



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

DECEMBER 17, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

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

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

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

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

- 2.1 **PLOT PLAN NO. 25228** - CEQA Exempt - Applicant: Chad Graham – Owner: Michael and Cynthia Phillips – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural Community: Estate Density Residential – 2 Acres Minimum (RC:EDR) - Located Northerly of Rancho California Road, southerly of Vino Way, easterly of Avenida Arizona, westerly of Anza - Zoning: Rural Residential – 1/2 Acre Minimum (R-R) – 1.99 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,064 square foot detached garage and permit an existing unpermitted 768 square foot detached barn on 1.99 acres associated with the 2,084 square foot residence with attached 484 square foot garage, an existing 120 square foot green house, an existing 120 square foot shed and an existing 90 square foot patio, located at 39400 Calle Contenido in the unincorporated Riverside County near Temecula. APN: 943-150-030. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 24543**- CEQA Exempt - Applicant: Adolfo Ceballos – Eng./Rep: Jose Molina – Fifth/First Supervisorial District – Good Hope Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Northerly of Deprad Street, southerly of Lopez Street, easterly of Marshall Avenue, westerly of Cowie Avenue - Zoning: Rural Residential – ½ Acre Minimum – (R-R) – 2.19 Acres - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 1,248 square foot detached garage on 2.19 acres, associated with the 1,900 square foot main residence located at 23385 Cowie Avenue in the

unincorporated Riverside County near Perris. APN: 325-160-014. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.3 **PLOT PLAN NO. 25145** - CEQA Exempt - Applicant: Timothy Payne – Owner: Timothy Payne – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Noble, southerly of High Street, easterly of Winesap Avenue, westerly of Bellflower – Zoning: Residential Agricultural (R-A-1) 1 Acre Minimum – **REQUEST:** The Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replaced with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. APN: 402-140-010. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.4 **PLOT PLAN NO. 25221** - CEQA Exempt - Applicant: Stuart Hielscher – Owner: Rebecca – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – 10 Acres Minimum (R:RM) - Located Southeasterly of Calle Camino, westerly of Cuesta Road - Zoning: Rural Residential – (R-R) – 5.14 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 1,351 square foot detached barn on 5.14 acres, associated with the 2,727 square foot main residence, detached 720 square foot garage (BXX071993) and existing 960 square foot shelter (BFE120036) located at 18275 Serengeti Drive in the unincorporated Riverside County near Murrieta. APN: 932-070-020. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

2.5 **PLOT PLAN NO. 25156** - CEQA Exempt - Applicant: James Sheridan – Owner: Perris Church of Christ – Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Medium Density Residential (2-5 Dwelling Units per Acre) - Located Southerly of Sunset Avenue, northerly of Dunlap Drive, westerly of Foothill Avenue – Zoning: Rural Residential (R-R) 1/2 Acre Minimum – **REQUEST:** The Plot Plan is a proposal to construct a 5,625 square foot detached storage building on 11.29 acres, associated with the 1,080 square foot residence located at 27157 Sunset Avenue in the unincorporated Riverside County near Perris. APN: 307-270-001. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 SCOPING SESSION:

3.1 **ENVIRONMENTAL IMPACT REPORT NO. 531** – Applicant: Regent Properties – Engineer/Representative: Webb and Associates – Third/Third Supervisorial District – Rancho California Zoning Area- Southwest Area Plan: Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 344 Gross Acres - Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Light Agriculture- 10 Acre Minimum (A-1-10) - **REQUEST:** The Environmental Impact Report proposes to study the possible impacts resulting from 1) a Specific Plan proposing a residential use development containing residential, commercial, park, and open space uses 2) a General Plan Amendment proposing to create a Specific Plan with one foundation (Community Development) which will revise the Land Use designations according to the Land Use exhibit in the proposed Specific Plan; 3) a Change of Zone proposing to create a site specific zoning ordinance, and to change the zoning on the site from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Light Agriculture- 10 Acre Minimum (A-1-10) to Specific Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.:
Supervisory District: Third/Third
Project Planner: Bahelila Boothe
Director's Hearing: December 17, 2012

PLOT PLAN NO: 25228
Applicant: Chad Graham
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,064 square foot detached garage and permit an existing unpermitted 768 square foot detached barn on 1.99 acres, associated with the 2,084 square foot residence with attached 484 square foot garage, an existing 120 square foot green house, an existing 120 square foot shed and an existing 90 square foot patio, located at 39400 Calle Contento in the unincorporated Riverside County near Temecula. APN: 943-150-030

ISSUES OF RELEVANCE:

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

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25228, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory building are proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum) on the Southwest Area Plan.

3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 1,064 square foot detached garage and existing unpermitted 768 square foot barn are considered a detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,064 square foot detached garage and existing unpermitted 768 square foot barn are compatible with the character of the surrounding community.
8. The detached accessory 1,064 square foot detached garage and existing unpermitted 768 square foot barn are both located 60 feet and more from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25228

Parcel: 943-150-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,064 square foot detached garage and existing unpermitted 768 square foot detached barn on 1.99 acres, associated with 2,084 square foot residence with attached 484 square foot garage, an existing 120 square foot green house, and existing 120 square foot shed and an existing 90 square foot patio, located at 39400 Calle Contento in the unincorporated Riverside County near Temecula.
APN: 943-150-030

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25228

Parcel: 943-150-030

10. GENERAL CONDITIONS

10. EVERY. 2 PPA - HOLD HARMLESS (cont.) RECOMMND
 its Office of County Counsel.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25228 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25228, Exhibit A, Amended #1, dated October 29, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25228, Exhibit B, dated September 27, 2012. (Elevations/Floor Plans)

APPROVED EXHIBIT M = Plot Plan No. 25228, Exhibit M, dated September 27, 2012. (Materials)

FIRE DEPARTMENT

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

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

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

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

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

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted

PLOT PLAN:ADMINISTRATIVE Case #: PP25228

Parcel: 943-150-030

10. GENERAL CONDITIONS

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

on Plot Plan No. 25228 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25228

Parcel: 943-150-030

10. GENERAL CONDITIONS

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

of the dwelling shall not be changed.

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE 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. 4 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.

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25228

Parcel: 943-150-030

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.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1

BP* - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain the required building permit(s) for the ptoposed 1,064 square foot detached private garage prior to any construction on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances.

All building department plan submittal and fee requirements shall apply.

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

11/13/12
08:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25228

Parcel: 943-150-030

80. PRIOR TO BLDG PRMT ISSUANCE

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

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."

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.

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS 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.

2011 AERIAL



Selected parcel(s):
943-150-030

IMPORTANT

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

REPORT PRINTED ON...Thu Sep 27 07:53:25 2012
Version 120712

ZONING



Selected parcel(s):
943-150-030

ZONING

- SELECTED PARCEL
- PARCELS
- R-R
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- CV, CV-20
- CITY
- R-A-2, R-A-2 1/2, R-A-5

IMPORTANT
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REPORT PRINTED ON...Thu Sep 27 07:54:40 2012

Version 120712

LAND USE



Selected parcel(s):
943-150-030

LAND USE

- | | | | |
|-----------------|------------------|---|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | AG - AGRICULTURE | EDR-RC - RURAL COMMUNITY
- ESTATE 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.

REPORT PRINTED ON... Thu Sep 27 07:55:13 2012
Version 120712

Boothe, Bahelila

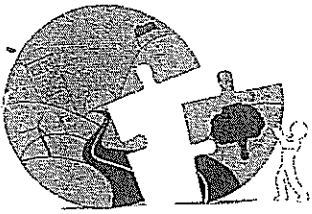
From: Jones, David
Sent: Wednesday, October 17, 2012 1:22 PM
To: Boothe, Bahelila
Subject: PP25228

The site is located in the County's subsidence potential zone and low liquefaction hazard potential zone. The site is located in an area of high potential for paleo resources at the ground surface. In accordance with the new General Plan policies and the AP Act, GEO and PDP reports are not required for this case.

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

[REDACTED]

David L. Jones
Chief Engineering Geologist
TLMA- Planning



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25228

DATE SUBMITTED: 9-20-2012

APPLICATION INFORMATION

Applicant's Name: Chad Graham

E-Mail: GrahamConstruction@Coastinet.com

Mailing Address: 41633 Hacienda Dr

Murrieta Ca 92562
City State ZIP

Daytime Phone No: (951) 200-4989 Fax No: ()

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: Michael Phillips E-Mail: _____

Mailing Address: 39400 Calle Contento
Temecula Ca 92591
City State ZIP

Daytime Phone No: (951) 707-5459 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.

