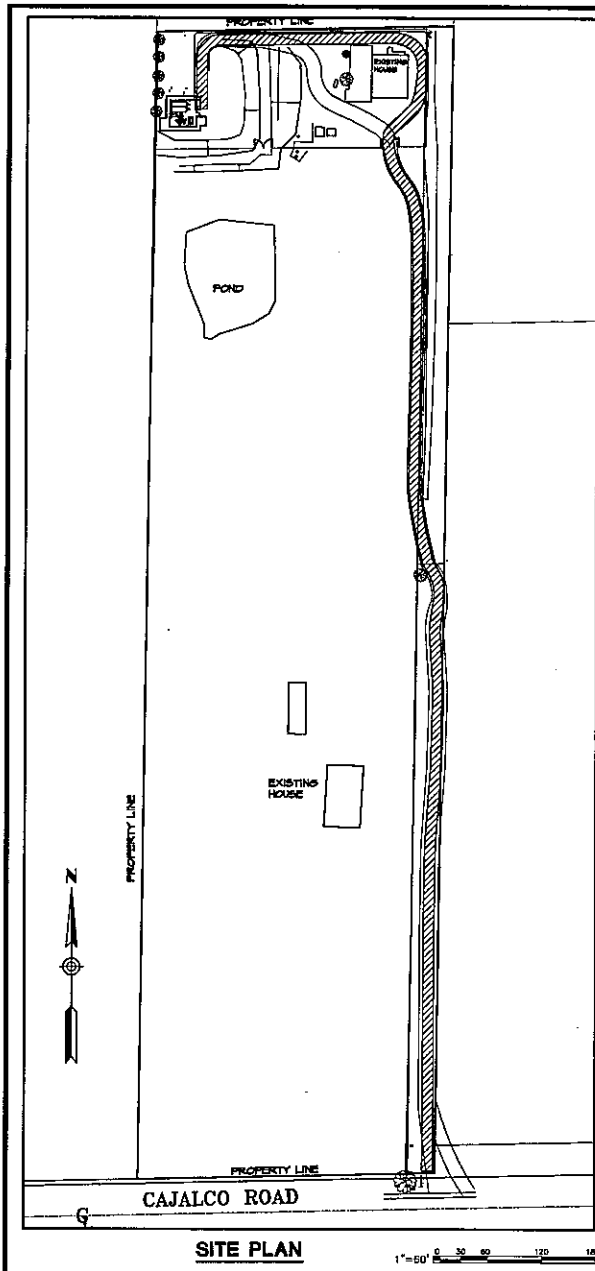
JOB NUMBER: <b>09026</b>	DRAWN BY: <b>J.W.</b>
ISSUED FOR: <b>PLOT PLAN</b>	
CHECKED BY: <b>SR</b>	DATE: <b>7-18-09</b>










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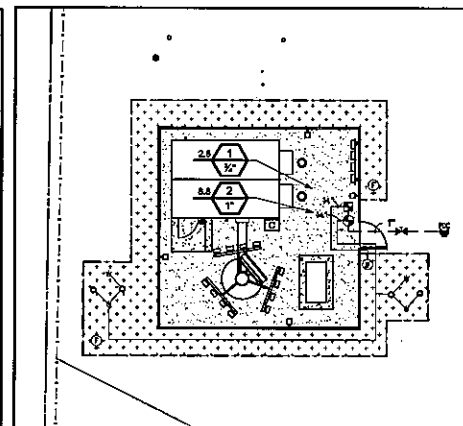
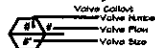
### EXTERIOR ELEVATIONS

SHEET NUMBER

4 OF 4 A-2



IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL	QTY	ASG	PSI GPM RACKS
1	Rain Bird 1000-1000AP Flood	4	360	30 170 1"
2	Rain Bird RWS-D-500K	4	360	30 050 1"
SYMBOL				
MANUFACTURER/MODEL/DESCRIPTION	QTY			
 Rain Bird KAC2-075-PRF Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 5/4" pressure regulating RDT Filter, and 30psi pressure regulator, for above grade installation.	1			
 Pipe Transition Point Pipe transition point from PVC lateral to drip tubing with riser in drip box.	1			
 Rain Bird MPOGAP Drip Push Valve cap in compression fitting coupler.	2			
 Area to Receive Drip Emitters Rain Bird Xer-Bug XD-0252 Single outlet pressure compensating drip emitter, 10-52 threaded inlet, blue 0.2gph, Black 1.0gph, Red 2.0gph. Emitter Notes: 1 gph plant to receive 1 XER0252 emitter. 1 gph plant to receive 1 XER0252 emitter. 3 gph plant to receive 2 XER0252 emitters. 3 gph plant to receive 2 XER0252 emitters.	662 ±			
SYMBOL				
MANUFACTURER/MODEL/DESCRIPTION	QTY			
 Rain Bird ASVP Electric Remote Control Valve, with Atmospheric Backflow Preventer	1			
 KON L-T-5 PVC Schedule 40 Ball Valve, 5/8" x 1/2"	1			
 Rain Bird ESP-24T4 4 station wall mount outdoor controller with tipping bucket rain sensor	1			
 Point of Connection 1" Existing site irrigation riser static pressure	1			
Irrigation Lateral Line: PVC Schedule 20 SDR 21 Only lateral irrigation pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	107 LF			
Irrigation Mainline: PVC Schedule 40	11 LF			
 Valve Collar Valve Adapter Valve Flange Valve Stop				



ENLARGED AREA PLAN  
1/8"=1'-0"

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE  
NO. 859.2 AND TO APPLY THE CRITERIA FOR THE  
EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

#### DROP IRRIGATION NOTES:

THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION  
OPERATION AND MAINTENANCE OF DROP IRRIGATION EQUIPMENT. ANY  
QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE  
BRINGED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY  
INSTALLATION.

INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE  
CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL  
REQUIREMENTS FOR DROP EQUIPMENT AND INSTALLATION.

THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE. DUE  
TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY, THE  
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF  
TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS.

ALL POINTS OF EMISSION FROM EMITTERS MUST BE POINTED ABOVE GRADE,  
PROPERLY STAKED AND FITTED WITH AN APPROVED DUG CAP. NO EMITTER  
LINES SHALL BE RUN MORE THAN 15 FT. IN LENGTH AND SHALL BE SECURED  
AT 5 FT. MAX. INTERVALS WITH A 1/2 GAL. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE Drip LINE OF THE  
PLANT OF HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER  
EDGE OF THE POLYURETHANE PLANTS REQUIRING MULTI-OUTLETS ARE TO  
BE EVENLY SPACED AROUND THE Drip LINE.

THE MIN. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO  
BE AS FOLLOWS:

PLANT SIZE	1	1 GAL PER HOUR
1 GAL. SHRUBS	1	1 GAL PER HOUR
2 GAL. SHRUBS	2	1 GAL PER HOUR
3 GAL. SHRUBS	3	1 GAL PER HOUR

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE  
PUNCHER, DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER  
THAN 0.025 IN.

ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC  
DRAIN VALVE AT THE END OF EACH RUN.

ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF  
EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE  
FLUSHED CLEAN PRIOR TO INSTALLING DUG CAPS.

ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A  
REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN  
DISTRIBUTION SHALL BE ANALYZED FOR CAUSE AND REPAIRED  
IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK  
AFTER INSTALLATION FOR DEBRIS, BUILD-UP AND DETERMINE FUTURE  
MAINTENANCE SCHEDULE ACCORDINGLY.



**HC Consulting & Design**  
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SITE NAME AND ADDRESS

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1838 CAJALCO ROAD  
PERFIS, CA. 92570

**verizon WIRELESS**

15505 SAND CANYON AVENUE  
BUILDING D, 1st FLOOR  
IRVINE, CA. 92618  
Telephone (949) 288-7000



CURRENT ISSUE DATE:

7-27-10

ISSUED FOR:

**BUILDING PERMIT**

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
IF		
6/F		
C.P.M.		

JOB NUMBER:	DRAWN BY:
00026	TD
ISSUED FOR:	DATE:
BUILDING PERMIT	5-11-10
CHECKED BY:	
S.B.	

SHEET TITLE

**IRRIGATION PLAN**

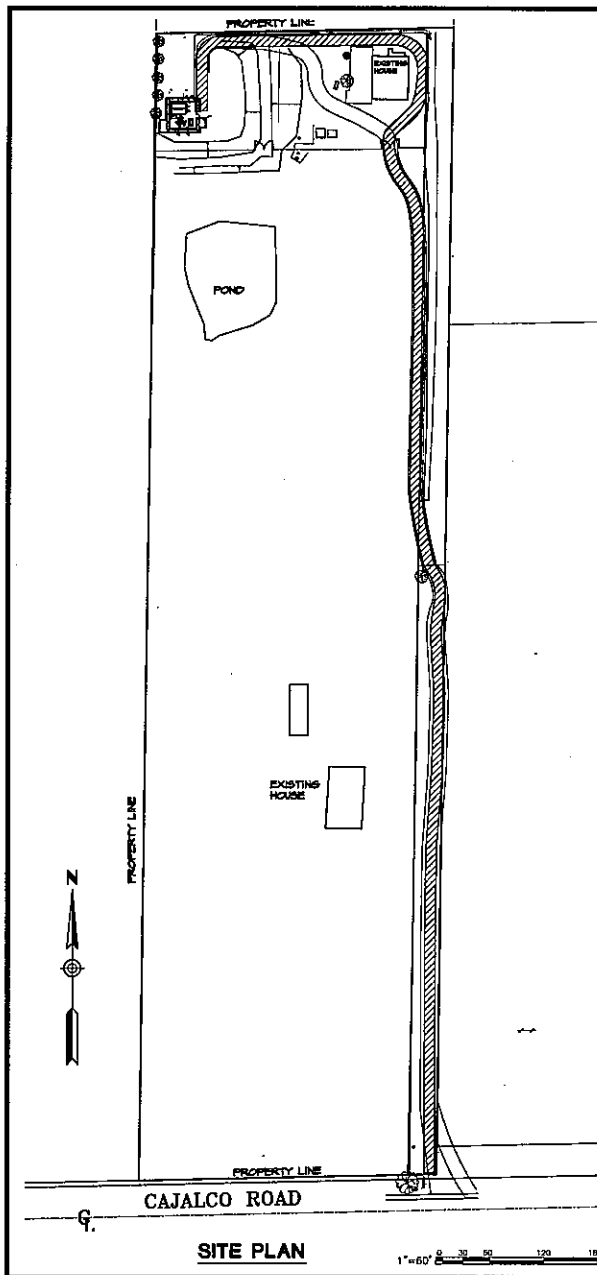
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1 OF 3

**L-1**

#### Riverside County Ordinance 859 Landscape Water Use Calculations Verizon - Mead Valley

<b>1 Maximum Annual Water Allowance (MAWA)</b>	
INPUT the total square footage of landscape =	669 S.F.
INPUT the Hest. Eto for the area =	56.6
MAWA =	22 gal / yr
<b>2 Estimated Annual Water Use (EAWU)</b>	
<b>Hydrozone # 1</b>	
INPUT square footage of hydrozone =	72
INPUT hydrozone irrigation efficiency =	0.85
EAWU =	2 gal / yr
<b>Hydrozone # 2</b>	
INPUT square footage of hydrozone =	500
INPUT hydrozone irrigation efficiency =	0.9
EAWU =	6 gal / yr
SubTotal EAWU =	8 gal / yr
Input Irrigation System Operation Factor	0.85
Total EAWU =	9
MAWA < EAWU =	13 cu ft / yr
(this number must be positive)	



PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	QTY	REMARKS
CP	Calceolaria / Common Calceolaria	2	7'0" DBH	2	REMARKS
SHRUBS					
1P	Hesperis matronalis / Red Tasso	1	6'0"	1	REMARKS
1P	Hesperis matronalis / Coast Rosemary	0	6'0"	0	REMARKS
GROUND COVERS					
1P	Myoporum parviflorum / Trailing Myoporum	1	6'0" @ 56" oc	24	REMARKS

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY.
1	5" LAYER SHREDDED BARK MULCH	6.02 cy
2	6" CONCRETE MONOSTRIP	174 LF

#### PLANTING NOTES:

##### WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL & REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR HYDROSEED GROUNDCOVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

##### SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

##### SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

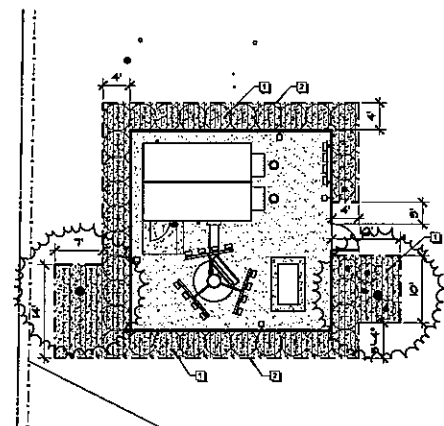
1. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.  
6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT SUCH AS REDWOOD OR FIR BARK/ST.  
1500 LB. 12-12-12 COMMERCIAL FERTILIZER.  
120 LBS. AGRICULTURAL GYPSUM.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES  
6 PARTS BY VOLUME ON SITE SOIL.  
4 PARTS BY VOLUME ORGANIC AMENDMENT.  
1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.  
1 LB. IRON SULFATE PER CU. YD. OF MIX.
3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:  
1-2) GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL  
1-2) GRAM AGRIFORM FERTILIZER TABLET PER 1 GALLON STOCK  
5-2) GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK  
4-2) GRAM AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK  
1-5) GRAM AGRIFORM PLANT TABLET FOR EACH GROUNDCOVER HOLE
4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

##### TOP DRESSING

ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 5" THICK LAYER OF SHREDDED TREE BARK.

##### MONOSTRIPS

THE CONTRACTOR SHALL INSTALL CONCRETE MONOSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.



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SITE NAME AND ADDRESS

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E/P		
C.P.M.		

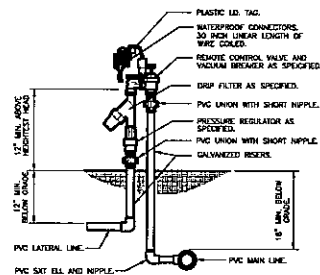
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ISSUED FOR: <b>BUILDING PERMIT</b>	DATE: <b>5-11-10</b>
CHECKED BY: <b>SB</b>	

SHEET TITLE

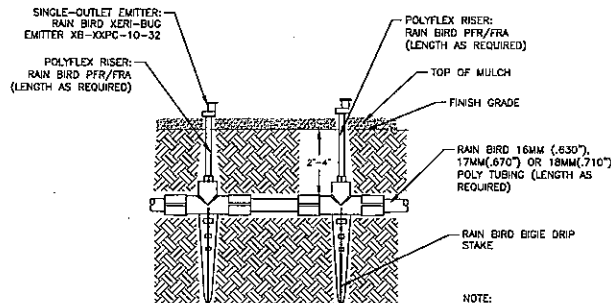
**PLANTING PLAN**

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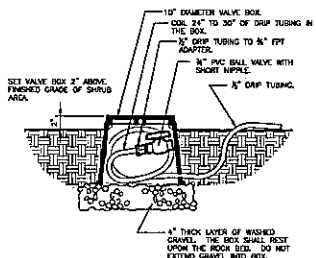
2 OF 3 **L-2**



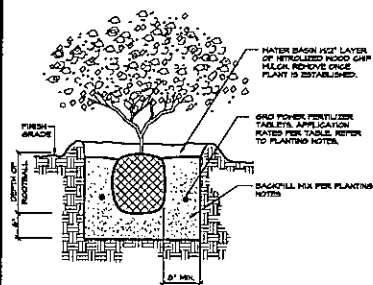
1 DRIP RCV/AVB/FILTER/REG ABOVE GRADE  
1 1/2" = 1'-0" I-DR-DRI-06



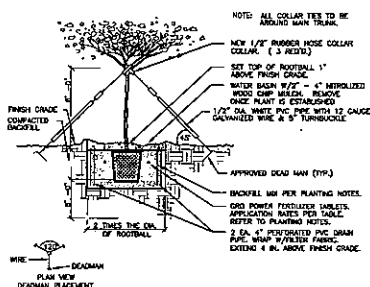
2 DRIP EMITTER ON FLEX RISER & POLY TUBING  
3\"/>



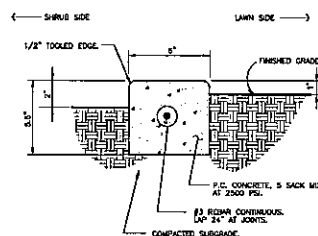
3 DRIP FLUSH VALVE  
1 1/2\"/>



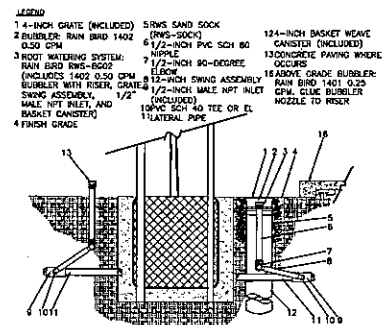
4 SHRUB PLANTING  
NTS P-02



5 TREE GUYING  
NTS P-04



6 6\"/>



7 TREE BUBBLERS  
3\"/>

**HC Consulting & Design ARCHITECTS Inc.**

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ZONING		
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E/P		
C.P.M.		

JOB NUMBER: 00026	DRAWN BY: TD
ISSUED FOR: BUILDING PERMIT	CHECKED BY: S.B.
	DATE: 5-11-10

SHEET TITLE

DETAILS

SHEET NUMBER

3 OF 3 L-3



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42191  
**Project Case Type (s) and Number(s):** Plot Plan No. 24201  
**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:** RealCom Associates, LLC  
**Applicant's Address:** 27201 Puerta Real, Suite 240, Mission Viejo, CA 92691  
**Engineer's Name:** HC&D Architects  
**Engineer's Address:** 250 E. Rincon St, Suite 106, Corona, CA 92570

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 30' live trees are also proposed to be planted in the project area.