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

Section: 22 Township: 7 South Range: 2 west

Approximate Gross Acreage: 2.5

General location (nearby or cross streets): North of Rancho California Rd, South of Nicholas, East of 15 Freeway, West of Azuza Rd.

Thomas Brothers Map, edition year, page no., and coordinates: 2012, 959, G1

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

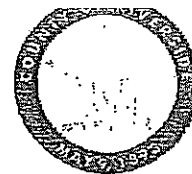
see pages 12, 13 & 14

GUEST HOUSE

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson
Agency Director

Katherine Gifford
Director,
Administrative
Services
Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code
Enforcement
Department

Carolyn Syms
Luna
Director,
Environmental
Programs Department

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

TO BE COMPLETED BY APPLICANT:

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

and Chad Graham hereafter "Applicant" and Michael Phillips Property Owner".

Description of application/permit use:

Accessory Building

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 943-150-030

Property Location or Address: 39400 Calle Contento, Temecula, Ca, 92591

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Michael Phillips Phone No.: 951-707-5459

Firm Name: _____ Email: _____

Address: 39400 Calle Contento
Temecula, Ca. 92591

3. APPLICANT INFORMATION:

Applicant Name: Chad Graham Phone No.: 951-200-4989

Firm Name: Chad Graham Construction Email: GrahamConstruction@Coastinet.com

Address (if different from property owner)
41633 Hacienda Dr.
Murrieta, Ca 92562

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 9-20-12
Print Name and Title: Chad Graham General Contractor

Signature of Property Owner: [Signature] Date: 9-20-2012
Print Name and Title: Michael Phillips

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

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Michael Phillips

PRINTED NAME OF APPLICANT

Michael Phillips

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):

Michael Phillips

PRINTED NAME OF PROPERTY OWNER(S)

Michael Phillips

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): _____

Accessory Building (Garage)

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 943-150-030

RIVERSIDE COUNTY GIS



Selected parcel(s):
943-150-030

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

943-150-030-3

OWNER NAME / ADDRESS

MICHAEL A PHILLIPS
CYNTHIA A PHILLIPS
39400 CALLE CONTENTO
TEMECULA, CA. 92591

MAILING ADDRESS

(SEE OWNER)

(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 64/3
SUBDIVISION NAME: PM 12653
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.99 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2084 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(484 SQ. FT), CONST'D 1981COMPOSITION, ROOF, CENTRAL HEATING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 959 GRID: G1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)

JEFF STONE, DISTRICT 3

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 22

ELEVATION RANGE

1256/1296 FEET

PREVIOUS APN

943-150-015

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND
GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

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)

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

TRANSPORTATION

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

ROAD BOOK PAGE
129

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
WITHIN AREAS OF FLOODING SENSITIVITY, CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

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

LIQUEFACTION POTENTIAL
LOW

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
TEMECULA VALLEY UNIFIED

COMMUNITIES
RANCHO CALIFORNIA

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)
ZONE B, 17.79 MILES FROM MT. PALOMAR OBSERVATORY

043203

FARMLAND

LOCAL IMPORTANCE
OTHER LANDS

TAX RATE AREAS

094146

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 149
- CSA 152
- EASTERN MUN WATER IMP DIST B
- EASTERN MUNICIPAL WATER
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BSP010496	GUNITE POOL ONLY - NO HEATER	FINAL
BZ367681	PLAN CHECK DWELLING AND ATTACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ368245	DWELLING AND ATTACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZA008117	P/C GRADING DWELLING SITE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZA008555	GRADING PERMIT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon Sep 24 07:44:31 2012
Version 120712

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/29/2012

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

APN (s) or case numbers PP25228 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25228 (1200 feet buffer)



Selected Parcels

943-150-031	943-170-020	943-150-019	943-150-018	943-170-010	943-130-009	943-170-013	943-160-024	943-170-018	943-170-022
943-150-017	943-160-029	943-140-006	943-130-010	943-140-005	943-190-032	943-160-008	943-160-023	943-150-023	943-150-026
943-050-008	943-050-009	943-150-022	943-140-007	943-170-026	943-150-021	943-170-012	943-140-009	943-140-010	943-140-011
943-150-025	943-150-030	943-150-029	943-150-028	943-140-012	943-140-014	943-160-031	943-170-019	964-180-019	964-180-027
964-180-029	943-170-021	943-150-013	943-170-017	943-150-027	943-150-024	943-160-020	943-170-023	943-150-020	



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ASMT: 943050009, APN: 943050009
NANCY MIZE, ETAL
32850 VISTA DEL MONTE
TEMECULA CA 92591

ASMT: 943140014, APN: 943140014
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA 92591

ASMT: 943130009, APN: 943130009
GAIL BRADLEY, ETAL
33133 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943150013, APN: 943150013
MARIA RUBIO, ETAL
119 LITTLE QUARRY RD
GAITHERSBURG MD 20878

ASMT: 943130010, APN: 943130010
MARTHA KLEINER, ETAL
216 N GLENROY AVE
LOS ANGELES CA 90049

ASMT: 943150017, APN: 943150017
MARY SAENZ, ETAL
39360 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943140005, APN: 943140005
SUSHEILA SHEAGLEY, ETAL
39425 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943150018, APN: 943150018
TRACY PETERLIN, ETAL
C/O TRUST HOLDING SVC CO
P O BOX 3836
CHATSWORTH CA 91313

ASMT: 943140006, APN: 943140006
JUDITH GORMAN, ETAL
39485 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943150019, APN: 943150019
ANNEMARIE COTA, ETAL
C/O ANNEMARIE COTA
39825 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943140007, APN: 943140007
JOSEFINA MENCHACA, ETAL
40460 CHAUNCEY WAY
TEMECULA CA 92591

ASMT: 943150020, APN: 943150020
LOREE PERRIN, ETAL
C/O VICTOR WARREN HUPP
21851 NEWLAND NO 146
HUNTINGTON BEACH CA 92646

ASMT: 943140011, APN: 943140011
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA CA 92592

ASMT: 943150021, APN: 943150021
MARTHA PONCE
3736 E 57TH ST
HAYWOOD CA 90270

ASMT: 943150022, APN: 943150022
KIMBERLY MITCHELL
33055 VINO WAY
TEMECULA, CA. 92591

ASMT: 943150029, APN: 943150029
MONICA BALTATU
22 CEDAR TREE LN
IRVINE CA 92612

ASMT: 943150023, APN: 943150023
M MCDERMOTT, ETAL
33135 VINO WAY
TEMECULA, CA. 92591

ASMT: 943150030, APN: 943150030
CYNTHIA PHILLIPS, ETAL
39400 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943150024, APN: 943150024
LINDA WOLFE, ETAL
STE 200
31915 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 943150031, APN: 943150031
PATRICIA EBERT, ETAL
186 N SHATTUCK PL
ORANGE CA 92866

ASMT: 943150025, APN: 943150025
PATRICIA PAYNE, ETAL
39790 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943160008, APN: 943160008
YVONNE OKERSON, ETAL
33180 VINO WAY
TEMECULA, CA. 92591

ASMT: 943150026, APN: 943150026
DENISE AUGUSTINE, ETAL
33235 VINO WAY
TEMECULA, CA. 92591

ASMT: 943160020, APN: 943160020
BETTY DANG, ETAL
33142 VINO WAY
TEMECULA, CA. 92590

ASMT: 943150027, APN: 943150027
TED DANA
33275 VINO WAY
TEMECULA CA 92591

ASMT: 943160023, APN: 943160023
MARJORIE SPENCE, ETAL
39360 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943150028, APN: 943150028
SYLVIA SAVALA, ETAL
P O BOX 891688
TEMECULA CA 92589

ASMT: 943160024, APN: 943160024
DELLA HARRIS, ETAL
39700 AVENIDA ARIZONA RD
TEMECULA, CA. 92591

ASMT: 943160029, APN: 943160029
JOHN PAIGE, ETAL
39682 SANTANA DR
TEMECULA, CA. 92591

ASMT: 943170020, APN: 943170020
HELEN LIM, ETAL
525 PLAZA DEL CID
CHULA VISTA CA 91910

ASMT: 943160031, APN: 943160031
DONNA HELSOM, ETAL
33284 VINO WAY
TEMECULA, CA. 92591

ASMT: 943170021, APN: 943170021
TIMOTHY FAULKNER, ETAL
C/O TIMOTHY A FAULKNER
39500 BUENOS WAY
TEMECULA, CA. 92591

ASMT: 943170010, APN: 943170010
BERYL WOODING, ETAL
33495 VINO WAY
TEMECULA CA 92591

ASMT: 943170022, APN: 943170022
JOANN PULSIPHER, ETAL
STE A110
39755 MURRIETA HOT SPGS
MURRIETA CA 92563

ASMT: 943170012, APN: 943170012
ALICIA MARTINEZ, ETAL
33434 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943170023, APN: 943170023
WALTER LIFSEY
750 MILLER ST NO 901
SAN JOSE CA 95110

ASMT: 943170013, APN: 943170013
HSUEH LAN, ETAL
P O BOX 1800
WEST COVINA CA 91793

ASMT: 943170026, APN: 943170026
MARIAN HAWKEY
1534 COUNTRY CLUB DR
ESCONDIDO CA 92029

ASMT: 943170017, APN: 943170017
TAMMY KRISTOFFERSEN
42200 CALLE BARBONA
TEMECULA CA 92592

ASMT: 943190032, APN: 943190032
DIANNE NASH, ETAL
33425 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943170019, APN: 943170019
TRACI DEWEY, ETAL
39720 BUENOS WAY
TEMECULA, CA. 92591

ASMT: 964180029, APN: 964180029
RORIPAUGH VALLEY RESTORATION
C/O STEVEN SWARTZ
482 N ROSEMEAD STE 103
PASADENA CA 91107

Agenda Item No.: 2 . 2
Supervisory District: First/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: December 17, 2012

PLOT PLAN NO: 24543
Applicant: Adolpho Ceballos
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 1,248 square foot detached garage on 2.19 acres, associated with the 1,900 square foot residence located at 23385 Cowie Avenue in the unincorporated Riverside County near Perris. APN: 325-160-014

ISSUES OF RELEVANCE:

The property current has a code violation CV1000708 for construction without permits for a 1,248 square foot detached garage and a 1,716 square foot stable. The plot plan application will legalize the detached barn and the unpermitted 1,716 square foot detached stable located on the rear of the property will be conditioned that prior to building permit final of the 1,248 square foot detached garage the application will be required to apply for a demo permit to review the unpermitted 1,716 square foot stable. Project has also been conditioned that building permits for the 1,248 square foot unpermitted detached garage must be submitted within 60 days after approval of this project.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 24543, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Good Hope Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-R zone.
6. The proposed 1,248 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory building is located less than 52 feet 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".

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24543

Parcel: 325-160-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an existing unpermitted 1,248 square foot detached garage on 2.19 acres, associated with the 1,900 square foot residence located at 23385 Cowie Avenue in the unincorporated Riverside County near Perris. APN: 325-160-014

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24543

Parcel: 325-160-014

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24543 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24543, Exhibit A, Amended #1, dated November 5, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 24543, Exhibit B, dated May 5, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 24543, Exhibit C, dated May 5, 2012. (Floor Plan)

PLANNING DEPARTMENT

10.PLANNING. 1 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. 24543 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24543

Parcel: 325-160-014

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

as a residence. The following criteria shall apply to any home occupation:

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24543

Parcel: 325-160-014

10. GENERAL CONDITIONS

10.PLANNING. 4 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.

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

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

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. 4 PPA - UNPERMITTED STRUCTURE

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 related to the unpermitted 1,248 square foot detached garage, including the submission

11/13/12
09:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24543

Parcel: 325-160-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 PPA - UNPERMITTED STRUCTURE (cont.) RECOMMND

of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety.

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.

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

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA DEMO 1,716 sq. ft. stable RECOMMND

Prior to Final Approval of the 1,248 square foot detached garage the applicant is required to obtain a demo permit for the 1,716 square foot unpermitted stable on the rear of the property to be removed.

ZONING



Selected parcel(s):
325-160-014

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- R-R

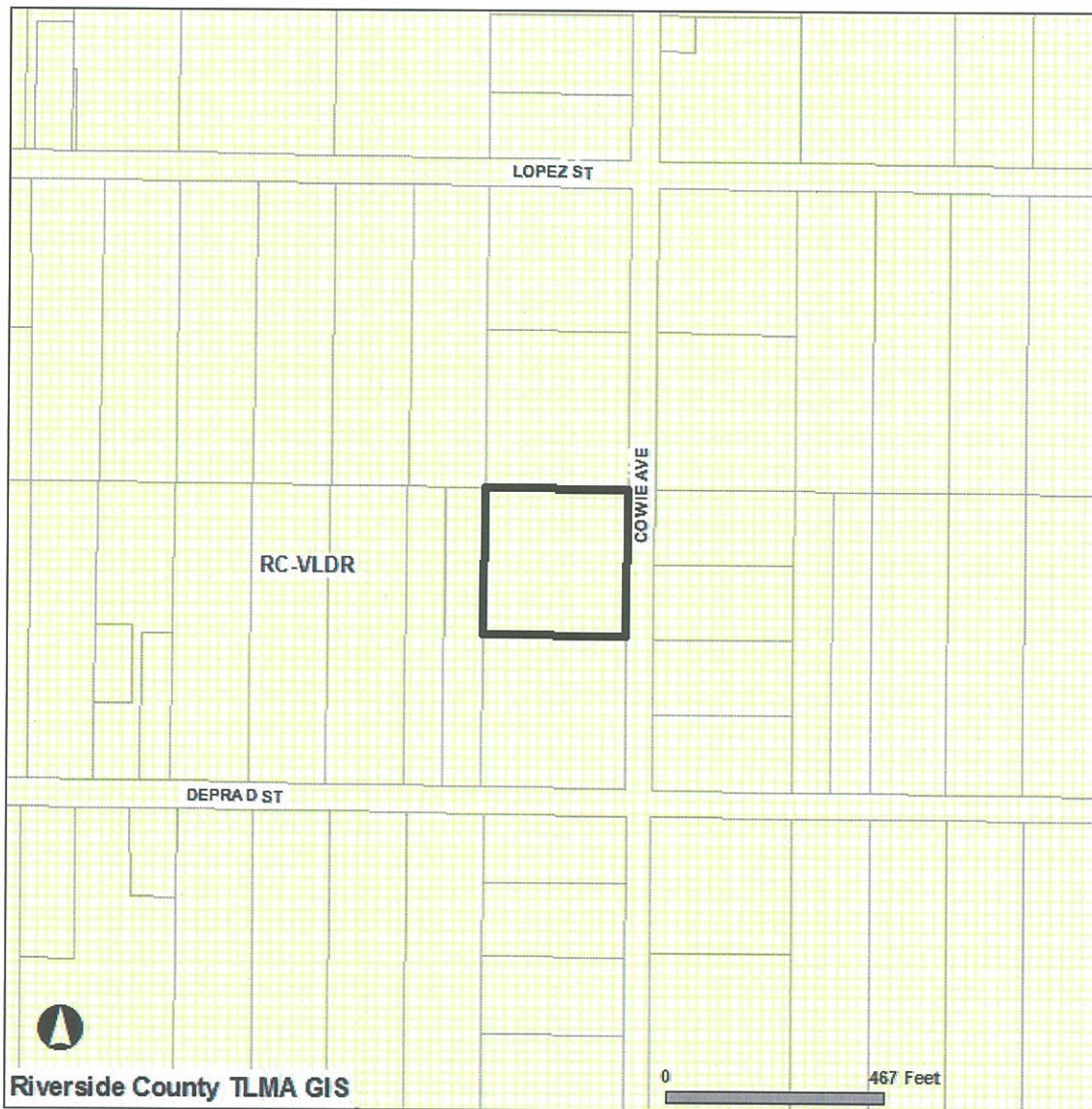
IMPORTANT

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

REPORT PRINTED ON...Tue Jul 17 11:29:55 2012


Version 120530

LAND USE



Selected parcel(s):
325-160-014

LAND USE

-  SELECTED PARCEL
 -  INTERSTATES
 -  HIGHWAYS
 -  PARCELS
-  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.