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

**C. Total Project Area:** 900 square feet on a 9.68 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b> 1	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 900 square foot lease area			

**D. Assessor's Parcel No(s):** 321-110-014

**E. Street References:** Northerly of Cajalco Road, southerly of Avenue E, and westerly of Wood Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 4 South, Range 4 West, Section 7

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is being utilized as a single family residence and it is surrounded by agricultural use to the north and vacant and scattered single family residences to the south, east and west.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural Community: Very Low Density



Residential (RC:VLDR) (1 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents 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):** Lake Mathews/Woodcrest

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

**D. Land Use Designation(s):** Very Low Density Residential (VLDR)

**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 Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, Agriculture: Agriculture (A:AG) (10 Acre Minimum) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east, and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south and west.

**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 – 1 Acre Minimum (R-A-1)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) and Light Agriculture with Poultry (A-P) to the north and Residential Agricultural – 1 Acre Minimum (R-A-1) to the south, east and west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services               |   |

## III. 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.

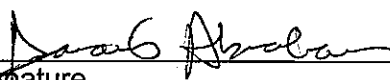
### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ 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

October 26, 2010  
Date

Damaris Abraham  
Printed Name

For Carolyn Syms Luna, Planning Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

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

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 a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and two live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 50 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.13 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

**Findings of Fact:**

a) The project site is located 42.90 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.21) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**3. Other Lighting Issues**

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

☐
☐
☒
☐

b) Expose residential property to unacceptable light levels?

☐
☐
☒
☐

**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐
☐
☒
☐

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?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as Grazing Land, Local Importance, and Other Lands. However, due to the small size and limited development of the project site, the proposed project will not convert Farmland to non-agricultural use. Therefore, the impact is considered less than significant.

b) According to GIS database, 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 surrounded by agriculturally zoned land. However, due to the small size and limited development of the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.

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.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is 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) According to General Plan, 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?

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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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)?

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d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

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e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

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f) Create objectionable odors affecting a substantial number of people?

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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Lake Mathews/Woodcrest 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. Single projects typically 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. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

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?

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP, Site visit by Environmental Programs Department (EPD) on 9/24/09

Findings of Fact:

a) A portion of the project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP); EPD visited site the on 9/24/09 and observed that the area where the cell tower is to be located is the surrounded by berms with ground squirrel burrows, thus a preconstruction survey for burrowing owl is required. There are no other MSCHP or biological issues and the project is not required to go through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. Therefore, project will not conflict with the provisions of the MSHCP.

b-c) During the EPD site visit on 9/24/09 berms with ground squirrel burrows where observed surrounding the area where the cell tower is to be located, thus the County Biologist required that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 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 impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no 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 impact.

Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

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

a-b) The site is fully disturbed with an existing single family residence on site. And project does not propose the disturbance of a historic site or 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. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials

**Findings of Fact:**

a) Site disturbance has already occurred from grading for the use of the single family residence existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural 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.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

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.1) 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 impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Paleontological Resources</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County Geologist review, County Paleontological Report (PDP) No. 1385

Findings of Fact:

a) According to PDP01385, there is low potential for encountering fossil remains at this site. As such, this project is not anticipated to require any direct mitigation for paleontological resources. The project is conditioned for incidental find of paleontological resources. (10.PLANNING.20) 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

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02215)

Findings of Fact:

a-b) According to GEO02215, the most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults within the vicinity of the site. The closest active fault is about 4.2 miles away from the site. The potential for surface fault rupture at the site due to fault plane displacement is considered unlikely. GEO02215 recommended that the equipment shelter and enclosure may be supported by a minimum of 12-inch deep and 12-inches wide continuous footings bearing into the newly compacted subgrade soil and the proposed 50-foot high steel monopole may be supported by a cast in place concrete caissons bearing into natural firm material. (COA 10.PLANNING.18) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (GEO02215)

Findings of Fact:

a) According to GEO02215, the potential for liquefaction is low at the subject property. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02215)

Findings of Fact:

According to GEO02215, the most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults within the vicinity of the site. The closest active fault is about 4.2 miles away from the site. The potential for surface fault rupture at the site due to fault plane displacement is considered unlikely. GEO02215 recommended that the equipment shelter and enclosure may be supported by a minimum of 12-inch deep and 12-inches wide continuous footings bearing into the newly compacted subgrade soil and the proposed 50-foot high steel monopole may be supported by a cast in place concrete caissons bearing into natural firm material. (COA 10.PLANNING.18) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

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?

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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02215)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GEO02215, the potential for landsliding is low at the subject property. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 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?

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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review (GEO02215)

Findings of Fact:

a) According to GEO02215, the potential for subsidence is low at the subject property. The project will have less than significant impact.

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?

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Source: Project Application Materials, County Geologist review (GEO02215)

a) No other geological hazards were identified by the County Geologist. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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Source: Project Application Materials, Building and Safety – Grading Review

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

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

**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?

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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?

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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?

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**Source:** General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

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 commercial 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 is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. Erosion**

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

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

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, 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 blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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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?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 50 foot high monopine within a 900 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

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?

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

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

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **HYDROLOGY AND WATER QUALITY** Would the project

##### **25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

#### Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not 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. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.7). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does 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 or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not 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. Therefore, there is no impact.

b) The proposed project proposes less than 900 square feet of impervious area. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within a city sphere of influence. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Residential Agricultural – 1 Acre Minimum (R-A-1). The project is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) and Light Agriculture with Poultry (A-P) to the north and Residential Agricultural – 1 Acre Minimum (R-A-1) to the south, east and west.

c) The proposed cell tower will be designed as a 50 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed, existing or abandoned quarries or mines?

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

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 RCIP 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.

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 ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

**Findings of Fact:** There are no railroad tracks in the vicinity of this project site. The project has no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Highway Noise**

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

**Findings of Fact:** The project is not directly adjacent to any Highway. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Other Noise**

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

**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 impact.

**Mitigation:** No mitigation measures are required.



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

**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 mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing else-

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where?				
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project is a 50 foot high monopine with an equipment shelter in a 900 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a Redevelopment Area. The project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 90.PLANNING.5) 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.

### 37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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 90.PLANNING.5) 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.

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde 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 Val Verde 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.5) 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 90.PLANNING.5) 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

The use of the proposed lease area 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?

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

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

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

a) The project proposes a 50 foot high monopine and an equipment shelter within a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not 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. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.



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

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?

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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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Source: Department of Environmental Health Review

#### Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### 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?

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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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Source: Department of Environmental Health Review

#### Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### 47. Solid Waste

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

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?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

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.

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

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- County Geologic Report (GEO) No. 2215
- County Paleontological Report (PDP) No. 1385

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

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

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 30' live trees are also proposed to be planted in the project area.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24201. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

10. EVERY. 3                      USE - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24201 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24201, Exhibit A, (Sheets 1-4), dated November 30, 2010.

APPROVED EXHIBIT L = Plot Plan No. 24201, Exhibit L (Sheets 1-3), dated August 19, 2010.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE\* - GIN VARY INTRO

RECOMMND

The information provided by the applicant indicates 50 or more cubic yards of grading have occurred at the application site.

A Riverside County records search indicates a grading permit was not issued for that grading.

According to Riverside County Ordinance 457 and the California Building Code, grading in the amount of 50 cubic yards or more requires a permit.

Therefore, in order to bring the existing grading into conformance with Riverside County regulations, a condition shall be included in the final "conditions of approval" requiring the existing grading to be brought into conformance within a specified time period. The amount of time is stipulated in the "final conditions of approval" a condition "prior to a certain date".

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN

RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height,



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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE-G2.3SLOPE EROS CL PLAN (cont.)                   RECOMMND

are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7                   USE-G2.5 2:1 MAX SLOPE RATIO                   RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 9                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10                  USE-G2.8MINIMUM DRNAGE GRADE                   RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11                  USE-G2.9DRNAGE & TERRACING                   RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12                  USE-G2.10 SLOPE SETBACKS                   RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                  USE-G.3.1NO B/PMT W/O G/PMT                   RECOMMND

Prior to the 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 15                   USE-G3.3RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 17                   USE-G4.1E-CL 4:1 OR STEEPER                   RECOMMND

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

10.BS GRADE. 20                   USE-G1.4 NPDES/SWPPP                   RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY-GEN COMMENTS RECOMMND

Plot Plan#24201 is proposing an unmanned wireless communications facility with no plumbing. Therefore, a proposal to connect to sewer service or an onsite wastewater treatment system is not required at this time. However, DEH reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24201 proposes a wireless communications facility on a 900 sq. ft of lease area on a 9.73-acres parcel in Lake Mathews/Woodcrest area. The project site is located northerly of Cajalco Road, southerly of Scottsdale Road, easterly of Harley John Road, and westerly of Wood Road.

The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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 shall be contacted within the period specified by law.

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10. GENERAL CONDITIONS

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

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 5097.98. 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. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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 its 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 area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND  
mitigation measures.

10.PLANNING. 3                    USE - COMPLY WITH ORD./CODES                    RECOMMND  
  
The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A and L, unless otherwise amended by these conditions of approval.

10.PLANNING. 4                    USE - FEES FOR REVIEW                    RECOMMND  
  
Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by 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. 5                    USE - LIGHTING HOODED/DIRECTED                    RECOMMND  
  
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6                    USE - CEASED OPERATIONS                    RECOMMND  
  
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 7                    USE - MAX HEIGHT                    RECOMMND  
  
The monopine located within the property shall not exceed a height of 50 feet.

10.PLANNING. 8                    USE - CO-LOCATION                    RECOMMND  
  
The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications

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10. GENERAL CONDITIONS

10.PLANNING. 8                   USE - CO-LOCATION (cont.)                   RECOMMND

are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9                   USE - FUTURE INTERFERENCE                   RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 12                  USE - NO USE PROPOSED LIMIT CT                   RECOMMND

The balance of the subject property, APN: 321-110-014 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13                  USE - EQUIPMENT/BLDG COLOR CT                   RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14                  USE - SITE MAINTENANCE CT                   RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

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10. GENERAL CONDITIONS

10.PLANNING. 15                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 16                   USE- LC RECLAIMED WATER                   INEFFECT

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

10.PLANNING. 17                   USE- LC VIABLE LANDSCAPING                   INEFFECT

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 18                   USE - GEO02215                   RECOMMND

County Geologic Report (GEO) No. 2215 submitted for this project (PP24201) was prepared by Geotechnical Solutions, Inc. and is entitled "Geotechnical Engineering & Geology Report, Verizon Cellular Facility, Mead Valley at 18318 Cajalco Road, Perris, California 92570", dated March 23, 2010. In addition, Geotechnical Solutions, Inc. prepared "VZW - Mead Valley, 18318 Cajalco Road, Perris, California 92570" (response to County review comments on GEO02215), dated August 13, 2010. This document is herein incorporated as a part of GEO02215.

GEO02215 concluded:

1.The most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults within the vicinity of the site.

2.The closest active fault is about 4.2 miles away from the site.



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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - GEO02215 (cont.)

RECOMMND

3.The potential for surface fault rupture at the site due to fault plane displacement is considered unlikely.

4.The potential for liquefaction is low at the subject property.

5.The potential for subsidence is low at the subject property.

6.The potential for landsliding is low at the subject property.

GEO02215 recommended:

1.The equipment shelter and enclosure wall may be supported by a minimum of 12-inch deep and 12-inches wide continuou8s footings bearing into the newly compacted subgrade soil.

2.The proposed 50-foot high steel monopine may be supported by a cast in place concrete caissons bearing into natural firm material.

GEO02215 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02215 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 19 USE - PDP01385

RECOMMND

County Paleontological Report (PDP) No. 1385, submitted for this project (PP24201), was prepared by Paleo Environmental Associates and is entitled: "Paleontological Resource Assessment, Verizon Wireless Mead Valley Site, Riverside County, California (County of Riverside Plot Plan No. 24201, Assessor's Parcel No. 321-110-014)", dated October 8, 2010.

PDP01385 concluded the project's potential to impact paleontological resources is no more than low.

PDP01385 recommended no mitigation measures during construction-related earth-moving activities at the site.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - PDP01385 (cont.)

RECOMMND

However, PDP01385 offers adequate steps to employ fossil protection and recovery should, in the unlikely event, fossil remains are encountered.

PDP01385 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01385 is hereby accepted for PP24201. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01385 for fossil protection and recovery, as appropriate.

10.PLANNING. 20 USE - LOW PALEO

RECOMMND

Paleontological assessment report (PDP) No. 01385 concluded a low potential for encountering fossil remains at this site. 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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.)

RECOMMND

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 21 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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10. GENERAL CONDITIONS

10.TRANS. 2                      USE - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Cajalco Road due to existing improvements.

10.TRANS. 3                      USE - STD INTRO 3(ORD 460/461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner 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 tandards (Ordinance 461). It is understood that the exhibit 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 exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4                      USE - COUNTY WEB SITE                      RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1                      USE-EXISTING GRADING TO CODE                      RECOMMND

Within 180 days of final approval of Plot Plan 24201, the applicant is required to obtain a grading permit and perform all grading necessary to bring the existing grading into conformance with Ordinance 457. If the applicant fails to complete the grading - including Building and Safety's Grading Division final inspection and approval, the Grading Division's approval of this application becomes null and void.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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 of 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.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                   USE-G2.1 GRADING BONDS (cont.)                   RECOMMND

Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2                   USE-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. 3                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4                   USE-G2.14OFFSITE GDG ONUS                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                   USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 7                   USE-G1.4 NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 8                   USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.



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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

PLANNING DEPARTMENT

60.PLANNING. 3

USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - GRADING PLANS (cont.)

RECOMMND

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 5 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant 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 9.688 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated November 30, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE- LC LANDSCAPE SECURITIES

INEFFECT

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

80.PLANNING. 4 USE- SPECIMEN TREE REQUIRED

RECOMMND

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

80.PLANNING. 5 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-PRECISE GRADE APPROVAL

RECOMMND

Prior to final building inspection, the developer/applicant shall be responsible for obtaining a precise grade inspection and final grading approval, including the approval of all final certifications and reports.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2                   USE - UTILITIES UNDERGROUND (cont.)                   RECOMMND

utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 3                   USE - WALL & FENCE LOCATIONS                   RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4                   USE - SKR FEE CONDITION                   RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant 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 9.688 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5                   USE - ORD NO. 659 (DIF)                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24201 has been calculated to be 0.02 net acres.

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.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7                   USE- LC LANDSCAPE INSPECT DEP                   INEFFECT

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance

90.PLANNING. 8                   USE- LC LANDSCAPE INSP REQUIR                   INEFFECT

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9                   USE- LC COMPLY W/LAND AND IRR                   INEFFECT

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

90.PLANNING. 10                  USE - MIN TREE HEIGHT (LANDSC                   RECOMMND

The proposed landscaping plantings (trees) shall be reach a minimum of 30' high in conformance with the APPROVED EXHIBIT L.

TRANS DEPARTMENT

90.TRANS. 1                    USE - WRCOG TUMF                   RECOMMND

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

90.TRANS. 2                    USE - UTILITY PLAN CELL TOWER                   RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 3                    USE-UTILITY INSTALL CELL TOWER                   RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-UTILITY INSTALL CELL TOWER (cont.)

RECOMMND

the Transportation Department.

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

**LAND DEVELOPMENT COMMITTEE**  
**1<sup>st</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 25, 2009

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Information Tech. John Sarkasian

Riv. Co. Waste Management Dept.  
1st District Supervisor  
1st District Planning Commissioner  
City of Riverside  
Val Verde Unified School Dist.

**PLOT PLAN NO. 24201 - EA42191 – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Cajalco Road, southerly of Scottsdale Road, easterly of Harley John Road, and westerly of Wood Road – 9.73 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - REQUEST: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 900 square foot lease area surrounded by chain link will contain a 184 square foot equipment shelter, and two (2) GPS antennas. - APN: 321-110-014.**

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 **September 17, 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 **Damaris, Abraham**, Project Planner (951) 955-5719, or e-mail at **dabraham@rctlma.org** / MAILSTOP #: 1070

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CE005121

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN                      ☐ CONDITIONAL USE PERMIT                      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT                      ☐ PUBLIC USE PERMIT                      ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24201                      DATE SUBMITTED: 7-30-01  
EA 42191                      CFG 05547

**APPLICATION INFORMATION**

Applicant's Name: Alexis Osborn, RealCom Associates                      E-Mail: alex.imagine@gmail.com

Mailing Address: 27201 Puerta Real, Ste 240  
Mission Viejo                      CA                      92691  
City                      State                      ZIP

Daytime Phone No: ( 949 ) 838-7313                      Fax No: ( 801 ) 407-1643

Engineer/Representative's Name: HC&D Architects, Steve Bulkley                      E-Mail: stevenb@hcanddarchitects.com

Mailing Address: 250 E. Rincon St, Ste 106  
Corona                      CA                      92570  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 571-2057                      Fax No: ( 951 ) 571-5924

Property Owner's Name: M. Waunell Rye                      E-Mail: \_\_\_\_\_

Mailing Address: 18318 Cajalco Rd  
Perris                      CA                      92570  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 780-7105                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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 LAND USE 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.

Alexis Osborn

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.

Waunell Rye

PRINTED NAME OF PROPERTY OWNER(S)

*See enclosed letter of authorization*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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): <sup>3</sup> 21-110-014

Section: 7 Township: 4 Range: 4 West

Approximate Gross Acreage: 9.688 acres

General location (nearby or cross streets): North of Cajalco Road, South of Scottsdale Road, East of Wood Road, West of Harley John Road.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

## APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Proposal for a wireless telecommunications facility consisting of a new 50' monopine to hold and disguise 18 panel antennas. The associates equipment shelter will be constructed of aggregate stone material and will measure 11'6" x16'x10'5" tall.

Related cases filed in conjunction with this request:

None

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: \_\_\_\_\_

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) \_\_\_\_\_

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) \_\_\_\_\_

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?  
None

Estimated amount of cut = cubic yards: \_\_\_\_\_  
None

Estimated amount of fill = cubic yards \_\_\_\_\_

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither ☒

What is the anticipated source/destination of the import/export?  
N/A

## APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the development proposal located within 8½ 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 development project area 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 7/29/09

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



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

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24201** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Cajalco Road, southerly of Avenue E, and westerly of Wood Road, more specifically 18318 Cajalco Road, Perris, CA – 9.73 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two 30' live trees are also proposed to be planted in the project area. - APN: 321-110-014. (Quasi-judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	January 3, 2011
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1 <sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/26/2010.