REPORT PRINTED ON...Tue Jul 17 11:30:21 2012
 Version 120530

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-160-014

IMPORTANT

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REPORT PRINTED ON...Tue May 11 14:34:54 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-160-014

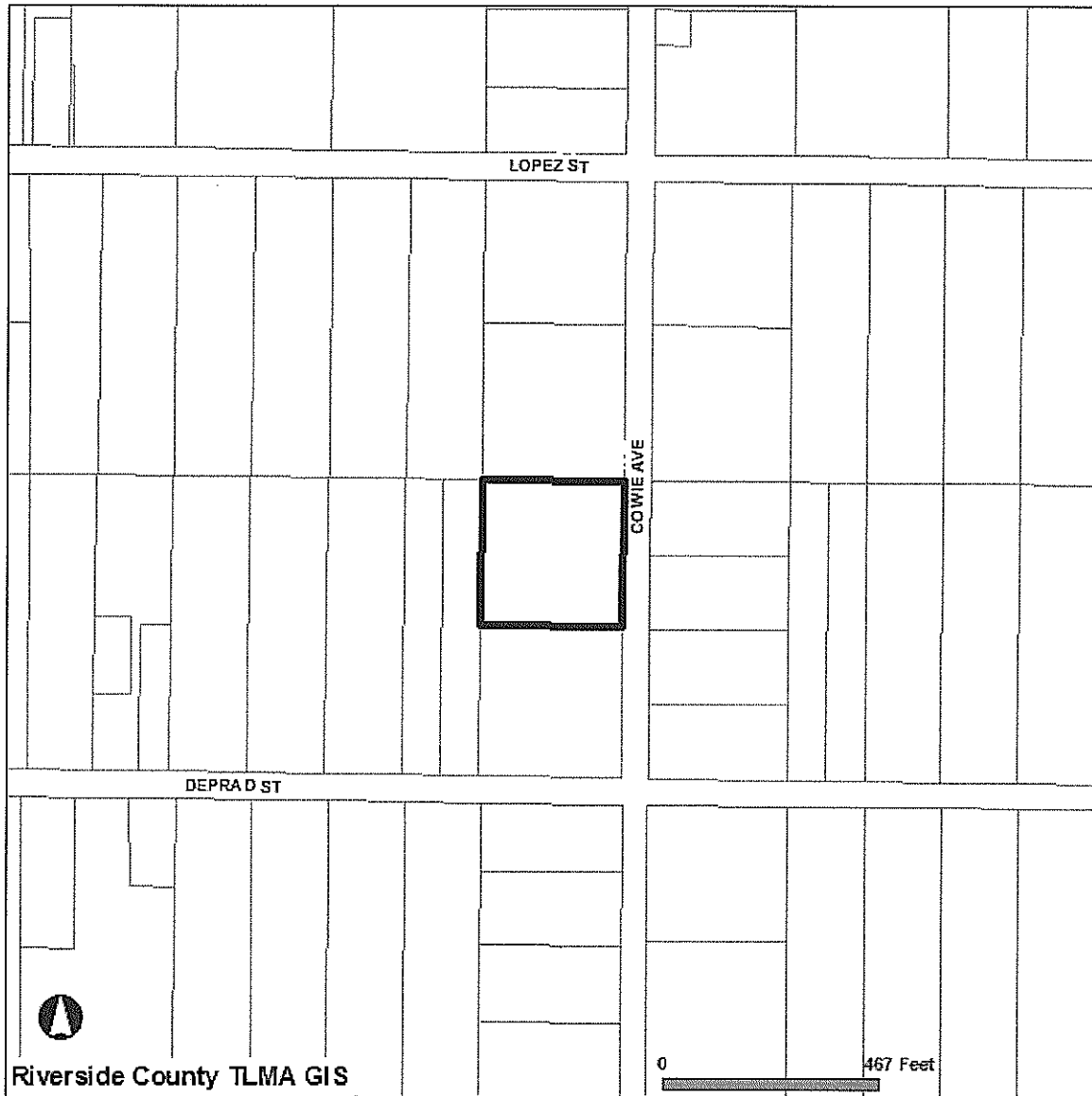
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REPORT PRINTED ON...Thu Jun 17 11:03:00 2010

Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
325-160-014

IMPORTANT

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STANDARD WITH PERMITS REPORT**APNs**

325-160-014-2

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

325-160-014
23385 COWIE ST
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)

21455 SHARP RD
PERRIS CA. 92570

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 22/65
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 55, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.19 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1900 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONST'D 1977COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 807 GRID: B3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: PERRIS
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR4W SEC 35

ELEVATION RANGE

1612/1612 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

MEAD VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

GOOD HOPE AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: WAGON WHEEL
AMENDMENT NUMBER: 0
ADOPTION DATE: FEB. 6, 2009
ACREAGE: 778 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

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.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

MEAD VALLEY

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 61

TRANSPORTATION AGREEMENTS NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT EMWD

FLOOD CONTROL DISTRICT RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE NOT IN A FAULT ZONE

FAULTS NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY 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 PERRIS & PERRIS UNION HIGH

COMMUNITIES GOOD HOPE

COUNTY SERVICE AREA IN OR PARTIALLY WITHIN PERRIS/WAGON WHEEL #70 - STREET LIGHTING ROAD MAINTAINANCE

LIGHTING (ORD. 655) ZONE B, 37.42 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT 042903

FARMLAND OTHER LANDS

- 087008
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 70 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- EASTERN MUN WATER IMP DIST 8
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
366508	CONVERT PROPANE TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BMR042096	PERMANENT FOUNDATION TO EXISTING MOBIELHOME	FINAL
BZ296391	MH SITE PREP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ299488	AWNING & PORCH FOR MH	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
PP24543	CWP FOR 1248 S.F. GARAGE AND DEMO 1,716 STABLE	DRT

REPORT PRINTED ON...Tue Jul 17 11:08:17 2012
Version 120530

CITY 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: PP 24543 DATE SUBMITTED: 5-4-10

APPLICATION INFORMATION

Applicant's Name: Adolfo Ceballos Pineda E-Mail: _____

Mailing Address: 23385 COWIE AVE
Street
PERRIS CA. 92571
City State ZIP

Daytime Phone No: (951) 258-9808 Fax No: ()

Engineer/Representative's Name: ^{CIVIL ENG} Gil F. Mendoza JOSE MOLINA contact E-Mail: Jsmolina23@hotmail.com

Mailing Address: 516 OLIVE CREEK DR.
Street
PERRIS CA. 92571
City State ZIP

Daytime Phone No: (951) 479-6220 Fax No: ()

Property Owner's Name: Adolfo Ceballos Pineda E-Mail: _____

Mailing Address: 23385 COWIE AVE.
Street
PERRIS CA 92571
City State ZIP

Daytime Phone No: (951) 258-9808 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

more 661 sqft

APPLICATION FOR MINOR PLOT PLAN

Lopez st., East of Marshall st., West of Cowie Ave.

Thomas Brothers Map, edition year, page no., and coordinates: Page 807, Grid: B3

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. *NOT WITH PICT*
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.



PP 24543

George A. Johnson
Agency Director

Katherine Gifford
Director,
Administrative
Services
Department

Ron Goldman
Director,
Planning
Department

Juan C. Perez
Director,
Transportation
Department

Mike Lara
Director,
Building & Safety
Department

John Boyd
Director,
Code
Enforcement
Department

Carolyn Syms
Luna
Director,
Environmental
Programs Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Adolfo Ceballos Pineda hereafter "Applicant" and Adolfo Ceballos Pineda Property Owner".

Description of application/permit use:

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 325-160-014-2

Property Location or Address:

23385 COWIE AVE. PERRIS CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Adolfo Ceballos Pineda Phone No.: 951-479-6220 ^{Contact}
951-258-9808

Firm Name: _____ Email: _____

Address: 23385 Cowie Ave.
Perris Ca.

3. APPLICANT INFORMATION:

Applicant Name: Adolfo Ceballos Pineda Phone No.: 951-258-9808

Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

* Signature of Applicant: [Signature] Date: 5-4-10
 Print Name and Title: ADOLFO CEBALLOS APPLICANT.

* Signature of Property Owner: [Signature] Date: 5-4-10
 Print Name and Title: ADOLFO CEBALLOS OWNER

Signature of the County of Riverside, by [Signature] Date: 5-5-10
 Print Name and Title: CLARENCE OTTE

<small>FOR COUNTY OF RIVERSIDE USE ONLY</small>	
Application or Permit (s)#:	<u>PP 24543</u>
Set #:	Application Date: <u>5-4-10</u>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/17/2012,

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

APN (s) or case numbers PP 24543 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

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

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

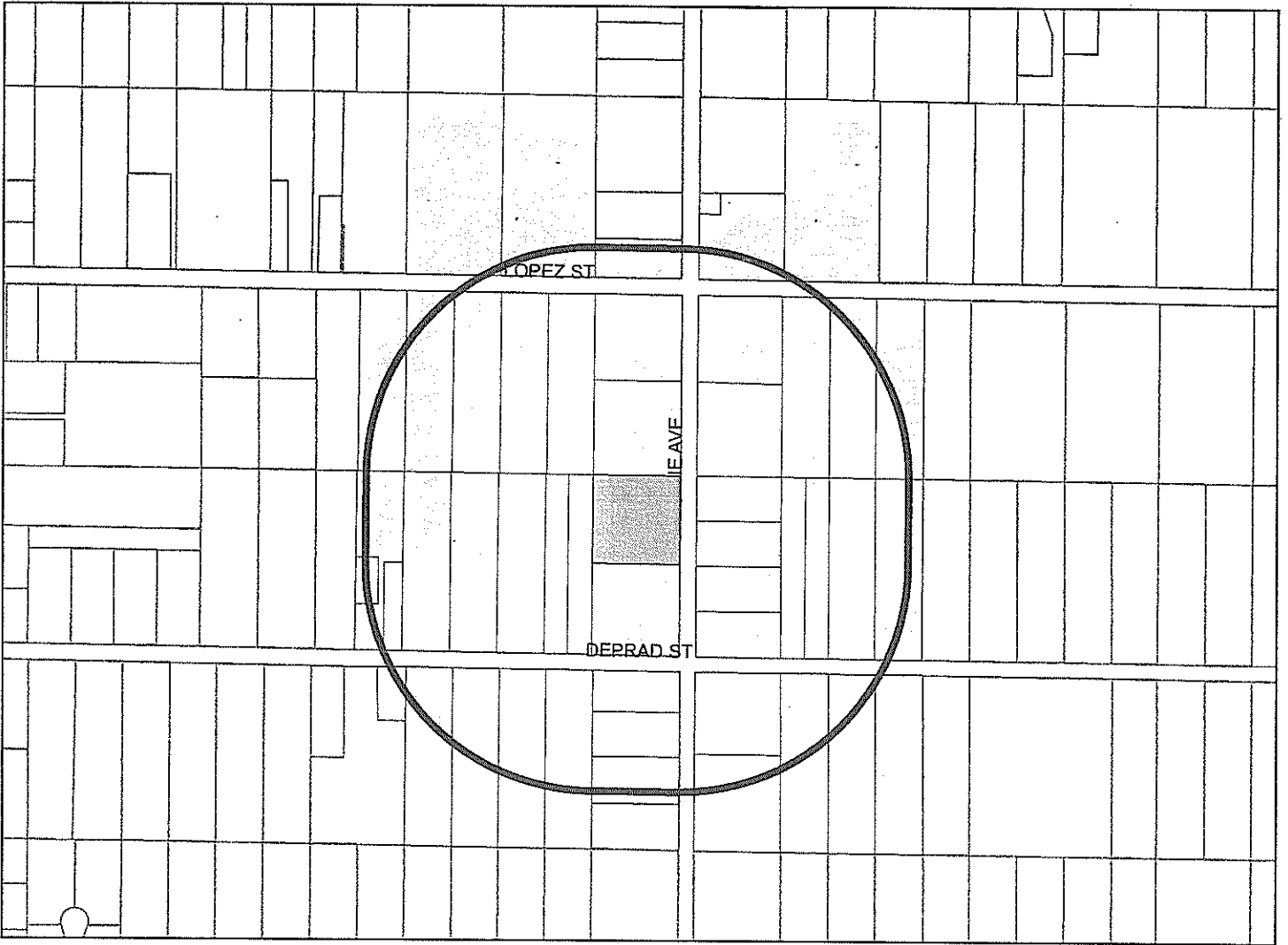
NAME: Vinnie Nguyen

TITLE GIS Analyst

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

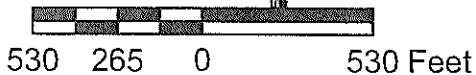
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP24543 (800 feet buffer)



Selected Parcels

325-160-014	325-220-056	325-150-016	325-220-033	325-220-036	325-181-012	325-220-057	325-160-018	325-150-010	325-160-003
325-220-061	325-210-054	325-220-064	325-181-016	325-240-011	325-150-013	325-220-065	325-220-059	325-210-029	325-150-012
325-150-014	325-240-016	325-210-030	325-220-034	325-220-035	325-160-020	325-160-011	325-160-012	325-181-011	325-181-014
325-160-016	325-181-018	325-150-011	325-160-019	325-210-028	325-220-058	325-120-013	325-120-014	325-150-015	325-220-062
325-210-031	325-220-063	325-181-013	325-181-015	325-181-017	325-120-017	325-160-015	325-160-017		



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ASMT: 325120014, APN: 325120014
MIGUEL RUAN
22480 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325150015, APN: 325150015
MARIA RUAN, ETAL
22497 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325120017, APN: 325120017
SARA RAMIREZ
22520 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325150016, APN: 325150016
AMPELIO RODRIGUEZ
3474 E 1ST ST NO 114
LOS ANGELES CA 90063

ASMT: 325150010, APN: 325150010
CARTIE BRYANT
22191 LOPEZ ST
PERRIS CA 92570

ASMT: 325160003, APN: 325160003
CENOVIO GONZALEZ
22260 E DEPRAD ST
PERRIS, CA. 92570

ASMT: 325150011, APN: 325150011
MARIA LUPERCIO, ETAL
22333 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325160011, APN: 325160011
NORMA MEDINA, ETAL
22332 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325150012, APN: 325150012
RAQUEL TARULA, ETAL
518 E PINE ST NO 104
SANTA ANA CA 92701

ASMT: 325160012, APN: 325160012
HELENESE JOHNSON
520 DEVONWOOD RD
ALTADENA CA 91001

ASMT: 325150013, APN: 325150013
AQUILINA CAMACHO, ETAL
22399 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325160014, APN: 325160014
ADOLFO CEBALLOS
21455 SHARP RD
PERRIS CA 92570

ASMT: 325150014, APN: 325150014
FABIOLA RUAN
P O BOX 1564
LYNWOOD CA 90262

ASMT: 325160015, APN: 325160015
SRISUDA KHANG, ETAL
7401 SPINDLEWOOD DR
CORONA CA 92880

ASMT: 325160016, APN: 325160016
MARIA GONZALEZ, ETAL
22420 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325181013, APN: 325181013
SOCORRO DELATORRE, ETAL
16670 CATALONIA DR
RIVERSIDE CA 92504

ASMT: 325160017, APN: 325160017
YOLANDA ROSCALA
931 W 21ST ST NO 7
LOS ANGELES CA 90007

ASMT: 325181014, APN: 325181014
ANITA DIAZ, ETAL
22415 DEPRAD ST
PERRIS, CA. 92570

ASMT: 325160018, APN: 325160018
ELIZABETH LIMON, ETAL
22424 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325181015, APN: 325181015
MARIA MACIAS, ETAL
1927 DAWSON AVE
SIGNAL HILL CA 90755

ASMT: 325160019, APN: 325160019
LUIS CASILLAS
22244 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325181016, APN: 325181016
DINAH COOK
22495 DEPRAD ST
PERRIS, CA. 92570

ASMT: 325160020, APN: 325160020
LORRAINE BROWN, ETAL
22288 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325181017, APN: 325181017
ROGER SCHNABEL, ETAL
22277 FISHER ST
PERRIS CA 92570