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

APN (s) or case numbers PP 24201 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

✓ Vanessa C.  
exp: 4.26.2011

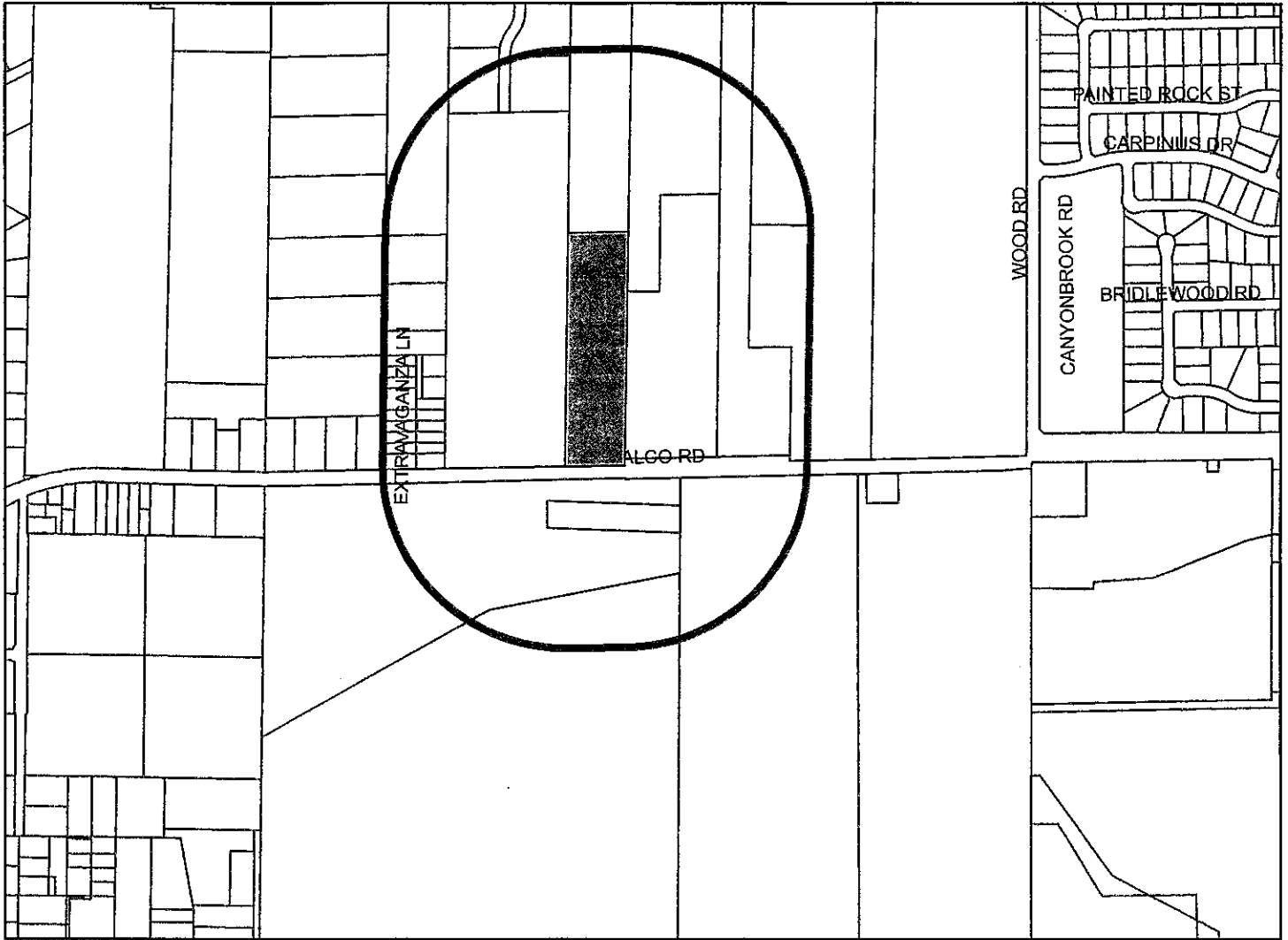
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

# 1000 feet buffer



## Selected Parcels

321-110-009	321-260-007	321-260-020	321-260-019	321-110-030	321-260-029	321-260-013	321-110-012	321-110-005	321-260-005
321-260-001	321-110-004	321-110-006	321-120-023	321-120-024	321-110-031	321-260-024	321-110-029	321-260-025	321-110-014
321-260-008	321-110-010	321-260-017	321-260-027	321-110-025	321-110-013	321-110-008	321-260-023	321-120-011	321-260-009
321-260-028	321-260-012	321-260-026	321-110-007	321-260-006	321-110-026	321-110-018	321-110-019	321-110-027	321-120-013
321-260-015									



1,100 550 0 1,100 Feet

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



APN: 321110009, ASMT: 321110009  
ABEL D LOPEZ, ETAL  
18294 CAJALCO RD  
PERRIS CA. 92570

APN: 321110006, ASMT: 321110006  
I SAKIOKA FAMILY  
PMB 306  
16835 ALGONQUIN  
HUNTINGTON BEACH CA 92649

APN: 321260007, ASMT: 321260007  
BEI GROUP  
C/O BEI GROUP  
5753G SANTA ANA CYN 5600  
ANAHEIM CA 92807

APN: 321120024, ASMT: 321120024  
INDIAN MESA  
C/O NICHOLAS J COUSSOULIS  
341 W 2ND ST STE 1  
SAN BERNARDINO CA 92401

APN: 321260020, ASMT: 321260020  
CHARLES J PETERSON, ETAL  
6087 SUNNY CIR  
MIRA LOMA CA 91752

APN: 321110031, ASMT: 321110031  
JIM LISTON, ETAL  
231 E ALESSANDRO BLV A157  
RIVERSIDE CA 92508

APN: 321260019, ASMT: 321260019  
CONRADO MARTINEZ  
18210 CAJALCO RD  
PERRIS CA. 92570

APN: 321260024, ASMT: 321260024  
JUDITH D DEAN  
18174 CAJALCO RD  
PERRIS CA. 92570

APN: 321110030, ASMT: 321110030  
DALE JAMES GILCHRIST  
19030 BIRCH ST  
PERRIS CA. 92570

APN: 321110029, ASMT: 321110029  
KENNETH A TAYLOR, ETAL  
19020 BIRCH ST  
PERRIS CA. 92570

APN: 321260029, ASMT: 321260029  
DAVID CHAVEZ, ETAL  
18282 EXTRAVAGANZA LN  
PERRIS CA. 92570

APN: 321260025, ASMT: 321260025  
M & LK PROP  
23517 BIG TEE DR  
CANYON LAKE CA 92587

APN: 321260013, ASMT: 321260013  
FERNANDINO M AVILA, ETAL  
18090 DAY ST  
PERRIS CA 92570

APN: 321110014, ASMT: 321110014  
M WAUNELL RYE  
C/O JAMES C RYE  
18318 CAJALCO RD  
PERRIS CA. 92570



APN: 321260008, ASMT: 321260008  
MANUEL REYES, ETAL  
18184 CAJALCO RD  
PERRIS CA. 92570

APN: 321120011, ASMT: 321120011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

APN: 321110010, ASMT: 321110010  
MARION V SNOW, ETAL  
18100 CAJALCO RD  
PERRIS CA. 92570

APN: 321260009, ASMT: 321260009  
PHILLIP NORRIS, ETAL  
18180 CAJALCO RD  
PERRIS CA. 92570

APN: 321260017, ASMT: 321260017  
MARK H WHITE, ETAL  
17555 CALLE DEL CORRAL  
RIVERSIDE CA 92504

APN: 321260028, ASMT: 321260028  
RAYMUNDO CABALLECA, ETAL  
18286 CAJALCO RD  
PERRIS CA. 92570

APN: 321260027, ASMT: 321260027  
MARTHA ROCHIN  
3320 LYNWOOD DR  
CHULA VISTA CA 91910

APN: 321260012, ASMT: 321260012  
REYNALDO SAUCEDO, ETAL  
18164 CAJALCO RD  
PERRIS CA. 92570

APN: 321110013, ASMT: 321110013  
MENG NING LEE, ETAL  
C/O WESTERN ESTATES  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

APN: 321260026, ASMT: 321260026  
RICHARD A WHITEHEAD, ETAL  
18654 NANDINA  
RIVERSIDE CA 92508

APN: 321110008, ASMT: 321110008  
MICHAEL CURFMAN  
18630 NEWMAN AVE  
RIVERSIDE CA 92508

APN: 321110007, ASMT: 321110007  
ROBERT G JONES, ETAL  
6961 VIA ANGELINA  
HUNTINGTON BEACH CA 92647

APN: 321260023, ASMT: 321260023  
MICHAEL P ADAMS  
18178 CAJALCO RD  
PERRIS CA. 92570

APN: 321260006, ASMT: 321260006  
SYLVIA CARREON  
19391 EXTRAVAGANZA LN  
PERRIS CA. 92570



APN: 321110027, ASMT: 321110027  
TATSUN LIN & ASSOC, ETAL  
C/O MENG NING LEE  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

APN: 321120013, ASMT: 321120013  
USASIA INTERNATIONAL INC  
9580 GARDEN GROVE NO 300  
GARDEN GROVE CA 92844

APN: 321260015, ASMT: 321260015  
WESLEY L CREGGER, ETAL  
18276 CAJALCO RD  
PERRIS CA. 92570

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

Applicant:  
Realcom Assoc. Alexis Brown  
27201 Puerta Real Ste. 240  
Mission Viejo, CA 92691

Owner  
Rye Waunell M  
18318 Cajalco Rd.  
Perris, CA 92570

Engineer  
HC&D Architects  
Steve Bulkley  
250 E Rincon St. Ste. 106  
Corona, CA 92570





**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R0910932

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: REALCOM ASSOCIATES \$64.00  
paid by: CK 11449  
CA F&G FEE FOR EA42191  
paid towards: CFG05547 CALIF FISH & GAME: DOC FEE  
at parcel: 18318 CAJALCO RD PERR  
appl type: CFG3

By \_\_\_\_\_ Jul 30, 2009 14:17  
SHESTRAD posting date Jul 30, 2009

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R0916595

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: REALCOM ASSOCIATES

\$2,057.00

paid by: CK 1242

CA F&G FEE FOR EA42191

paid towards: CFG05547 CALIF FISH & GAME: DOC FEE

at parcel: 18318 CAJALCO RD PERR

appl type: CFG3

By \_\_\_\_\_ Dec 08, 2009 12:09

SBROSTRO posting date Dec 08, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,057.00

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

Agenda Item No.: 2.6  
Supervisory District: First  
Project Planner: Bahelila Boothe

PLOT PLAN NO. 24672  
Applicant: Harold Meyers  
Directors Hearing: January 3, 2011  
Continued from: December 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. All structures are approved for private use only, no commercial use approved on this property. The primary residence is a modular home and building permits have applied for, the project will be conditioned that prior to final of any accessory structure the main residence must be finalised.

### FURTHER PLANNING CONSIDERATIONS:

November 15, 2010

The project was continued from the November 15, 2010 Director's Hearing for applicant to resolve issued regarding Riverside County Fire Department conditions of approval. Planning staff contacted County Fire Department on November 24, 2010, response has not been received at time of writing staff report.

December 13, 2010

The project was continued from the December 13, 2010 Director's hearing agenda, at time of writing the staff report the applicant had not resolved the issues with Fire Department regarding their conditions of approval. The required information has been sent to Riverside County Fire Department and the conditions of approval have been revised. The applicant is satisfied with conditions of approval and planning staff recommends approval of the agricultural structures.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24672, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the 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.

SA  
12/22/10

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 project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed structures are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is 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.

12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24672 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24672, Exhibit A, dated August 25, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road in Temecula, CA. APN: 918-220-024

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24672. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project 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 within this project shall comply with the special



12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTOMATIC GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24672 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,

12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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.

12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA

RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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.. 6 USE - CAUSES FOR REVOCATION

RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page:

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1

PPA - EXPIRATION DATE-PP (cont.)

RECOM

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.

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1)

RECOM

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOM

Access will not have an up, or downgrade of more than 15%.Access will not be less than 20 feet in width. access will have a vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.Driveway surface shall be asphalt,concret or D.G.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1

ENV HEALTH CLEARANCE REQUIRED

RECOM

Plot Plan#24672 involves an existing barn with a utility sink and floor drains. All utility sinks and floor drains are required to connect to an approved Onsite Wastewater Treatment System (OWTS) if Sanitary Sewer is not available. For all OWTS proposals, a soils percolation

12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1

ENV HEALTH CLEARANCE REQUIRED (cont.)

RECOMMND

report performed in accordance with the standards set forth by the DEH Technical Guidance Manual may be required at the discretion of DEH staff. If the applicant does not provide an approved means of wastewater disposal such as Sanitary Sewers or an OWTS, all existing utility sinks and floor drain within the existing barn structure must be removed. A floor plan showing all existing plumbing fixtures must be submitted to DEH staff for review. DEH site evaluation will be required to either verify the removal of all existing plumbing within the existing barn structure or to inspect any proposal for an OWTS.

FIRE DEPARTMENT

80.FIRE. 1

USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FIRE. 2

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.

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial

12/22/10  
17:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1                    PPA - CONFORM TO ELEVATIONS (cont.)                    RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT B, dated August 25, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated August 25, 2010.

80.PLANNING. 3                    PPA - EXISTING STRUCTURE                    RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

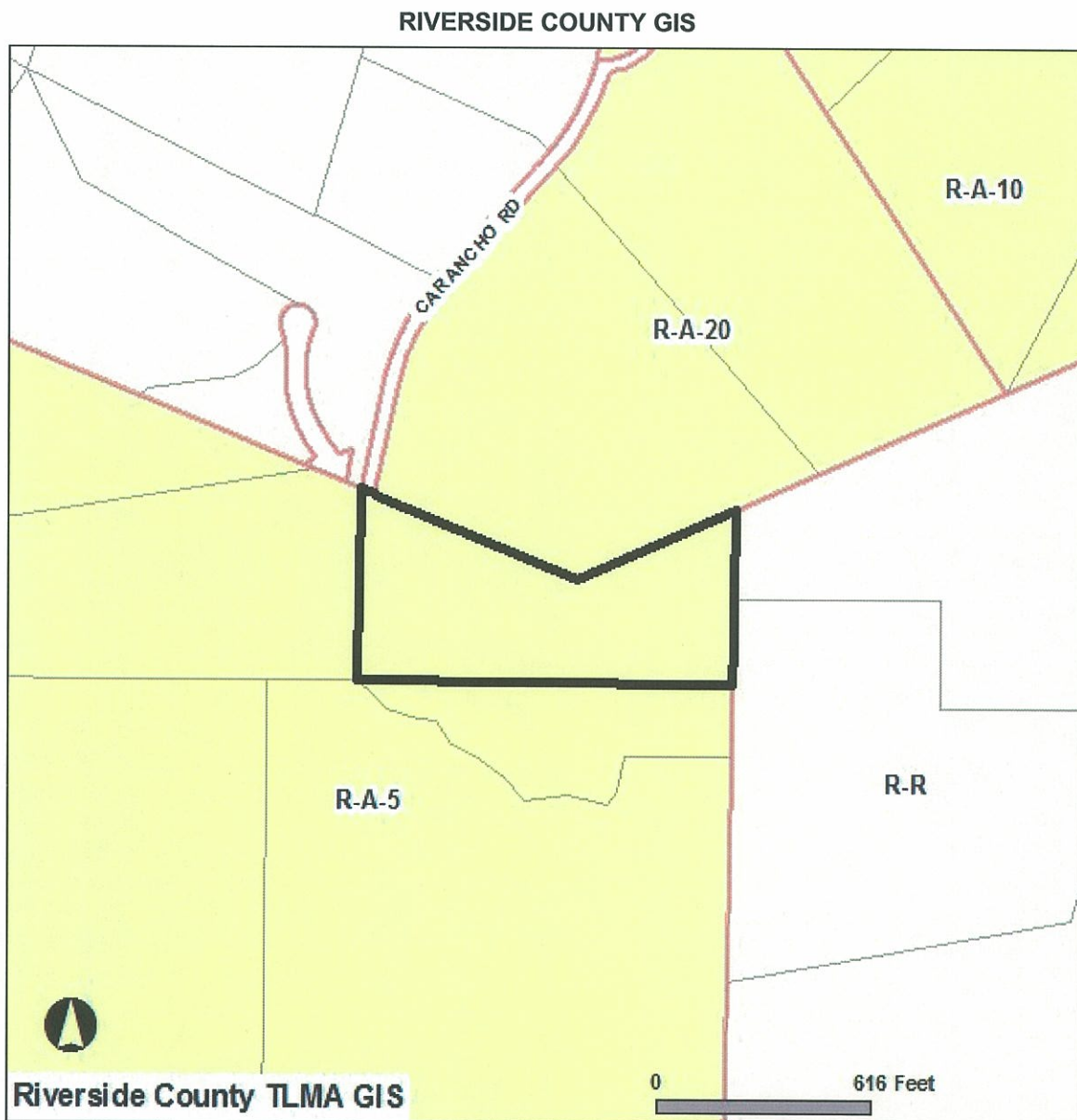
90.FIRE. 2                    USE-#27-EXTINGUISHERS                    RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 1                    BP - MAIN RESIDENCE FINALLED                    RECOMMND

Prior to final inspection for any accessory structure the main residence which is a modular home must be finalled first.