ASMT: 325181011, APN: 325181011
JAVIER SOLIS
22245 DEPRAD ST
PERRIS, CA. 92570

ASMT: 325181018, APN: 325181018
JOSE HERNANDEZ, ETAL
23591 COWIE AVE
PERRIS, CA. 92570

ASMT: 325181012, APN: 325181012
ANTONIO PAREDES
22305 DEPRAD ST
PERRIS, CA. 92570

ASMT: 325210028, APN: 325210028
MARVIN HERBERT
20315 KAISER CIR
CARSON CA 90746

ASMT: 325210029, APN: 325210029
KATHERINE PEREZ, ETAL
22577 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325220036, APN: 325220036
TERRY MEDINA, ETAL
22639 LOPEZ RD
PERRIS CA 92570

ASMT: 325210030, APN: 325210030
VIRNIECIA GREEN JORDAN, ETAL
250 W FIRST ST
PERRIS CA 92570

ASMT: 325220056, APN: 325220056
AHMAD SPRY
22650 DEPRAD ST
PERRIS, CA. 92570

ASMT: 325210031, APN: 325210031
POTRERO DEL RIO INC
22635 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325220057, APN: 325220057
ANTONIO VITELA
22610 DEPRAD ST
PERRIS, CA. 92570

ASMT: 325210054, APN: 325210054
DANIEL CHO
12541 6TH ST
YUCAIPA CA 923992538

ASMT: 325220058, APN: 325220058
MARY DIAZ
2112 S GLENARBOR ST
SANTA ANA CA 92704

ASMT: 325220033, APN: 325220033
ANDRES VARGAS
23330 COWIE AVE
PERRIS, CA. 92570

ASMT: 325220059, APN: 325220059
VIRGILIA CALBILLO, ETAL
22570 DE PRAD ST
PERRIS, CA. 92570

ASMT: 325220034, APN: 325220034
CLEOPATRA MCCOMBS, ETAL
C/O GLORIA DAWSON
P O BOX 1017
RIALTO CA 92377

ASMT: 325220061, APN: 325220061
CYNTHIA MELONSON
23360 COWIE AVE
PERRIS, CA. 92570

ASMT: 325220035, APN: 325220035
SUSAN MCNAMARA, ETAL
22609 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325220062, APN: 325220062
PETER WAROBLAK
31470 MCWADE AVE
HOMELAND CA 92548

ASMT: 325220063, APN: 325220063
MARIA CEJA, ETAL
23340 COWIE ST
PERRIS, CA. 92570

ASMT: 325220064, APN: 325220064
KARINA GONZALEZ, ETAL
23440 COWIE AVE
PERRIS, CA. 92570

ASMT: 325220065, APN: 325220065
MARTHA ALVAREZ, ETAL
23480 COWIE ST
PERRIS, CA. 92570

ASMT: 325240011, APN: 325240011
DONNA MATHENIA
22610 LOPEZ ST
PERRIS, CA. 92570

ASMT: 325240016, APN: 325240016
FRANCISCO RODRIGUEZ
23210 COWIE AVE
PERRIS, CA. 92570

Agenda Item No.: 2.3
Supervisorial District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: December 17, 2012

PLOT PLAN NO: 25145
Applicant: Timothy Payne
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to demolish existing 838 square foot shed constructed in 1924 and replace with a 1,288 square foot detached garage on .94 acres, associated with 3.016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont. APN: 402-140-010.

ISSUES OF RELEVANCE:

The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. The project has also been reviewed and conditioned by Riverside County Flood Control and Riverside County Environmental Health Departments.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25145**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (1 Acre Minimum) on the Pass Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural R-A-1 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-1 Zone.
6. The proposed 1,288 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 10 feet from the main building.
8. The accessory building is consistent 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".

CONCLUSIONS:

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to demolish existing 838 square foot shed constructed in 1924 and replace with a 1,288 square foot detached garage on .94 acres, associated with 3,016 square foot residence and existing detached 288 square foot shed located at 10474 Winesap Avenue in the unincorporated Riverside County near Beaumont.
APN: 402-140-010

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25145 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25145, Exhibit A, dated June 19, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25145, Exhibit B, dated June 19, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25145, Exhibit C, dated June 19, 2012. (Floor Plans)

APPROVED EXHIBIT M = Plot Plan No. 25145, Exhibit M. dated June 19, 2012. (Materials/Color)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - TEMPLATE

RECOMMND

The applicant shall obtain a demolition permit for the existing garage constructed without permit. Once the demolition permit has a final approved inspection and the current planning case is approved, the applicant shall submit building plans to the building department for review and approval for the purposes of obtaining building permit prior to any construction on the property.

All building department plan submittal and fee requirements shall apply. All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - CORRECTION

RECOMMND

The applicant must address the following:

a) Provide an original copy of current C42 Certification of the existing septic system(s) along with a scaled detailed contoured plot plan wet signed by the C42 Contractor showing the location of all septic system components.

Please note that further information may be required pending review of all requested items.

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

10.E HEALTH. 2 PP#25145 - GENERAL COMMENTS RECOMMND

No plumbing shall be allowed in the proposed garage structure.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE REV. FLOOD HAZARD REPORT RECOMMND

Plot Plan 25145 is a proposal to remove an existing detached garage and construct a new 1,388 square foot detached garage on a 0.93-acre lot in the Cherry Valley area on the east side of Winesap Avenue south of High Street.

The lot may be subject to sheet flow flooding so the finished floor of the garage shall be elevated 12-inches above the highest adjacent ground. All new construction shall comply with all applicable ordinances and any grading shall perpetuate the natural drainage patterns. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 12-inches above the highest adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 25145 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

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

District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

10. GENERAL CONDITIONS

10.PLANNING. 3 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. 4 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.

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

20. PRIOR TO A CERTAIN DATE

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

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.

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

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

11/13/12
08:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25145

Parcel: 402-140-010

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

CALL 951-955-5282 FOR AN INSPECTION.

RIVERSIDE COUNTY GIS



Selected parcel(s):
402-140-010

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- LI - LIGHT INDUSTRIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

IMPORTANT

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REPORT PRINTED ON...Tue Jun 19 13:11:45 2012

Version 120530

2011 AERIAL



Selected parcel(s):
402-140-010

IMPORTANT

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REPORT PRINTED ON...Tue Jun 19 13:09:00 2012.

Version 120530

RIVERSIDE COUNTY GIS



Selected parcel(s):
402-140-010

IMPORTANT

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REPORT PRINTED ON...Tue Jun 19 13:10:40 2012
Version 120530

BEAUMONT CHERRY VALLEY WATER DISTRICT

DIRECTORS

Gerald H. Bray
President
William Lamb
Vice President
Dr. Blair Ball
Albert Chatigny
Stella Parks

560 Magnolia Avenue
Beaumont, California 92223-2258
Telephone 909-845-9581
Fax 909-845-0159

OFFICERS

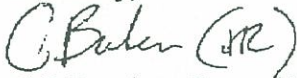
C.J. Butcher
Secretary/Treasurer
J.C. Reichenberger
Parsons Engineering Science
Engineer
Gerald Shoaf
General Counsel

Mr. Travis Pay
10474 Winesap
Cherry Valley, Ca 92223

Dear Mr. Pay,

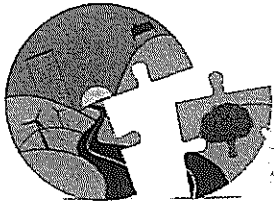
Per your request this letter is to verify there currently is a fire hydrant within 500' of the above address. **It currently has a flow capability in excess of 500 Gpm.**

Sincerely,



C.J. Butcher, General Manager

PP25145



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25145 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: TIMOTHY PAUE E-Mail: captainpauze@verizon.net

Mailing Address: 10474 WINESAP AVE.
CHERRY VALLEY ^{Street} CA. 92223
_{City State ZIP}

Daytime Phone No: (909) 997-2111 Fax No: ()

Engineer/Representative's Name: Robertson Design Group E-Mail: robertsondesigngroup@yahoo.com

Mailing Address: P.O. Box 431
Calimesa ^{Street} CA. 92320
_{City State ZIP}

Daytime Phone No: (909) 557-5674 Fax No: () N/A

Property Owner's Name: TIMOTHY PAUE E-Mail: captainpauze@verizon.net

Mailing Address: 10474 WINESAP AVE.
CHERRY VALLEY ^{Street} CA. 92223
_{City State ZIP}

Daytime Phone No: (909) 997-2111 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.

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

T. Be

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

T. Be

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

DEMO DETACHED 1924 GARAGE AND REBUILD DETACHED
GARAGE.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 402-140-010

RIVERSIDE COUNTY GIS



Selected parcel(s):
402-140-010

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

402-140-010-0

OWNER NAME / ADDRESS

NORMAN TIMOTHY PAYE
10474 WINESAP AVE
BEAUMONT, CA. 92223

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: M8 6/58
SUBDIVISION NAME: APPLE VALLEY
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.94 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3016 SQFT., 3 BDRM/ 0.75 BATH, 1 STORY, DETACHED GARAGE(288 SQ. FT), CONST'D 1924 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 691 GRID: B4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR1W SEC 26

ELEVATION RANGE

2892/2900 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

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-A-1

ZONING DISTRICTS AND ZONING AREAS

CHERRY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

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)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
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.PASS

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

91A

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

HYDROLOGY

FLOOD PLAIN REVIEW

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

WATER DISTRICT

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTSWITHIN A 1/2 MILE OF
BANNING FAULT
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 AREAIN OR PARTIALLY WITHIN
CHERRY VALLEY #27 -
STREET LIGHTING**LIGHTING (ORD. 655)**

ZONE B, 42.57 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043809

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

056014

•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
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- 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
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BAR040448	ADDITION TO DWELLING 2000 SQ FT	FINAL
BEST05894	APPLE VALLEY LOT 3	ESTIMATE
BZ293102	GAS PIPING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Jun 12 09:35:20 2012
Version 120530

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/8/2012.

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

APN (s) or case numbers PP 25145 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

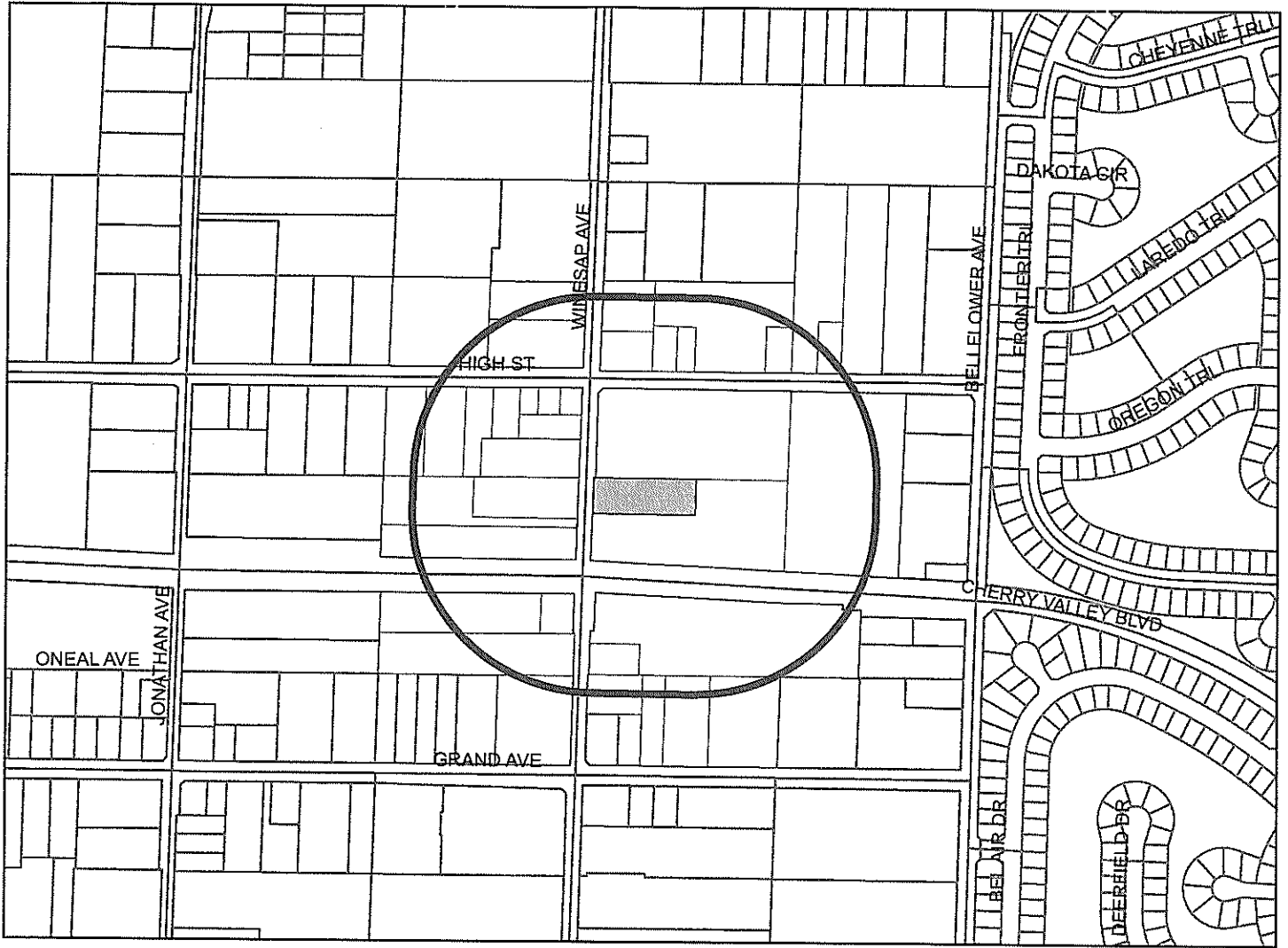
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

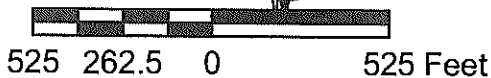
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25245 (600 feet buffer)



Selected Parcels

402-120-020	402-130-010	402-170-017	402-120-009	402-120-021	402-130-028	402-170-011	402-110-015	402-180-019	402-180-020
402-120-027	402-180-016	402-130-021	402-130-009	402-120-026	402-130-027	402-120-024	402-130-018	402-120-019	402-120-011
402-130-007	402-130-011	402-140-010	402-180-026	402-180-017	402-180-027	402-110-016	402-140-015	402-110-012	402-170-009
402-170-018	402-120-008	402-120-025	402-120-023	402-130-008	402-140-009	402-140-016	402-120-022		



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ASMT: 402110012, APN: 402110012
CYNTHIA BRIDGES, ETAL
40418 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402120020, APN: 402120020
SUSAN CALPINO, ETAL
10401 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402110015, APN: 402110015
CAROL HASKINS, ETAL
P O BOX 541
CALIMESA CA 92320

ASMT: 402120021, APN: 402120021
BRIEN KINNEY
10381 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402110016, APN: 402110016
JOYCE IVY, ETAL
40490 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120022, APN: 402120022
KAY HAWKINSON, ETAL
10425 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120008, APN: 402120008
RUDOLPH RODRIGUEZ
40417 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120023, APN: 402120023
APRIL STERNBECK, ETAL
10485 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120009, APN: 402120009
BILLIE ADAMS
40427 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120024, APN: 402120024
WANDA STAUFFACHER, ETAL
40433 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120011, APN: 402120011
MARY CALDERON
40443 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120025, APN: 402120025
STEVEN LEDBETTER
35067 NICKLAUS NOOK
BEAUMONT CA 92223

ASMT: 402120019, APN: 402120019
BECKY AVALOS, ETAL
40445 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402120026, APN: 402120026
JEANNIE ECHOLS, ETAL
10465 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402120027, APN: 402120027
BARBARA CRAWFORD, ETAL
10455 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402130021, APN: 402130021
RAFAELA GARCIA, ETAL
10332 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402130007, APN: 402130007
MATTHEW KEARNEY
40544 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402130027, APN: 402130027
JAMES JUNIO
40694 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402130008, APN: 402130008
VIOLA ANTONE
40572 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402130028, APN: 402130028
PEARL HARP, ETAL
C/O PEARL A HARP
40700 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402130009, APN: 402130009
PEARLENE KNULL, ETAL
P O BOX 728
CALIMESA CA 92320

ASMT: 402140009, APN: 402140009
PAMELA DOPF, ETAL
10486 WINESAP AVE
CHERRY VALLEY CA 92223

ASMT: 402130010, APN: 402130010
ANTHONY MURPHY
40612 HIGH ST
BEAUMONT, CA. 92223

ASMT: 402140010, APN: 402140010
NORMAN PAYE
10474 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402130011, APN: 402130011
BRENDA BRUCE, ETAL
40678 HIGH ST
CHERRY VALLEY CA 92223