**Selected parcel(s):**  
918-020-024

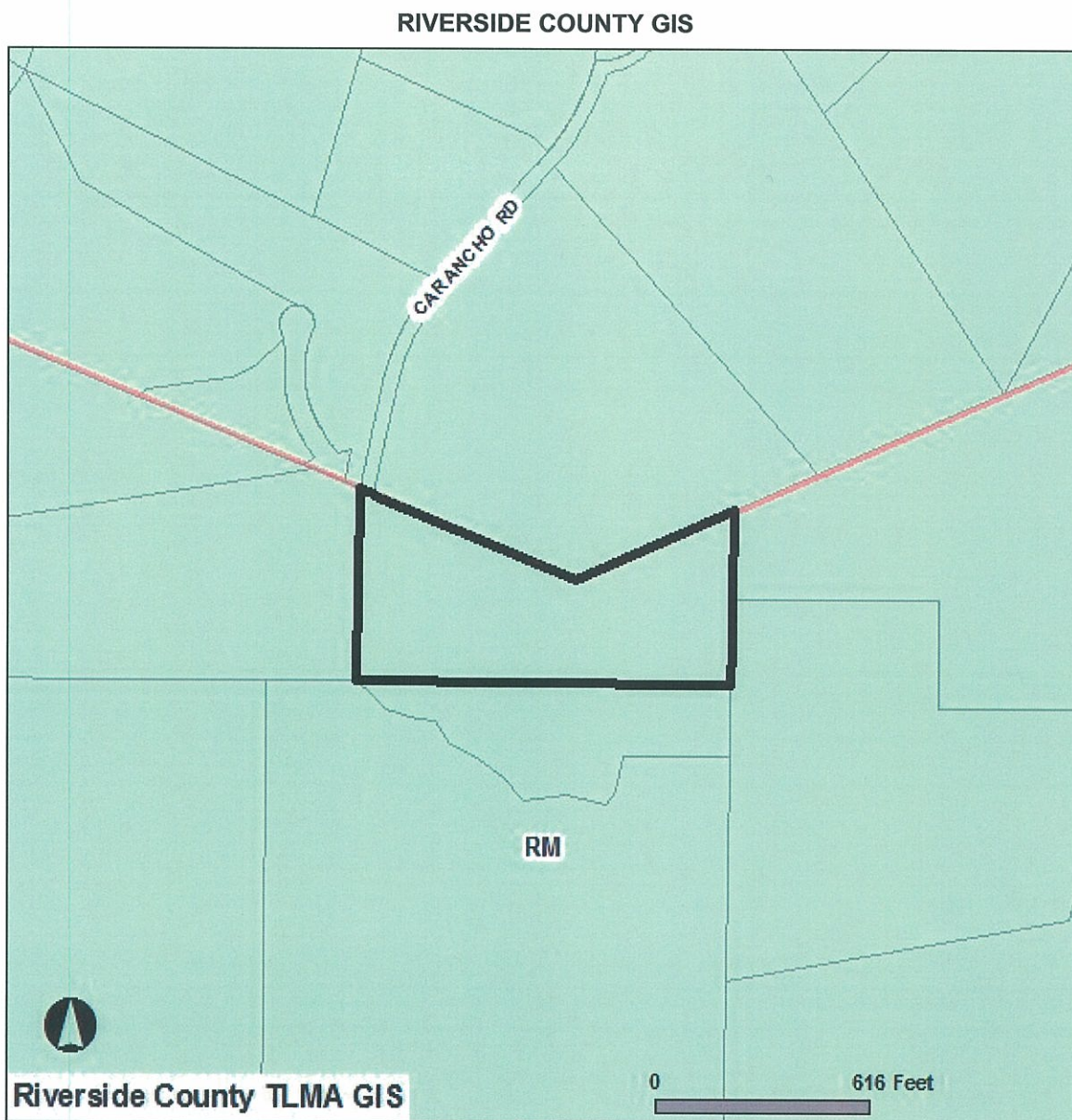
**\*IMPORTANT\***

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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Version 100826





**\*IMPORTANT\***

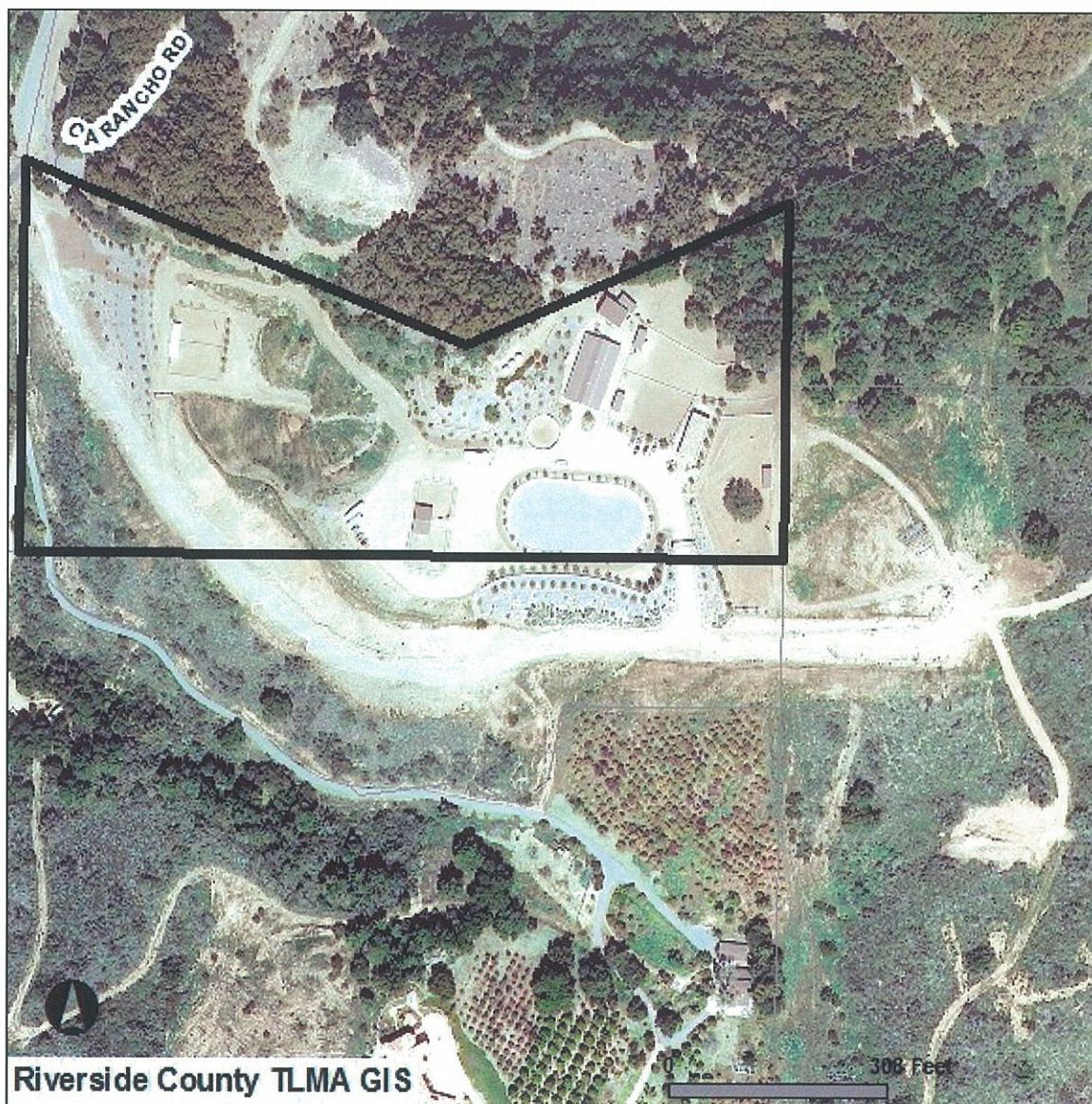
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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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Version 100826



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
918-020-024

**\*IMPORTANT\***

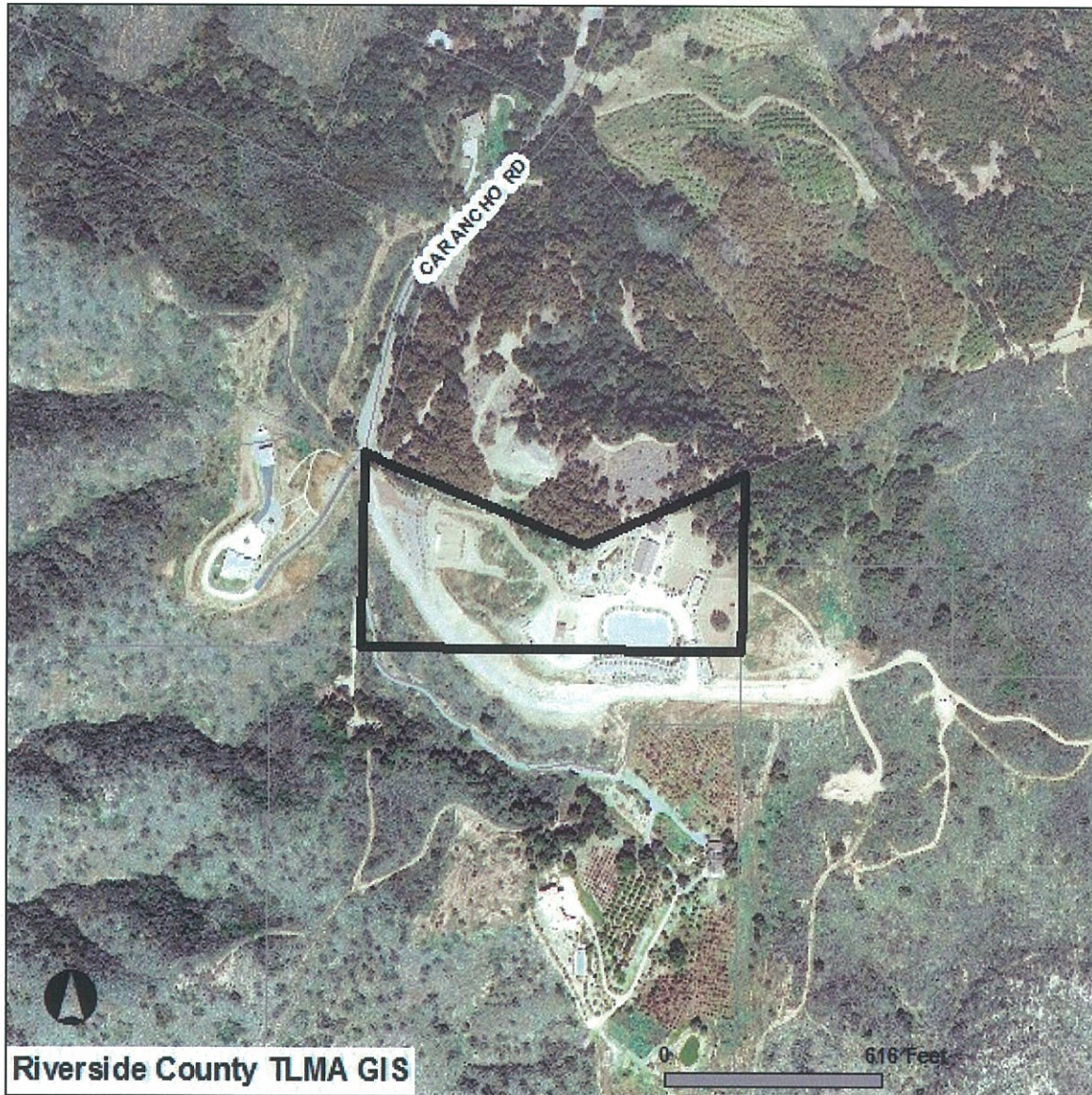
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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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## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
918-020-024

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Version 100826



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

---

**SITE: 27272 Carancho Rd. Temecula**      **COMMENTS: PP 24672**      **Date: 09/07/2010**

---

**The proposed plot plan includes multiple buildings and structures constructed without building permits or prior planning approval. One structure, a 4,220 square foot barn was issued a permit, however the permit expired and there were no inspections after the footing inspection. There is another structure not listed, however the included photographs would indicate this to be a guest house.**

**All buildings and structures will require planning approval and building permits. The shade structures which if applied for prior to construction, may have been considered for an agricultural registration, are now required per ordinance to acquire building permits.**

**This property is located within a high fire severity zone. Verification of building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for the unpermitted buildings.**

**All electrical equipment and lighting will be required to obtain a building permit. This property is located within the Mount Palomar lighting standards and shall comply with zone "B" requirements per Riverside County Ordinance 655.**

**Any plumbing and/or mechanical equipment installed without permits shall be required to obtain permits and comply with all 2007 California Building Code requirements.**

**In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without building permits, the following information is required :**

**Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer for each structure and/or building to justify the adequacy of the design will be required. In addition to the structural calculations, the design professional will also be responsible for provided a stamped wet signed verification for the following :**

- 1.Foundation width and depth.**
- 2.Rebar size, placement, and spacing.**
- 3.Anchor bolt size, spacing and embedment depth.**
- 4.If applicable, all holdown types, and requirements.**
- 5.Any connection or application not visible.**
- 6.The METHOD of how all verification was achieved MUST be documented by the design professional.**
- 7.Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."**

**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**

576.00  
2500.00  
45 days

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman - Planning Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER:

PP24672

DATE SUBMITTED:

8-24-10  
7/12/2010

### APPLICATION INFORMATION

Applicant's Name:

HAROLD D MEYERS

E-Mail:

hdmeyers@verizon.net

Mailing Address:

30930 Corte Arroyo Vista

Temecula

Street

CA

State

92592

ZIP

Daytime Phone No:

(951) 830-2661

Fax No:

(951) 694-4060

Engineer/Representative's Name:

Dennis Tenda

Inc

E-Mail:

dennisj@pmcmap.com

Mailing Address:

42164 Remington Avenue

Temecula

Street

CA

State

92590

ZIP

Daytime Phone No:

(951) 699-8874

Fax No:

(951) 699-8568

Property Owner's Name:

Keith Candee

E-Mail:

keantriverranch@aol.com

Mailing Address:

32206 Corte Del Cerro c/o PO Box 890700

Temecula

Street

CA

State

92589-6700

ZIP

Daytime Phone No:

(951) 830-2650

Fax No:

(951) 308-4563

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.

### 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

Riverside Office • 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

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



## APPLICATION FOR MINOR PLOT PLAN

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).

Harold D. Meyers

PRINTED NAME OF APPLICANT

[Signature]

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):

Keith H. Candee

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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): Barn  
Modular Home, Electric Entry Gate, haybarn, shelter shed & lighting  
Minor Plot Plan to resolve  
Code violation # 10-00742 3 entry gate & plan

Related cases or underlying case: CV-10-00742 3 monument

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 918-020-024 & 022

Section: 31 Township: 8 South Range: 3 West

Approximate Gross Acreage: 13.5 Acres 13.46

General location (nearby or cross streets): North of San Diego County line, South of

## APPLICATION FOR MINOR PLOT PLAN

Rancho Cajas Rd., East of Coverdale Road, West of I-15

Thomas Brothers Map, edition year, page no., and coordinates: 33<sup>rd</sup> Edition Pg 897. J1

### **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 11 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 11 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 11 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. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24672** – CEQA Exempt – Applicant: Harold Meyers – Eng:Rep: Dennis Janda Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly San Diego County Lin, southerly of Rancho California Road, easterly of Carancho Road, westerly of I-15 Freeway – Zoning: Residential Agricultural (R-A-5 (5 acres minimum) – **REQUEST:** The Plot Plan is to permit several unpermitted structures ( 812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and a 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: November 15, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rcplma.org](mailto:bboothe@rcplma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409



**Viejo Construction Co., Inc.**  
**35286 East 10<sup>th</sup> Drive**  
**Watkins, CO 80137**  
**303-341-7550**  
**Cell # 951-830-2661**  
**FAX. #303-363-8946**  
**hdmeyers@q.com**

December 9, 2010

Mr. Dan Wagner  
Assistant Fire Marshall  
California Department of Forestry  
and Fire Protection  
2300 Market Street, Suite 150  
Riverside, CA 92501

Re: **PLOT PLAN NO. 24672**  
Director's Hearing Dec. 13<sup>th</sup>, 2010

Dear Mr. Wagner,

This letter is to update you on my research of water for the above referenced Plot Plan on the Director's Hearing of November 15<sup>th</sup>. In that hearing, you suggested a revised condition regarding fire protection for the project and I could not agree to the revised condition without doing additional research.

The property is in Western Municipal Water District's service area. The only lines in the area belong to Rancho California Water District. There is an agreement between the landowner (Mr. Keith Candee) and the two districts. The districts have agreed that Rancho California Water District will provide domestic water to the site in question but will not provide fire flow or hydrants to Western Municipal Water District via Rancho's lines. This is supported in the agreement (DOC # 2007-0150036) on page 2 paragraph three and the attached email between Rancho California Water District and myself dated December 8<sup>th</sup>, 2010. If Mr. Candee was to obtain fire flow from Rancho California Water District, pump stations, new storage facilities and etc. would have to be constructed. This would involve millions of dollars and years to complete. The reason this agreement was entered into is primarily due to Mr. Candee owning 633 acres (Thurber Ranch) adjacent to the 13.96 acre Plot Plan that is being reviewed for approval. The 633 acres is not being developed at this time. The property under consideration is only allowed .3 gallons per minute for domestic use only. This equates to 6,031 gallons per day. The property has three 5,000 gallon tanks that are maintained full at all times. This is achieved by a well located on the property.

2. Allocation. The water supply described above will be allocated equally within the Rock Mountain Area, by dividing the 500 gallons per minute by 1,355 acres, resulting in a water supply of 0.375 gallons per minute per acre. Owners acknowledge and agree that the allocation to their individual Property within the Rock Mountain Area will be determined by multiplying the total acreage of their Property times 0.375 gallons per minute per acre.

3. Fire Flows. The Owners acknowledge that the limited water supply described above is not sufficient to provide fire flows as may be required for fire protection purposes. The limited water service described herein shall be available only for domestic use, limited irrigation use and for filling individual owner fire storage tanks.

4. Service Requirements. In order to obtain the water service described herein, Owners will be required to comply with the following requirements:

(a) Owners will be responsible, at their sole cost, to install and maintain piping (laterals) necessary in order to connect to Western's master meter, including all costs required in order to obtain easements and rights-of-way for such laterals.

(b) Owners will be responsible for payment of water rates and fixed monthly water meter charges in order to cover the costs related to providing the water service described herein.

(c) Prior to the initiation of water service, the Owners will pay to Western the amount of Eleven Thousand Dollars (\$11,000.00) which shall constitute Owners' share of the cost and expense of initiating water service as described in this Declaration. Said payment shall be in addition to all other rates, charges, costs and expenses which apply to water service pursuant to the applicable provisions of Western's rules and regulations for service.

(d) The providing of water service hereunder shall be subject to additional terms and provisions typically imposed by Western with respect to the providing of such service.

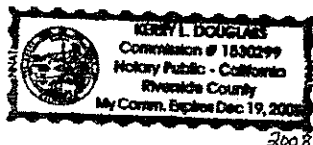
5. Amendment. This Declaration memorializes an underlying agreement between the Owners and the District regarding the water service described herein. In the event such underlying agreement is modified with respect to any material term or provision, the Owners and the District will use reasonable efforts to also modify this Declaration. Any such modification must be in writing and signed by the Owners (including any successor owners of the Property) and the District. In the event any such underlying agreement is modified, such underlying agreement will govern and be binding upon the Owners and the District, notwithstanding any inconsistency with this Declaration. Any modification to this Declaration will be effective upon its recording in the Official Records of Riverside County, California.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside } ss.

On February 16, 2007, before me, Kerry L. Douglass, Notary Public  
personally appeared John V. Rossi  
Name(s) of Signer(s)



☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Kerry L. Douglass  
Signature of Notary Public

**OPTIONAL**  
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Viejo Construction Co., Inc.  
35286 East 10<sup>th</sup> Drive  
Watkins, CO 80137  
303-341-7550  
Cell # 951-830-2661  
FAX. #303-363-8946  
hdmeyers@q.com

This letter is to request that the Plot Plan being considered be approved with the Fire Department condition requiring standard onsite storage with a standard hydrant connection and the appropriate turn around. This is identical to the condition that was placed on the site when the barn permit BAS070330 was obtained in 2008.

Mr. Candee cannot move forward with permits to correct the items that have been noted in code violation (#10-00742) without approval of the plot plan. Again, I am flying into town Sunday to be at the Monday hearing.

Respectfully,



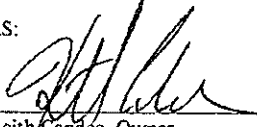
Harold D. Meyers

Xc: Keith Candee - Owner  
Larry Markham - Consultant  
B. Boothe - Planner

6. Lender Protection. This Declaration shall not impair the security of any mortgage or deed of trust made in good faith and for value, affecting the Property.

OWNERS:


By:

  
Keith Candee, Owner

By: \_\_\_\_\_

WESTERN MUNICIPAL WATER DISTRICT,  
a public agency

By:

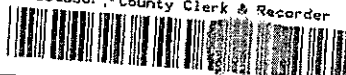
  
JOHN V. ROSSI  
Its: General Manager

**EXHIBIT "A"**

**PROPERTY LEGAL DESCRIPTION**

That certain real property located in Riverside County, California, described as follows:

[TO BE ATTACHED]



RECORDING REQUESTED AND  
WHEN RECORDED RETURN TO:

Western Municipal Water District  
P.O. Box 5286  
Riverside, California 92517-5286  
Attention: \_\_\_\_\_

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	LOFT
			13						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

Western's Record No. WMWD\_Parcel 8\_Misc  
APN 918-020-022

Space above this line for Recorder's use only.  
No Recording Fee Pursuant to Govt. Code § 27383



### DECLARATION OF RESTRICTIONS (Water Availability)

THIS DECLARATION is executed as of this 6 day of Feb, 2007 by the undersigned owners ("Owners") and by Western Municipal Water District, a public agency ("Western"). This Declaration is based on the following facts:

#### RECITALS

A. Owners are the owners of certain real property located in the Rock Mountain area of Riverside County, California, more particularly described in Exhibit "A" attached hereto (the "Property"). Owners desire to obtain water service for the Property.

B. Western is a public agency which supplies domestic water to certain areas within Riverside County, California.

C. The Property is a portion of a larger area known as Rock Mountain, which area contains a total of approximately 1,355 acres and is more particularly described in Exhibit "B" attached hereto (the "Rock Mountain Area").

D. Owners desire to obtain water service for the Property. Western is willing to provide a limited water supply, as set forth herein. Owners and Western intend by the recording of this Declaration to set forth the terms under which such limited water supply will be made available to the Property and allocated within the Rock Mountain Area.

E. Owners and Western further intend that this Declaration benefit and burden the Property and provide notice to all current and future owners of the Property in the Rock Mountain Area regarding the matters described herein.

The Owners and Western therefore declare as follows:

1. Limited Water Supply. Through an agreement between Western and the Rancho California Water District, Western will make available to the Rock Mountain Area a limited water supply of 500 gallons per minute, such amount being the total water availability of the Rock Mountain Area.



# ALL-PURPOSE ACKNOWLEDGMENT

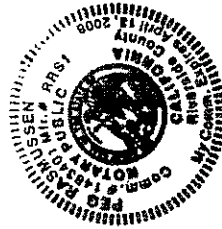
STATE OF California  
COUNTY OF Riverside

On 2-6-2007 before me, Peg Rasmussen, notary public  
personally appeared Keith Canded

personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Peg Rasmussen  
NOTARY PUBLIC IN AND FOR THE SAID STATE



## CAPACITY CLAIMED BY SIGNER

NAME OF PERSON(S) OR ENTITY(IES)

- ☐ INDIVIDUAL(S)  
☐ CORPORATE  
OFFICER(S) \_\_\_\_\_  
☐ PARTNER(S) TITLE(S) \_\_\_\_\_  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ SUBSCRIBING WITNESS  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER \_\_\_\_\_

## SIGNER IS REPRESENTING

NAME OF PERSON(S) OR ENTITY(IES)

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ATTENTION NOTARY: Although the information requested below is optional it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT THE RIGHT

Title or Type of Document \_\_\_\_\_  
Number of Pages \_\_\_\_\_  
Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision of the suitability of these forms in any specific transaction.

To Reorder: ACKNOWLEDGMENT - Riverside Rubber Stamp • (909) 684-5411 • Fax (909) 684-7208

RS 10 / 22

MAP SHOWING  
LANDS OF WM.G.THURBER

N. SECTIONS 29, 31, 32 AND 33,  
T. 8 S. R. 3 W. S. 5, E. 2, M.  
August 1892. 5000' 1" = 500'

SEP 8 1967  
JAN 10 1968

U.S. PLAT T. 2 S., R. 3 W., S. 33. 34 N., APPROVED APRIL 28, 1885.

[illegible]

② Found up matches each and every second conforming to Gov't Mktg.

⑪ Found scratched shoulder and neck marks belonging to Carl/Abba.

⑫ Found marked neck is really around

② Letter and found after release from prison. Addressed accordingly on 11/6. Received and handled accordingly.

① Good rule is 10% improvement in orderable

0.

$\int_{\Omega} \frac{|\nabla u|^2}{|x|^2} dx = \int_{\Omega} |\nabla v|^2 dx$

*[Illegible handwritten notes]*

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On Ser 23 T. 8.3.  
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the transferring to Ser 4. Holes

2017-2018

AT REQUEST OF GOV. H. J. BAKER  
JANUARY 1935 - OCTOBER 1935  
DAY OF BIRTH: 1931 A.D.

John Deere 4440  
Agricultural Machinery

100

1000

FILE NO. \_\_\_\_\_  
 SHUB AT REQUEST OF CHAS. H. JONES  
 AT \_\_\_\_\_ MONTHS PASS OCTOBER 1933  
 THIS \_\_\_\_\_ DAY OF SEPTEMBER, 1933 A.D.  
 \_\_\_\_\_

... I didn't realize that it's not  
just about the money, but it's  
about the people who are  
in the process. And it's about  
the people who are in the process.

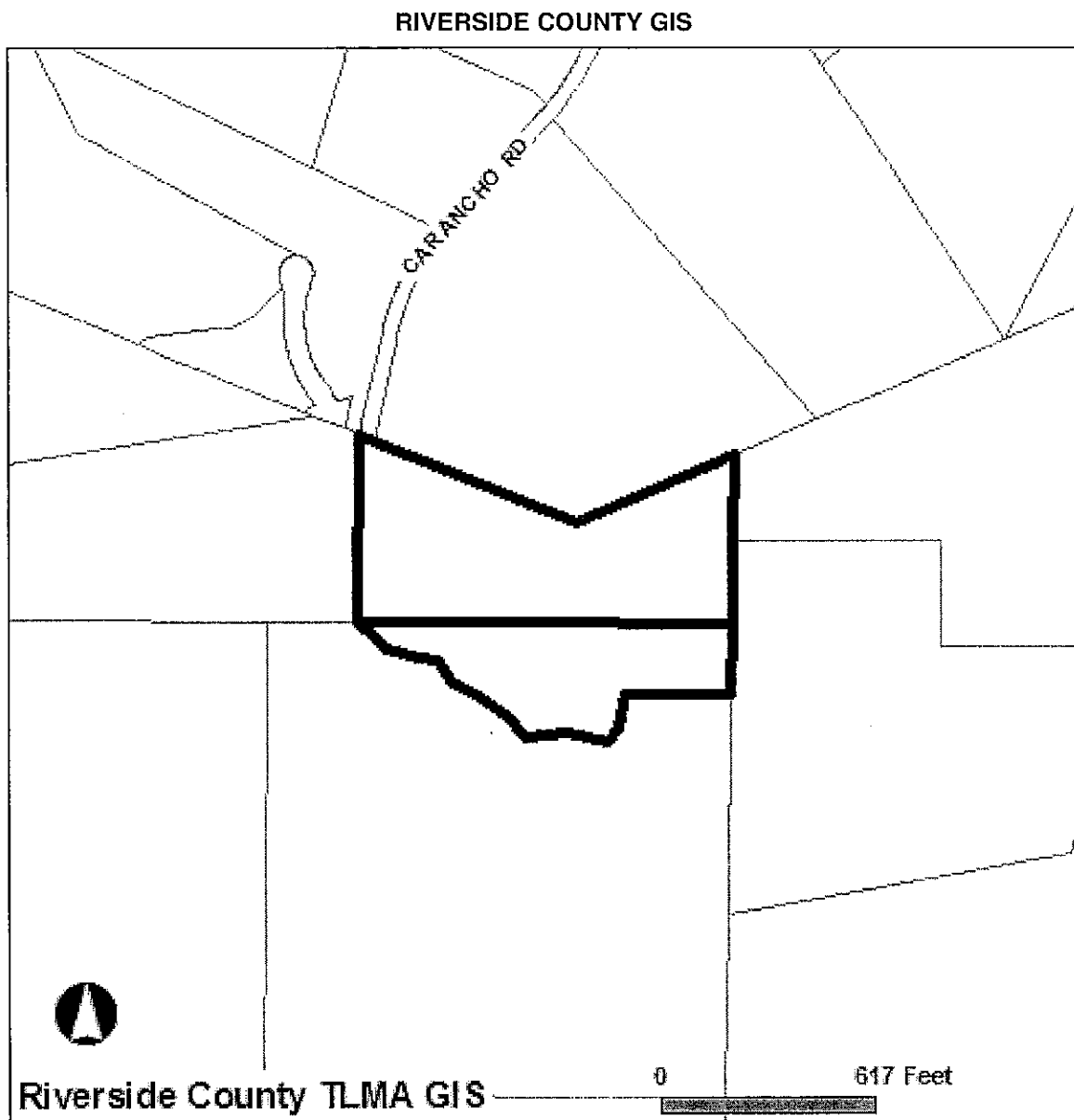
437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1

[illegible]

Diage Lady.  
Approved 5/10/22  
Candy Striper

det. f. 7.93. R. 3.36. S. 20.0. 40. M.  
\* Estimated Survey Map No. 432, Records.





Selected parcel(s):  
918-020-022 918-020-024

**\*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**

918-020-022-0  
918-020-024-2

**OWNER NAME / ADDRESS**

918-020-022  
KEITH H CANDEE  
27272 CARONCHO RD  
TEMECULA, CA. 92590

918-020-024  
KEITH H CANDEE  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

918-020-022  
(SEE OWNER)  
P O BOX 890700  
TEMECULA CA. 92589

918-020-024  
(SEE OWNER)  
P O BOX 890700  
TEMECULA CA. 92589

**LEGAL DESCRIPTION**

APN: 918020022  
LEGAL DESCRIPTION IS NOT AVAILABLE  
APN: 918020024  
LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

918-020-022  
RECORDED LOT SIZE IS 5.13 ACRES

918-020-024  
RECORDED LOT SIZE IS 8.83 ACRES

**PROPERTY CHARACTERISTICS**

918-020-022  
NO PROPERTY DESCRIPTION AVAILABLE

918-020-024  
NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 997 GRID: J1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T8SR3W SEC 31

**ELEVATION RANGE**

1192/1400 FEET

**PREVIOUS APN**

918-020-022  
918-020-019

918-020-024  
918-020-018

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RM

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

SANTA ROSA PLATEAU POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**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)**

Agricultural Land  
Coastal Sage Scrub  
Woodland and Forests

---

***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.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
SOUTHWEST AREA

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## TRANSPORTATION

---

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

ROAD BOOK PAGE  
86

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  
WMWD

FLOOD CONTROL DISTRICT  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED  
SANTA MARGARITA

---

## 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  
MURRIETA VALLEY UNIFIED

COMMUNITIES  
SANTA ROSA

COUNTY SERVICE AREA  
NOT IN A COUNTY SERVICE AREA.

ZONE B, 21.58 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043214

**FARMLAND**

OTHER LANDS

UNIQUE FARMLAND

**TAX RATE AREAS**

082-145

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- M W D WEST 11TH FR 1302011
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SANTA ROSA COMMUNITY SERVICES
- TEMECULA PUBLIC CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 11TH FRINGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1000742	NEIGHBORHOOD ENFORCEMENT	Feb. 2, 2010

**BUILDING PERMITS**

Case #	Description	Status
BMR100311	CWP MOBILE HOME INSTALLATION 1624 SF	APPLIED
BAS070330	4500 SqFt METAL BARN <50' X 90'> W/EXISTING LNDSCP	EXPIRED
BRS049515	SINGLE FAMILY RES. W/ GARAGE	FINAL
BGR040618	ADD SECONDARY ACCESS TO VACANT LOT	EXPIRED
BMR100312	CWP MOBILE HOME PERMANENT FOUNDATION	APPLIED
BGR040933	GRADING FOR SFR WITH ATTACHED GARAGE AND BARN	FINAL
BGR050886	GRADING FOR SFR (1 SM PAD, 1 LARGE PAD)	ISSUED
BMR100310	CWP MOBILE HOME SITE PREP	APPLIED
BRS071786	6073 SQ FT 2 STOR SFR W/2 ATT GAR'S/WRAP AROUND-->SIDE PORCH/PATIO/DECK W/BBQ	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS046971	NOT AVAILABLE	APPLIED
EHS053426	NOT AVAILABLE	APPLIED
EHS100732	NOT AVAILABLE	APPLIED
EHS042366	NOT AVAILABLE	APPLIED
EHS100731	NOT AVAILABLE	APPLIED
EHS041113	NOT AVAILABLE	APPLIED
EHS043423	NOT AVAILABLE	APPLIED
EHW040785	NOT AVAILABLE	APPLIED
EHS080177	NOT AVAILABLE	APPLIED
EHS062083	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
LLA04713	ADJUST LOT LINES TO CREATE 2 MORE EQUAL SIZE LOTS	APPROVED
MT051569	LLA04713	PAID

REPORT PRINTED ON...Tue Aug 24 09:21:06 2010



Version 100412

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/19/2010,

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

APN (s) or case numbers PP 24672 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

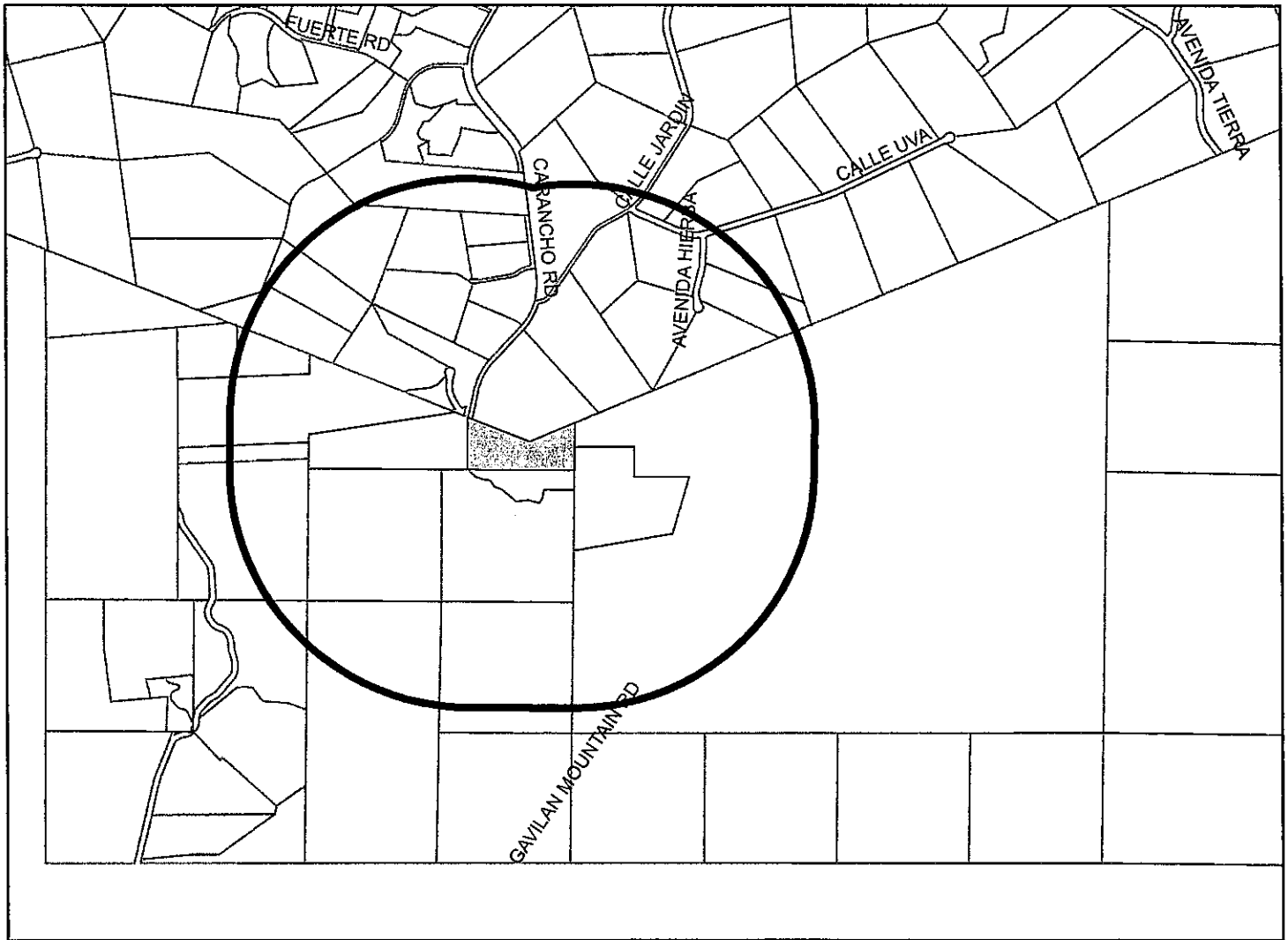
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 2400 feet buffer



### Selected Parcels

938-300-009	938-300-010	937-320-007	937-320-023	937-200-002	937-320-009	937-320-015	937-320-014	937-310-004	937-310-005
918-020-020	918-020-017	938-310-004	918-020-008	938-310-005	937-210-003	937-200-001	918-030-016	918-020-011	918-020-022
918-020-024	938-270-008	937-320-006	937-310-003	938-300-012	938-300-011	918-020-009	937-320-024	937-320-024	938-310-006
938-300-006	918-020-023	918-030-010	938-270-007	937-320-013	918-020-016	918-020-002	918-030-004	918-040-015	918-040-014



2,000 1,000 0 2,000 Feet

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APN: 938300009, ASMT: 938300009  
AGRISPECT INC  
P O BOX 793  
TEMECULA CA 92593

APN: 937320014, ASMT: 937320014  
EDWIN N ROTH, ETAL  
7000 STREAMSIDE CT  
GRANITE BAY CA 95746

APN: 938300010, ASMT: 938300010  
AMERICAN CONTRACTING INC  
P O BOX 891869  
TEMECULA CA 92590

APN: 937310005, ASMT: 937310005  
G PATRICK CRAIN, ETAL  
27342 ANTELA  
MISSION VIEJO CA 92691

APN: 937320007, ASMT: 937320007  
ANTHONY LYNN ALLOS, ETAL  
11981 OLD POMERADO RD  
POWAY CA 92064

APN: 918020020, ASMT: 918020020  
GABRIELA V AYOUB  
27315 CARANCHO RD  
TEMECULA CA 92590

APN: 937320023, ASMT: 937320023  
CHARLES REYNOLDS, ETAL  
3521 VOYAGER CIR  
SAN DIEGO CA 92130

APN: 918020017, ASMT: 918020017  
GARY E KELLEY, ETAL  
31546 LAKERIDGE CT  
TEMECULA CA 92591

APN: 937200002, ASMT: 937200002  
DENISE E MASER, ETAL  
4195 CHINO HILLS PKWY 183  
CHINO HILLS CA 91709

APN: 938310004, ASMT: 938310004  
GEORGE D ESHAGHIAN, ETAL  
C/O MARTIN M DANIAL  
21200 NORDHOFF ST  
CHATSWORTH CA 91311

APN: 937320009, ASMT: 937320009  
DONALD WARREN DEMINK  
121 W 13TH ST  
UPLAND CA 91786

APN: 918020008, ASMT: 918020008  
GREGORY THOMAS  
47200 RANCHO FALLBROOK RD  
TEMECULA CA 92590

APN: 937320015, ASMT: 937320015  
EDWIN N ROTH, ETAL  
18549 TAHOE CIR  
FOUNTAIN VALLEY CA 92708

APN: 938310005, ASMT: 938310005  
IMRE CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

APN: 937210003, ASMT: 937210003  
JAMES W PORTER, ETAL  
603 W CAMINO REAL AVE  
ARCADIA CA 91007

APN: 937310003, ASMT: 937310003  
N ROBERT CRAIN, ETAL  
24220 FUERTE RD  
TEMECULA CA 92590

APN: 937200001, ASMT: 937200001  
JOHN W CORNELL, ETAL  
43394 CALLE DE VELARDO  
TEMECULA CA 92592

APN: 938300011, ASMT: 938300011  
NOEL CASTELLON, ETAL  
25245 CALLE UVA  
TEMECULA CA 92590

APN: 918030016, ASMT: 918030016  
JOSEF M CERNIC, ETAL  
4831 BURGANDY RD  
WOODLAND HILLS CA 91364

APN: 918020009, ASMT: 918020009  
NORVEN W STORRS INS AGENCY  
C/O NORVEN STORR SR  
231 W MAIN ST  
EL CAJON CA 92020

APN: 918020011, ASMT: 918020011  
JOSEF M CERNIK, ETAL  
4831 BURGUNDY RD  
WOODLAND HILLS CA 91364

APN: 937320024, ASMT: 937320024  
PETER PAUL ALLOS, ETAL  
11981 OLD POMERADO RD  
POWAY CA 92064

APN: 918020024, ASMT: 918020024  
KEITH H CANDEE  
P O BOX 890700  
TEMECULA CA 92589

APN: 938310006, ASMT: 938310006  
PHYLLIS E BUCK  
46840 CALLE JARDIN  
TEMECULA CA 92590

APN: 938270008, ASMT: 938270008  
KENNETH F UMBARGER  
C/O AGRISPECT INC  
P O BOX 793  
TEMECULA CA 92593

APN: 938300006, ASMT: 938300006  
PHYLLIS E BUCK, ETAL  
P O BOX 687  
TEMECULA CA 92593

APN: 937320006, ASMT: 937320006  
LOUISE L ROTH  
C/O EMILY ROMINE  
9233 E 200 N  
AKRON IN 46910

APN: 918020023, ASMT: 918020023  
REX BRINNEMAN, ETAL  
27250 CARANCHO RD  
TEMECULA CA 92590

APN: 918030010, ASMT: 918030010  
RICHARD D PATTON, ETAL  
C/O BLANCHE PATTON  
47953 PATTON LN  
FALLBROOK CA 92028

APN: 938270007, ASMT: 938270007  
ROMEO ARCIAGIA  
C/O MARIANO JOSON  
1826 PUMMELO DR  
REDLANDS CA 92374

APN: 937320013, ASMT: 937320013  
RUSS OLSON, ETAL  
22128 SERENADE RIDGE DR  
MURRIETA CA 92562

APN: 918020016, ASMT: 918020016  
S MICHAEL ROCHE, ETAL  
P O BOX 270127  
SUSANVILLE CA 96127

APN: 918020002, ASMT: 918020002  
SAN DIEGO GAS & ELECTRIC CO  
P O BOX 1831  
SAN DIEGO CA 92112

APN: 918040014, ASMT: 918040014  
THURBER RANCH  
P O BOX 890700  
TEMECULA CA 92589

Agenda Item No.: **2.7**  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24473  
Applicant: Odon Marci  
Directors Hearing: January 3, 2011  
Continued from: December 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,106 square foot detached storage garage with 320 square foot basement on 1.01 acre, associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016.

### ISSUES OF RELEVANCE:

There is current an unpermitted trailer on the site photo's that is not shown on the site exhibit. Planning Department will add a condition that this unpermitted trailer must be removed from the property prior to final permit approval of the building permit.

### BACKGROUND:

May 3, 2010

The case was presented at the May 3, 2010 Director's Hearing, letter of opposition was received from neighbor regarding the 1,600 square foot metal storage building. Based on the elevation details presented to the Planning Director, the proposed structure is not compatible with the surrounding community.

### FURTHER PLANNING CONSIDERATIONS:

This project was continued from the May 17, 2010 Director's Hearing for the applicant to submitted revised plans for the project (1,600 square foot detached building) to be constructed of wood framing with stucco treatment. Revised plans were submitted to Planning Department on November 4, 2010. The applicant has increased the size of the structure by 506 square foot and added a 320 square foot basement but it still meets the setback and height requirements per the zone.

December 13, 2010

The project was continued from the December 13, 2010, for Planning staff to re-advertise the project. The applicant has submitted revised plan which will propose a 2,106 square foot detached storage garage with 320 square foot basement.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24473, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SA  
12/22/10



**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 project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) 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 accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) and Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,106 square foot detached storage garage with 320 square foot basement is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached storage garage is located 30 feet or more from the main building.
8. The accessory building is 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.

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24473 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24473, Exhibit A, Amended #1, dated November 4, 2010.

APPROVED EXHIBIT B & C = Plot Plan No. 24473, Amended #1, Exhibit B & C, dated November 4, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to construct a 2,106 square foot detached storage building with 320 square foot basement on 1.01 acre, associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016.

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning 24473. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24473 is for land use approval only, and has only met the requirements of Ordinance 348. Any

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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.

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09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

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. 6 USE - CAUSES FOR REVOCATION RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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, Amended #1, dated November 4, 2010.

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated November 4, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - TRAILER REMOVED

RECOMMND

Prior to final of this accessory permit, the unpermitted trailer must be removed from the property.

## RIVERSIDE COUNTY GIS



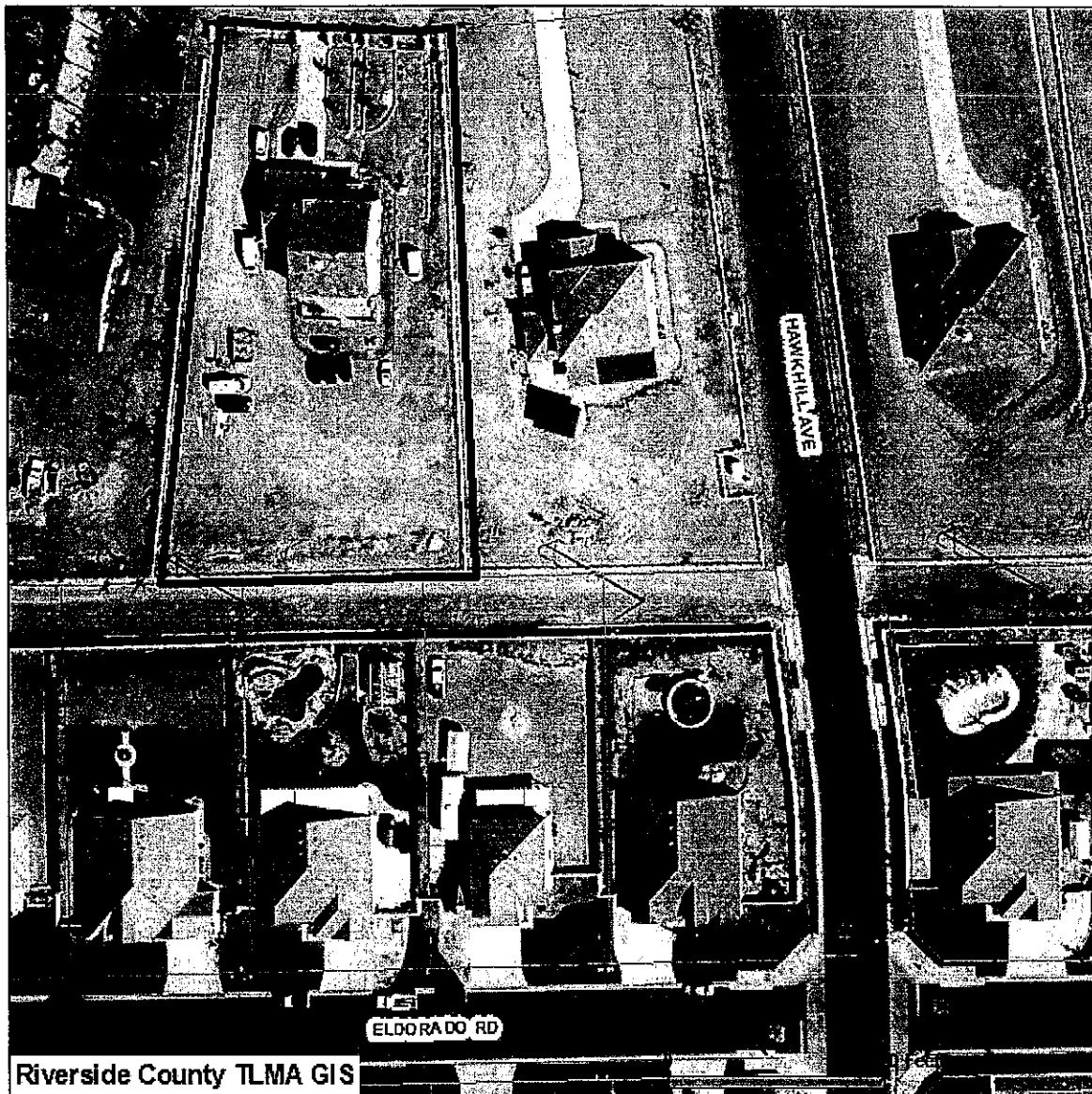
Selected parcel(s):  
321-432-016

**\*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.

REPORT PRINTED ON...Mon Mar 29 17:03:18 2010

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
321-432-016

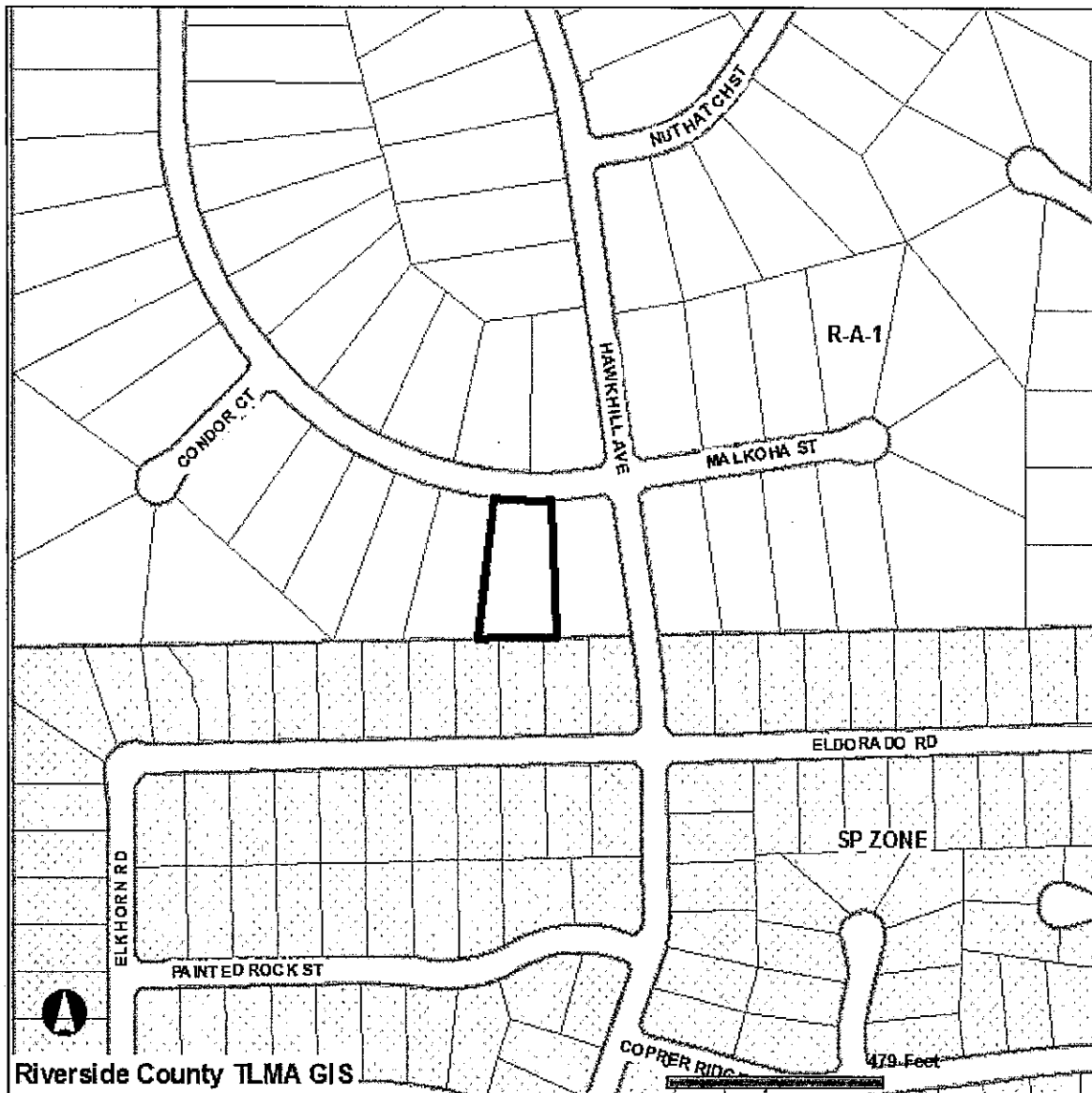
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## RIVERSIDE COUNTY GIS



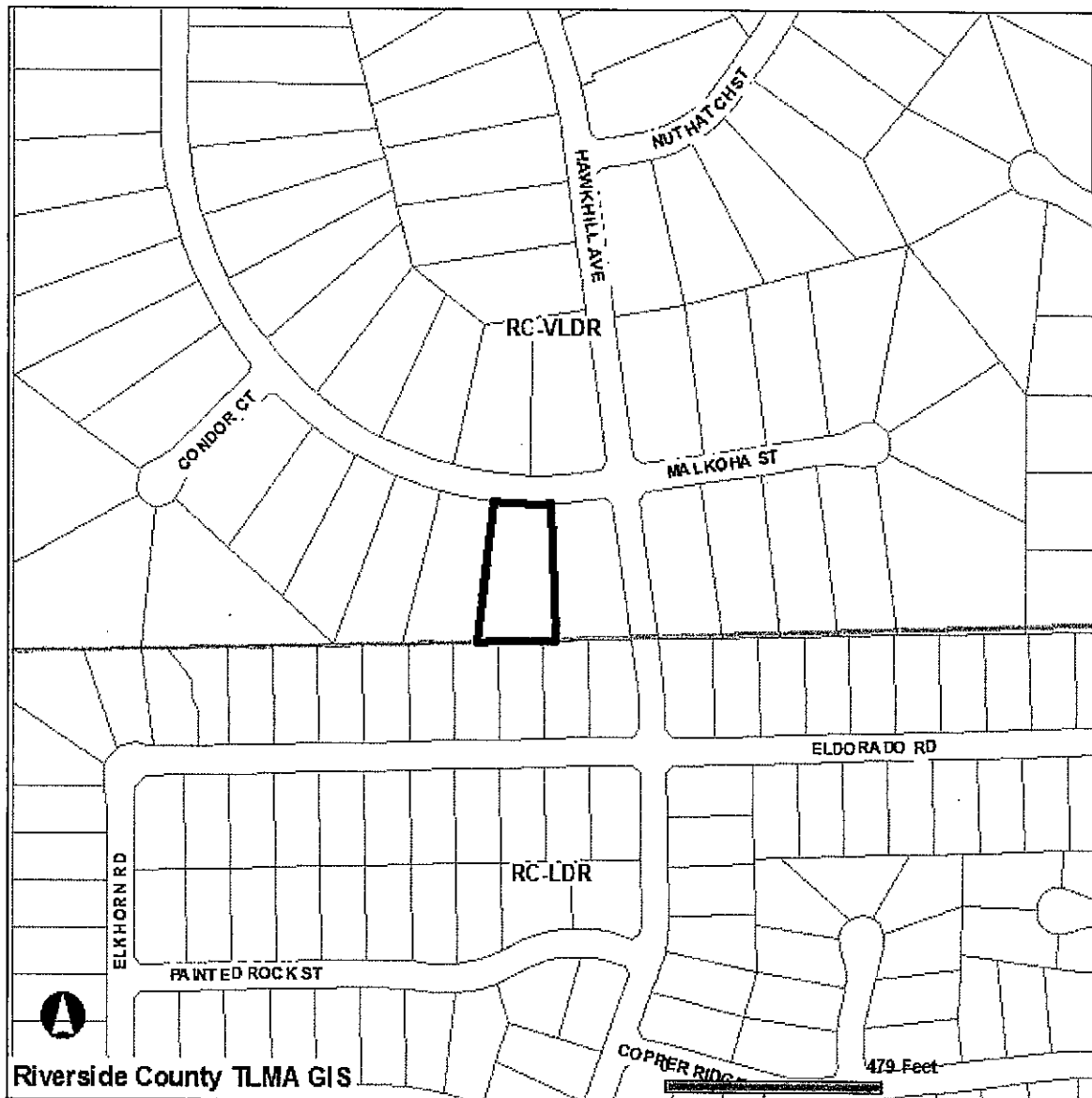
Selected parcel(s):  
321-432-016

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## RIVERSIDE COUNTY GIS



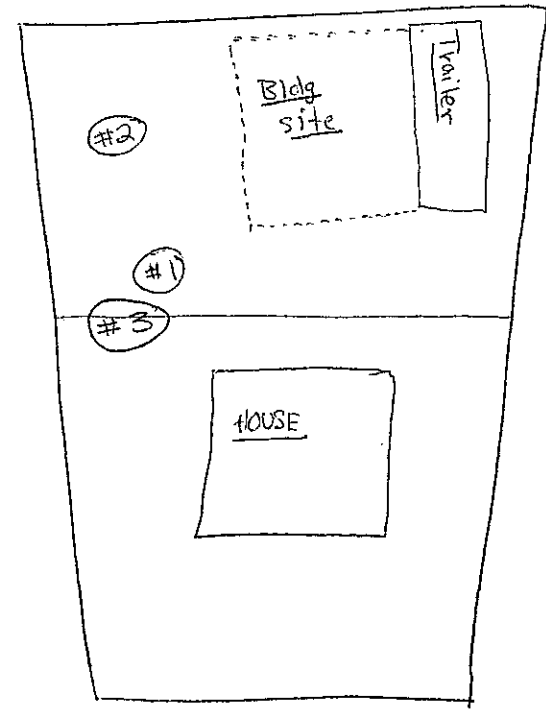
Selected parcel(s):  
321-432-016

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#1



MAIKOHA ST.

#2



#3



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/29/2010.

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

APN (s) or case numbers PP 24473 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

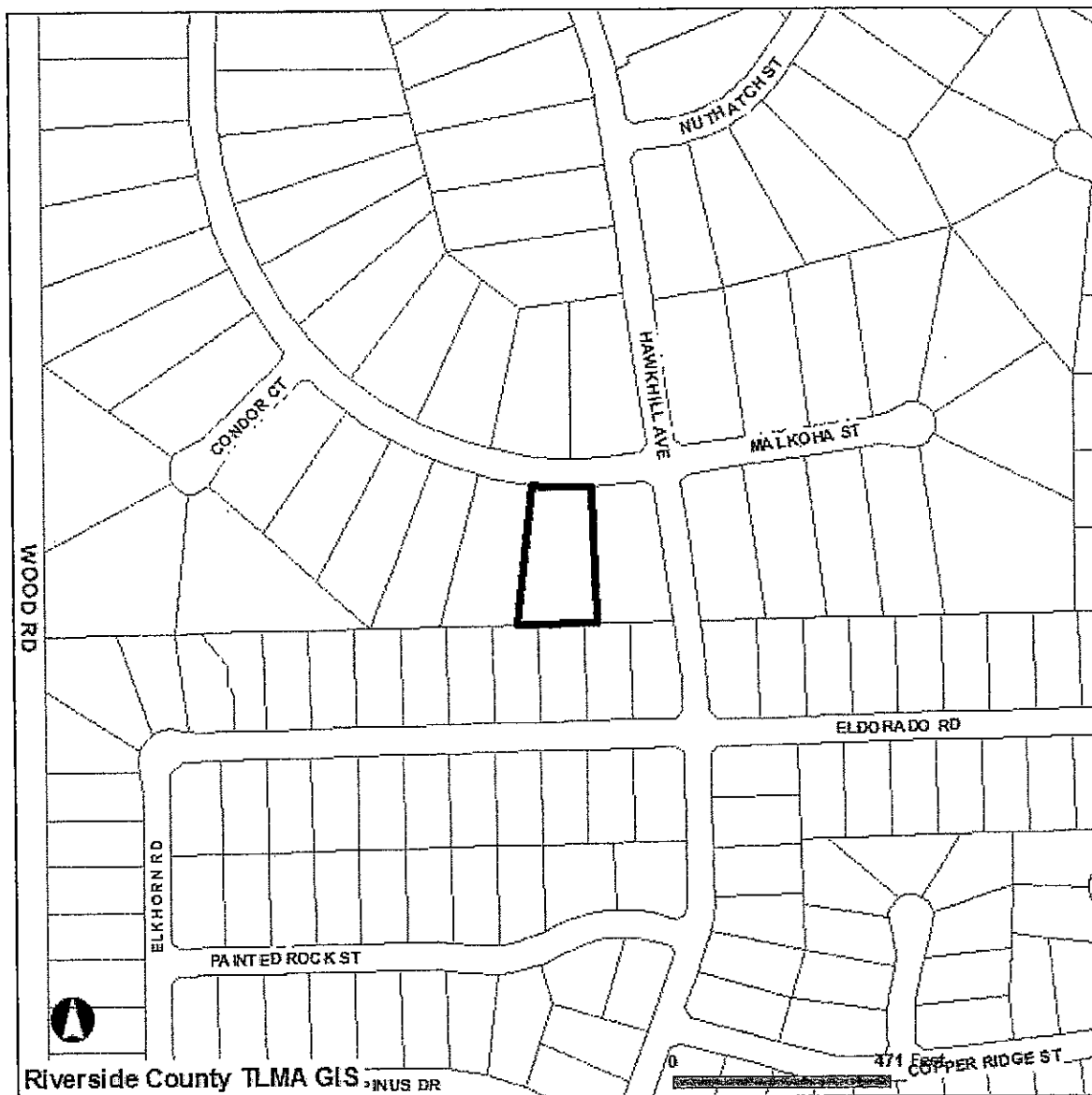
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
321-432-016

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

321-432-016-6

**OWNER NAME / ADDRESS**

ODON MARCI  
18879 MALKOHA ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
18879 MALKOHA ST  
PERRIS CA.. 92570

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 361/42  
SUBDIVISION NAME: TR 25012  
LOT/PARCEL: 24, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 25012

**LOT SIZE**

RECORDED LOT SIZE IS 1.01 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3725 SQFT., 4 BDRM/ 3 BATH, 2 STORY, ATTACHED GARAGE(817 SQ. FT), CONST'D 2005 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: D2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: OCT. 26, 2006  
LAFCO CASE #: 2005-17-1,2&5  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR4W SEC 5

**ELEVATION RANGE**

1684/1696 FEET

**PREVIOUS APN**

321-100-025

---

**PLANNING****LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CAJALCO WOOD POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 6539)

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

H.B. RANCHES  
PLAN NUMBER: #229  
PLANNING AREA: NOT AVAILABLE  
ADOPTED DATE: 10/4/1988

**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)  
Agricultural Land  
Developed/Disturbed 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.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

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

ROAD BOOK PAGE

**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**  
WMWD

**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 #117 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**  
ZONE B, 42.89 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042008

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
098-105  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• FLOOD CONTROL ADMINISTRATION  
• FLOOD CONTROL ZONE 2



- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- 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 3RD FRINGE
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUN WATER IMP DIST U-2

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**  
NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BGR000334	ROUGH GRADE FOR TR25012-1 LOTS 1-35	EXPIRED
BRS046651	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX042621	HANDICAPPED RAMPS-SALES TRAILER	EXPIRED
BZ377227	WIND MACHINE	FINAL
BRS046667	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046668	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX068245	6 FT HIGH WALL ACROSS FRONT YARD - 10 FT BACK	FINAL
BEL031454	TEMP POWER - TR25012-1 (REF BGR030064)	FINAL
BRS046649	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046648	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046658	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046652	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046660	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046666	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046669	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046671	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BRS051868	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BMN030115	INSTALLATION-SALES TRAILER-TR25012 & -1	VOID
BRS046653	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046659	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046670	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BGR031466	ROUGH GRADING-LOT 17-SALES TRAILER (REF BGR030748)	EXPIRED
BMN030114	SITE PREP - SALES TRAILER - TR25012 & -1	VOID
BGR030748	ROUGH GRADING FOR TRACT 25012	FINAL
BRS046662	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046657	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS030281	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
TR25012	DIVIDE 159.14 ACRES INTO 125 PARCELS DIVIDE 159.14 ACRES INTO 125 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT. EA 34438 CZ 5634 (WITHDRAWN)	APPROVED
CZ05634	CHANGE ZONE FROM A-1-10 TO R-A-1 CHANGE OF ZONE FROM A-1-1 TO ? EA 34438 TR 25012	WITHDRWN
UPH00171	TR25012 - PHASE 1 AND FINAL	APPROVED
EA38010	EA FOR CZ06539 TO CHANGE ZONE FROM A-1-1 TO R-A-1	APPROVED
EA34438	EA FOR TR 25012 & CZ 5634 ENVIRONMENTAL ASSESSMENT FOR CZ 05634, TR 25012 EA 34438	APPROVED
CFG02212	F&G FOR TR25012M1 & TR25012M2 (EA EXEMPT)	PAID
PP16614	LANDSCAPING FOR SLOPES FOR TR25012	APPROVED
TR25012M2	CHANGE TR 25012 ROAD ACCESS/LOT CONFIGURATION	APPROVED
MT040598	TR25012 - LOTS 1-91	PAID
PP18674	PPA FOR LANDSCAPING FOR TRACT 25012	APPROVED

REPORT PRINTED ON...Mon Mar 08 11:43:43 2010

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 1,600 square foot metal storage building on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.  
DATE OF HEARING: December 13, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** The plot plan proposes to construct a 1,600 square foot metal storage building on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. - APN: 321-432-016. (Quasi-judicial)

TIME OF HEARING:	1:30 p.m or as soon as possible thereafter.
DATE OF HEARING:	May 3, 2010
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 4080 LEMON STREET 12th FLOOR CONFERENCE ROOM 12A RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rcplma.org](mailto:bboothe@rcplma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

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Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/22/2010.

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

APN (s) or case numbers PP24473 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

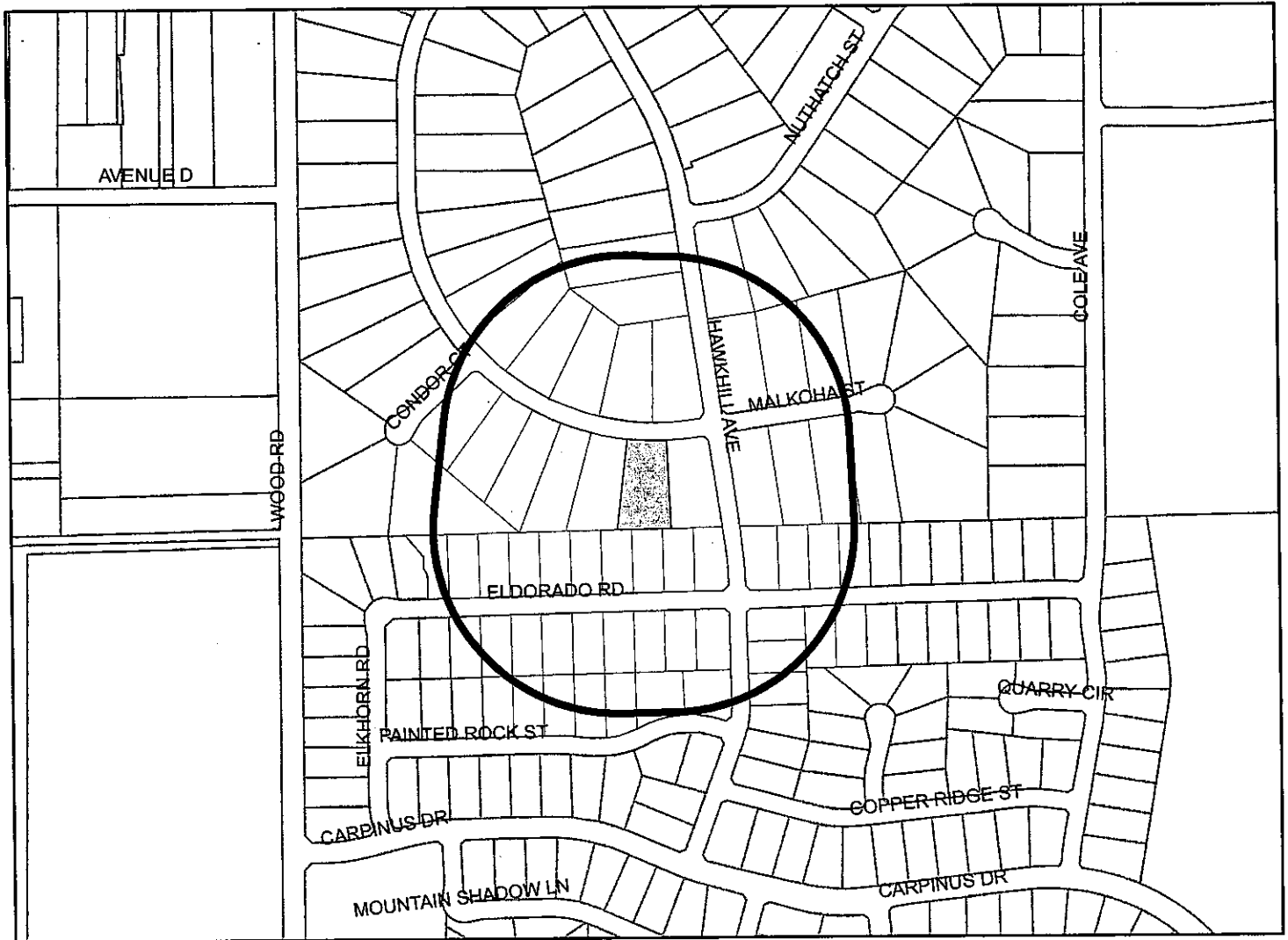
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

321-431-010	321-431-013	321-431-012	321-440-013	321-450-003	321-440-014	321-451-007	321-451-003	321-430-003	321-461-004
321-441-002	321-450-007	321-432-012	321-430-012	321-460-004	321-451-001	321-431-009	321-432-017	321-430-009	321-432-014
321-451-008	321-450-002	321-451-002	321-450-004	321-450-006	321-461-006	321-430-011	321-432-015	321-431-006	321-430-010
321-451-005	321-450-001	321-460-001	321-430-013	321-431-008	321-451-012	321-461-005	321-460-003	321-440-012	321-451-010
321-430-001	321-451-004	321-430-004	321-432-016	321-450-005	321-431-007	321-461-008	321-431-011	321-432-010	321-451-006
321-451-009	321-460-002	321-451-013	321-461-007	321-430-002	321-432-011	321-432-013	321-441-008	321-451-011	321-441-001



670 335 0 670 Feet

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

APN: 321431010, ASMT: 321431010  
ALEJANDRINA GOMEZ, ETAL  
C/O OFELIA GOMEZ  
18792 MALKOHA ST  
PERRIS CA. 92570

APN: 321451003, ASMT: 321451003  
CARLOS CARTER, ETAL  
19213 EL DORADO RD  
PERRIS CA. 92570

APN: 321431013, ASMT: 321431013  
ALEJANDRO SANCHEZ  
18738 MALKOHA ST  
PERRIS CA. 92570

APN: 321430003, ASMT: 321430003  
CARLOS M CECENA, ETAL  
18951 MALKOHA ST  
PERRIS CA. 92570

APN: 321431012, ASMT: 321431012  
ANA MARTINEZ  
18756 MALKOHA ST  
PERRIS CA. 92570

APN: 321461004, ASMT: 321461004  
CHRISTOPHER DESROSIERS, ETAL  
19090 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321440013, ASMT: 321440013  
ANTWAN DEPAUL  
19128 ELDORADO  
PERRIS CA. 92570

APN: 321441002, ASMT: 321441002  
DANIEL J GARCIA, ETAL  
19105 ELDORADO RD  
PERRIS CA. 92570

APN: 321450003, ASMT: 321450003  
BANK OF NEW YORK MELLON  
715 S METROPOLITAN AVE  
OKLAHOMA CITY OK 73108

APN: 321450007, ASMT: 321450007  
DARREN M YORK, ETAL  
19254 EL DORADO RD  
PERRIS CA. 92570

APN: 321440014, ASMT: 321440014  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNANIAN FORECAST HOMES INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

APN: 321432012, ASMT: 321432012  
DAVID B MCCALL, ETAL  
18807 MALKOHA ST  
PERRIS CA. 92570

APN: 321451007, ASMT: 321451007  
CARIE ROLLMAN  
19141 ELDORADO RD  
PERRIS CA. 92570

APN: 321430012, ASMT: 321430012  
DAVID W CRAGHEAD, ETAL  
19165 NUTHATCH ST  
PERRIS CA. 92570



APN: 321460004, ASMT: 321460004  
ERIC DECASTRO, ETAL  
19362 EL DORADO RD  
PERRIS CA. 92570

APN: 321450002, ASMT: 321450002  
HUGO A BALAREZO, ETAL  
3410 LA SIERA F142  
RIVERSIDE CA 92503

APN: 321451001, ASMT: 321451001  
ERICK A BURGOS, ETAL  
19249 EL DORADO RD  
PERRIS CA. 92570

APN: 321451002, ASMT: 321451002  
IDA M SANCHEZ  
19231 EL DORADO RD  
PERRIS CA. 92570

APN: 321431009, ASMT: 321431009  
FRANCISCO J SANCHEZ  
18828 MALKOHA ST  
PERRIS CA. 92570

APN: 321450004, ASMT: 321450004  
IRENE C CLEARY  
19200 EL DORADO RD  
PERRIS CA. 92570

APN: 321432017, ASMT: 321432017  
GABRIEL CASTELLON, ETAL  
18897 MALKOHA ST  
PERRIS CA. 92570

APN: 321450006, ASMT: 321450006  
JAMES G SUTALO  
19236 EL DORADO RD  
PERRIS CA. 92570

APN: 321430009, ASMT: 321430009  
GARY UY  
18954 MALKOHA ST  
PERRIS CA. 92570

APN: 321461006, ASMT: 321461006  
JASON D CURTIS  
19054 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321432014, ASMT: 321432014  
GERON F SHEPPARD  
18843 MALKOHA ST  
PERRIS CA. 92570

APN: 321430011, ASMT: 321430011  
JEFFRY S KINSMAN, ETAL  
18918 MALKOHA ST  
PERRIS CA. 92570

APN: 321451008, ASMT: 321451008  
GLENN II NEWBRANDER, ETAL  
19130 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321432015, ASMT: 321432015  
JENNIFER PARISH  
18861 MALKOHA ST  
PERRIS CA. 92570





APN: 321431006, ASMT: 321431006  
JOE L MONTIJO  
18785 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321451012, ASMT: 321451012  
KEVIN D HACKBARTH, ETAL  
19202 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321430010, ASMT: 321430010  
JOHNNY W PETERSON  
18936 MALKOHA ST  
PERRIS CA. 92570

APN: 321461005, ASMT: 321461005  
LARRY NGUYEN  
19072 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321451005, ASMT: 321451005  
JON KOWASKI, ETAL  
19177 EL DORADO RD  
PERRIS CA. 92570

APN: 321460003, ASMT: 321460003  
MARK CLEARY, ETAL  
19344 EL DORADO RD  
PERRIS CA. 92570

APN: 321450001, ASMT: 321450001  
JORGE ARMANDO REYES, ETAL  
19146 DORADO RD  
PERRIS CA. 92570

APN: 321440012, ASMT: 321440012  
MARK PADILLA, ETAL  
19110 EL DORADO RD  
PERRIS CA. 92570

APN: 321460001, ASMT: 321460001  
JUAN CHAIREZ, ETAL  
19308 EL DORADO RD  
PERRIS CA. 92570

APN: 321451010, ASMT: 321451010  
MARTIN TOCHTROP  
19166 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321430013, ASMT: 321430013  
JULIETA BORROEL, ETAL  
102 W STEVENS AVE  
SANTA ANA CA 92707

APN: 321430001, ASMT: 321430001  
MICHAEL D GORDON, ETAL  
18915 MALKOHA ST  
PERRIS CA. 92570

APN: 321431008, ASMT: 321431008  
KEITH STILES, ETAL  
18882 MALKOHA ST  
PERRIS CA. 92570

APN: 321451004, ASMT: 321451004  
NATHAN M JOHNSON, ETAL  
19195 EL DORADO RD  
PERRIS CA. 92570

APN: 321430004, ASMT: 321430004  
NELLY LOZANO, ETAL  
18969 MALKOHA ST  
PERRIS CA. 92570

APN: 321451006, ASMT: 321451006  
SECRETARY HOUSING & URBAN DEV OF WAS  
C/O RECONTRUST CO  
400 COUNTRYWIDE WAY SV35  
SIMI VALLEY CA 93065

APN: 321432016, ASMT: 321432016  
ODON MARCI  
18879 MALKOHA ST  
PERRIS CA. 92570

APN: 321451009, ASMT: 321451009  
SECUNDINO MEDINA, ETAL  
19148 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321450005, ASMT: 321450005  
PAUL P MERCADO, ETAL  
19218 EL DORADO RD  
PERRIS CA. 92570

APN: 321460002, ASMT: 321460002  
SLAVEN DANIEL NEAGU, ETAL  
19326 EL DORADO RD  
PERRIS CA. 92570

APN: 321431007, ASMT: 321431007  
PAULA SANCHEZ  
18809 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321451013, ASMT: 321451013  
SOON JA KWON  
19238 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321461008, ASMT: 321461008  
PHUNG HA NGUYEN, ETAL  
19357 EL DORADO RD  
PERRIS CA. 92570

APN: 321461007, ASMT: 321461007  
STEFAN GEORGESCU, ETAL  
19339 EL DORADO RD  
PERRIS CA. 92570

APN: 321431011, ASMT: 321431011  
RIGOBERTO MONGE, ETAL  
17850 ORANGEWOOD LN  
RIVERSIDE CA 92503

APN: 321430002, ASMT: 321430002  
STEVEN COUTE, ETAL  
18933 MALKOHA ST  
PERRIS CA. 92570

APN: 321432010, ASMT: 321432010  
RUDOLPH JOHN NEGRON, ETAL  
19041 CONDOR CT  
PERRIS CA. 92570

APN: 321432011, ASMT: 321432011  
THOMAS P JONES  
135 KULAMANU CIR  
KULA HI 96790



APN: 321432013, ASMT: 321432013  
TONATIO SALVADOR GONZALEZ, ETAL  
18825 MALKOHA ST  
PERRIS CA. 92570

APN: 321441008, ASMT: 321441008  
US BANK NATL ASSN  
C/O WELLS FARGO HOME MORTGAGE  
3476 STATEVIEW BLV  
FT MILL SC 29715

APN: 321451011, ASMT: 321451011  
WILDER YNOQUIO, ETAL  
19184 PAINTED ROCK ST  
PERRIS CA 92572

APN: 321441001, ASMT: 321441001  
WILLIAM P WOODALL  
19123 EL DORADO RD  
PERRIS CA. 92570



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/22/2010,

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

APN (s) or case numbers PP24473 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.

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NAME: Vinnie Nguyen

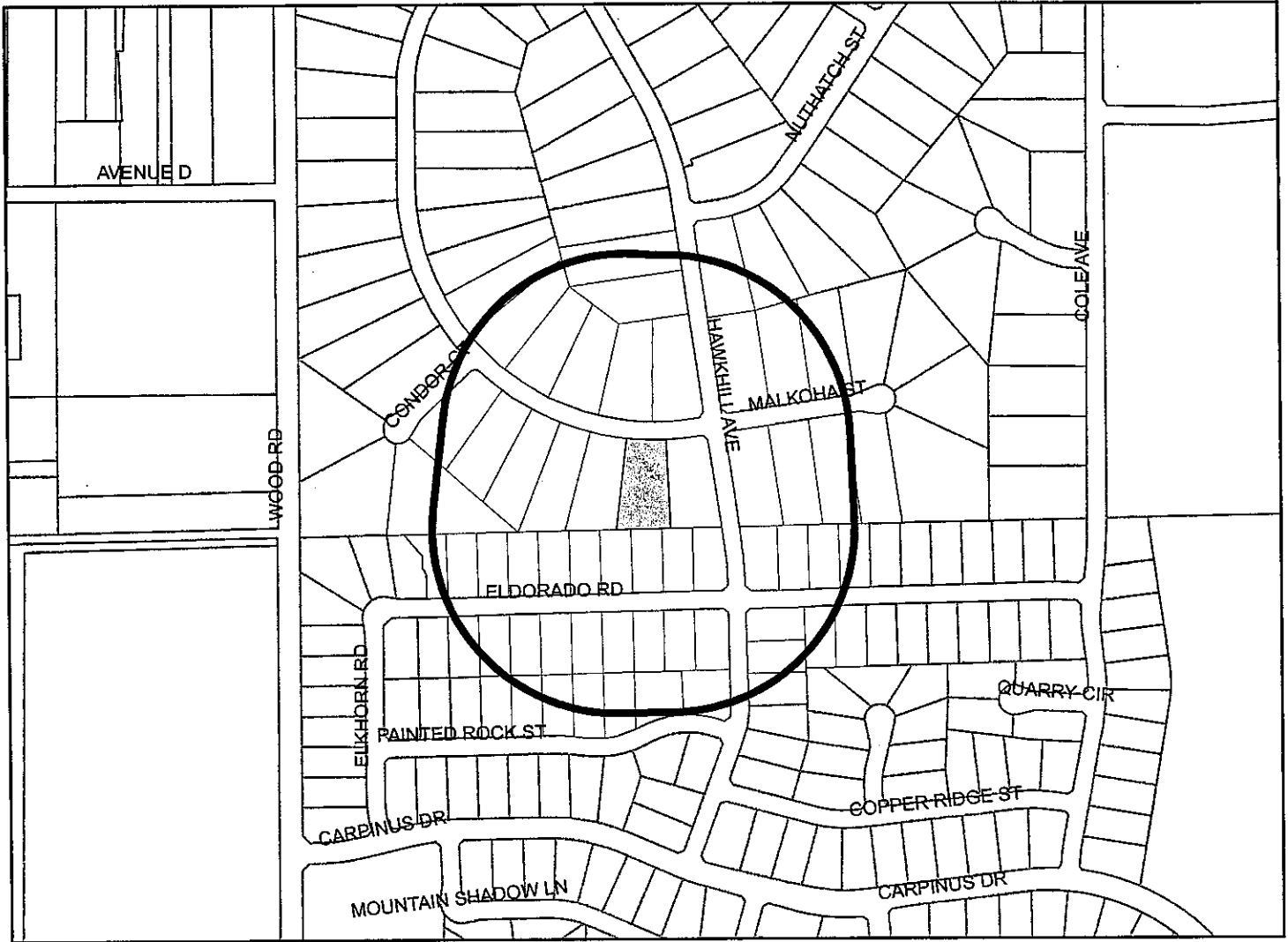
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

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670 335 0 670 Feet

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APN: 321431010, ASMT: 321431010  
ALEJANDRINA GOMEZ, ETAL  
C/O OFELIA GOMEZ  
18792 MALKOHA ST  
PERRIS CA. 92570

APN: 321451003, ASMT: 321451003  
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ANA MARTINEZ  
18756 MALKOHA ST  
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CHRISTOPHER DESROSIERS, ETAL  
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APN: 321441002, ASMT: 321441002  
DANIEL J GARCIA, ETAL  
19105 ELDORADO RD  
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APN: 321450003, ASMT: 321450003  
BANK OF NEW YORK MELLON  
715 S METROPOLITAN AVE  
OKLAHOMA CITY OK 73108

APN: 321450007, ASMT: 321450007  
DARREN M YORK, ETAL  
19254 EL DORADO RD  
PERRIS CA. 92570

APN: 321440014, ASMT: 321440014  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNANIAN FORECAST HOMES INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

APN: 321432012, ASMT: 321432012  
DAVID B MCCALL, ETAL  
18807 MALKOHA ST  
PERRIS CA. 92570

APN: 321451007, ASMT: 321451007  
CARIE ROLLMAN  
19141 ELDORADO RD  
PERRIS CA. 92570

APN: 321430012, ASMT: 321430012  
DAVID W CRAGHEAD, ETAL  
19165 NUTHATCH ST  
PERRIS CA. 92570

APN: 321460004, ASMT: 321460004  
ERIC DECASTRO, ETAL  
19362 EL DORADO RD  
PERRIS CA. 92570

APN: 321450002, ASMT: 321450002  
HUGO A BALAREZO, ETAL  
3410 LA SIERA F142  
RIVERSIDE CA 92503

APN: 321451001, ASMT: 321451001  
ERICK A BURGOS, ETAL  
19249 EL DORADO RD  
PERRIS CA. 92570

APN: 321451002, ASMT: 321451002  
IDA M SANCHEZ  
19231 EL DORADO RD  
PERRIS CA. 92570

APN: 321431009, ASMT: 321431009  
FRANCISCO J SANCHEZ  
18828 MALKOHA ST  
PERRIS CA. 92570

APN: 321450004, ASMT: 321450004  
IRENE C CLEARY  
19200 EL DORADO RD  
PERRIS CA. 92570

APN: 321432017, ASMT: 321432017  
GABRIEL CASTELLON, ETAL  
18897 MALKOHA ST  
PERRIS CA. 92570

APN: 321450006, ASMT: 321450006  
JAMES G SUTALO  
19236 EL DORADO RD  
PERRIS CA. 92570

APN: 321430009, ASMT: 321430009  
GARY UY  
18954 MALKOHA ST  
PERRIS CA. 92570

APN: 321461006, ASMT: 321461006  
JASON D CURTIS  
19054 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321432014, ASMT: 321432014  
GERON F SHEPPARD  
18843 MALKOHA ST  
PERRIS CA. 92570

APN: 321430011, ASMT: 321430011  
JEFFRY S KINSMAN, ETAL  
18918 MALKOHA ST  
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APN: 321451008, ASMT: 321451008  
GLENN II NEWBRANDER, ETAL  
19130 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321432015, ASMT: 321432015  
JENNIFER PARISH  
18861 MALKOHA ST  
PERRIS CA. 92570



APN: 321431006, ASMT: 321431006  
JOE L MONTIJO  
18785 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321451012, ASMT: 321451012  
KEVIN D HACKBARTH, ETAL  
19202 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321430010, ASMT: 321430010  
JOHNNY W PETERSON  
18936 MALKOHA ST  
PERRIS CA. 92570

APN: 321461005, ASMT: 321461005  
LARRY NGUYEN  
19072 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321451005, ASMT: 321451005  
JON KOWASKI, ETAL  
19177 EL DORADO RD  
PERRIS CA. 92570

APN: 321460003, ASMT: 321460003  
MARK CLEARY, ETAL  
19344 EL DORADO RD  
PERRIS CA. 92570

APN: 321450001, ASMT: 321450001  
JORGE ARMANDO REYES, ETAL  
19146 DORADO RD  
PERRIS CA. 92570

APN: 321440012, ASMT: 321440012  
MARK PADILLA, ETAL  
19110 EL DORADO RD  
PERRIS CA. 92570

APN: 321460001, ASMT: 321460001  
JUAN CHAIREZ, ETAL  
19308 EL DORADO RD  
PERRIS CA. 92570

APN: 321451010, ASMT: 321451010  
MARTIN TOCHTROP  
19166 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321430013, ASMT: 321430013  
JULIETA BORROEL, ETAL  
102 W STEVENS AVE  
SANTA ANA CA 92707

APN: 321430001, ASMT: 321430001  
MICHAEL D GORDON, ETAL  
18915 MALKOHA ST  
PERRIS CA. 92570

APN: 321431008, ASMT: 321431008  
KEITH STILES, ETAL  
18882 MALKOHA ST  
PERRIS CA. 92570

APN: 321451004, ASMT: 321451004  
NATHAN M JOHNSON, ETAL  
19195 EL DORADO RD  
PERRIS CA. 92570



APN: 321430004, ASMT: 321430004  
NELLY LOZANO, ETAL  
18969 MALKOHA ST  
PERRIS CA. 92570

APN: 321451006, ASMT: 321451006  
SECRETARY HOUSING & URBAN DEV OF WAS  
C/O RECONTRUST CO  
400 COUNTRYWIDE WAY SV35  
SIMI VALLEY CA 93065

APN: 321432016, ASMT: 321432016  
ODON MARCI  
18879 MALKOHA ST  
PERRIS CA. 92570

APN: 321451009, ASMT: 321451009  
SECUNDINO MEDINA, ETAL  
19148 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321450005, ASMT: 321450005  
PAUL P MERCADO, ETAL  
19218 EL DORADO RD  
PERRIS CA. 92570

APN: 321460002, ASMT: 321460002  
SLAVEN DANIEL NEAGU, ETAL  
19326 EL DORADO RD  
PERRIS CA. 92570

APN: 321431007, ASMT: 321431007  
PAULA SANCHEZ  
18809 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321451013, ASMT: 321451013  
SOON JA KWON  
19238 PAINTED ROCK ST  
PERRIS CA. 92570

APN: 321461008, ASMT: 321461008  
PHUNG HA NGUYEN, ETAL  
19357 EL DORADO RD  
PERRIS CA. 92570

APN: 321461007, ASMT: 321461007  
STEFAN GEORGESCU, ETAL  
19339 EL DORADO RD  
PERRIS CA. 92570

APN: 321431011, ASMT: 321431011  
RIGOBERTO MONGE, ETAL  
17850 ORANGEWOOD LN  
RIVERSIDE CA 92503

APN: 321430002, ASMT: 321430002  
STEVEN COUTE, ETAL  
18933 MALKOHA ST  
PERRIS CA. 92570

APN: 321432010, ASMT: 321432010  
RUDOLPH JOHN NEGRON, ETAL  
19041 CONDOR CT  
PERRIS CA. 92570

APN: 321432011, ASMT: 321432011  
THOMAS P JONES  
135 KULAMANU CIR  
KULA HI 96790



APN: 321432013, ASMT: 321432013  
TONATIO SALVADOR GONZALEZ, ETAL  
18825 MALKOHA ST  
PERRIS CA. 92570

APN: 321441008, ASMT: 321441008  
US BANK NATL ASSN  
C/O WELLS FARGO HOME MORTGAGE  
3476 STATEVIEW BLV  
FT MILL SC 29715

APN: 321451011, ASMT: 321451011  
WILDER YNOQUIO, ETAL  
19184 PAINTED ROCK ST  
PERRIS CA 92572

APN: 321441001, ASMT: 321441001  
WILLIAM P WOODALL  
19123 EL DORADO RD  
PERRIS CA. 92570

Agenda Item No.: 2.8  
Area Plan: Southwest  
Zoning District: Rancho California  
Supervisory District: First  
Project Planner: Matt Straite  
Directors Hearing: January 3, 2011  
Continued From: December 13, 2010

TENTATIVE PARCEL MAP NO. 33928  
E.A. Number: 40570  
Applicant: Jess Hetzner  
Engineer/Rep.: Oz Bratene

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**RECOMMENDATIONS:**

**CONTINUANCE** off calendar.