ASMT: 402140015, APN: 402140015
ROLF KRUMES
236 OWNES DR
ANAHEIM CA 92808

ASMT: 402130018, APN: 402130018
KANTZALIS REAL PROP
39320 OAK VIEW LN
CHERRY VALLEY CA 92223

ASMT: 402140016, APN: 402140016
WHOLE WORD MISSIONS INC
3741 SWEETWATER RD
BONITA CA 91902



ASMT: 402170009, APN: 402170009
ILSE MATHEWS, ETAL
10521 WINESAP AVE
CHERRY VALLEY CA 92223

ASMT: 402180027, APN: 402180027
WANDA GONZALEZ, ETAL
10539 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402170011, APN: 402170011
DEBRA HIRONS, ETAL
10543 WINESAP AVE
BEAUMONT, CA. 92223

ASMT: 402170017, APN: 402170017
DOLORES HEPNER, ETAL
228 E RADCLIFFE DR
CLAREMONT CA 91711

ASMT: 402180016, APN: 402180016
NORA RAYMOND, ETAL
40576 GRAND AVE
BEAUMONT, CA. 92223

ASMT: 402180017, APN: 402180017
MICHELLE BURKE, ETAL
101 E 7TH ST
BEAUMONT CA 92223

ASMT: 402180019, APN: 402180019
SHERRI SANCHEZ, ETAL
40612 GRAND AVE
BEAUMONT, CA. 92223

ASMT: 402180026, APN: 402180026
TRACY WATERS, ETAL
10520 WINESAP AVE
BEAUMONT CA 92223

Agenda Item No.: 2.4
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: December 17, 2012

PLOT PLAN NO: 25221
Applicant: Stuart Hielscher
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,351 square foot detached barn on 5.14 acres, associated with the 2,727 square foot main residence, detached 720 square foot garage (BXX071993) and existing 960 square foot shelter (BFE120036) located at 18275 Serengeti Drive in the unincorporated Riverside County near Murrieta. APN: 932-070-020

ISSUES OF RELEVANCE:

The project is located in a State Responsibility Area and has been reviewed and conditioned by Riverside County Fire Department. The proposed project has also been reviewed by Riverside County Health Department with no plumbing proposed, if plumbing is added to the proposed 1,351 square foot detached barn clearance from Riverside Health Department is required.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25221, 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. This detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.

3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-R zone.
6. The proposed 1,351 square foot detached barn is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 70 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25221

Parcel: 932-070-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to construct a 1,351 square foot detached barn on 5.14 acres, associated with the 2,727 square foot main residence, a detached 720 square foot garage (BXX071993) and existing 960 square foot shelter (BFE120036) located at 18275 Serengeti Drive in the unincorporated Riverside County near Murrieta.
APN: 932-070-020

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25221

Parcel: 932-070-020

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25221 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25221, Exhibit A, Amended #1, dated November 5, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25221, Exhibit B, dated September 24, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25221, Exhibit C, dated September 24, 2012. (Floor Plan)

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall obtain the required building permit(s) from the building department prior to any construction of the proposed 1,351 square foot detached barn on the property.

All building department plan submittal and fee requirements shall apply. All building plans and supporting documents shall apply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP#25221 - COMMENTS

RECOMMND

Plot Plan#25221 is proposing to construct a 1,351 square foot detached barn without any plumbing. According to Department of Environmental Health (DEH) records, (EHS065295/BRS071195 - PM21235, Lot 2), the proposed location of the barn does not appear to encroach upon the location of the existing septic system. Please note that if plumbing is proposed in this proposed barn, further requirements shall apply. For further information, please contact DEH at (951) 955-8980.

PLOT PLAN:ADMINISTRATIVE Case #: PP25221

Parcel: 932-070-020

10. GENERAL CONDITIONS

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 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.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 25221 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25221

Parcel: 932-070-020

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25221

Parcel: 932-070-020

10. GENERAL CONDITIONS

10.PLANNING. 4 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.

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

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

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.

80. PRIOR TO BLDG PRMT ISSUANCE

11/15/12
15:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25221

Parcel: 932-070-020

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

MET

Prior to the release of your building permit from Building and Safety. A private water storage/well system must be installed. 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 conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

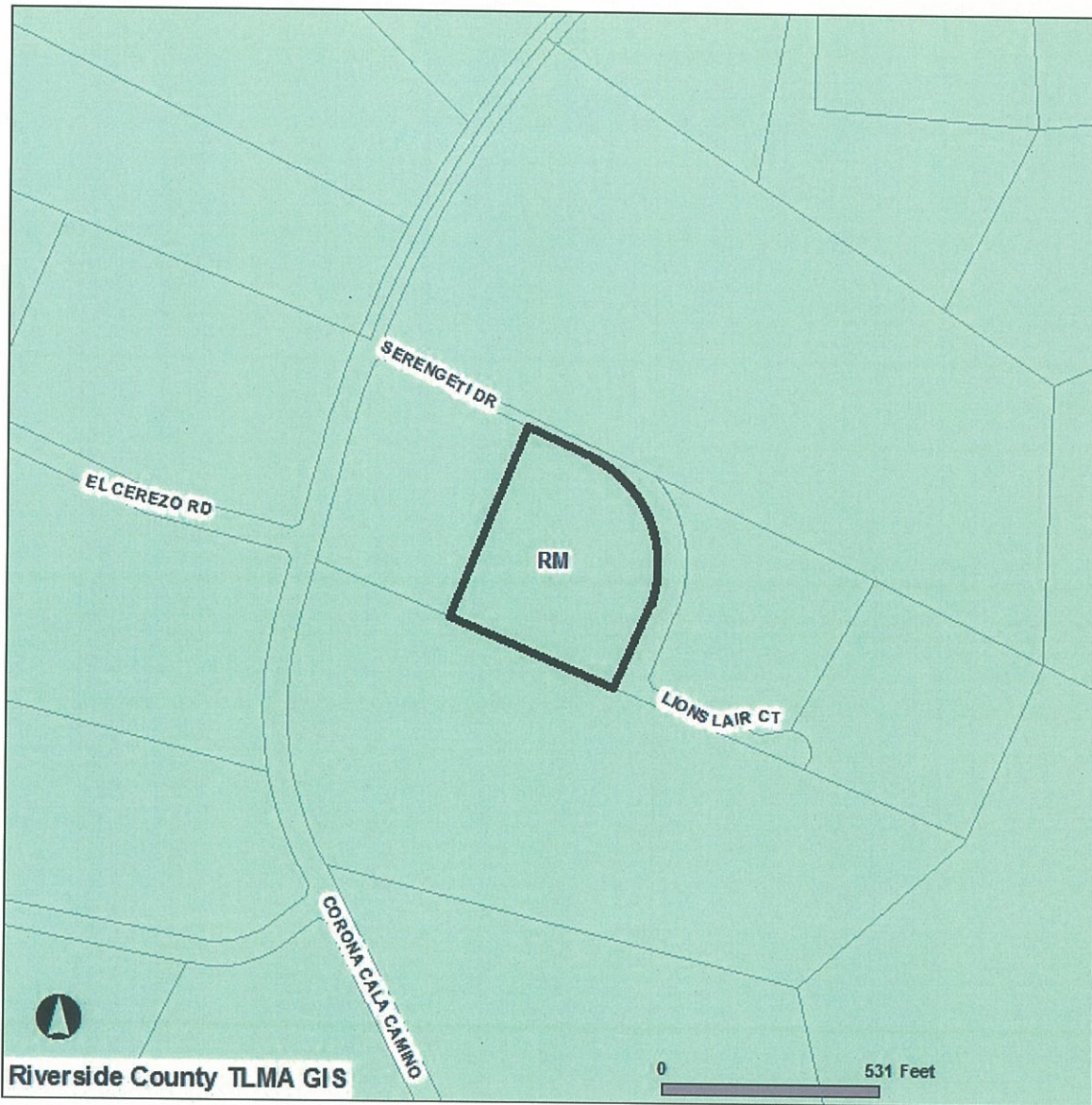
FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

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.

LAND USE



Selected parcel(s):
932-070-020

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

RM - RURAL MOUNTAINOUS

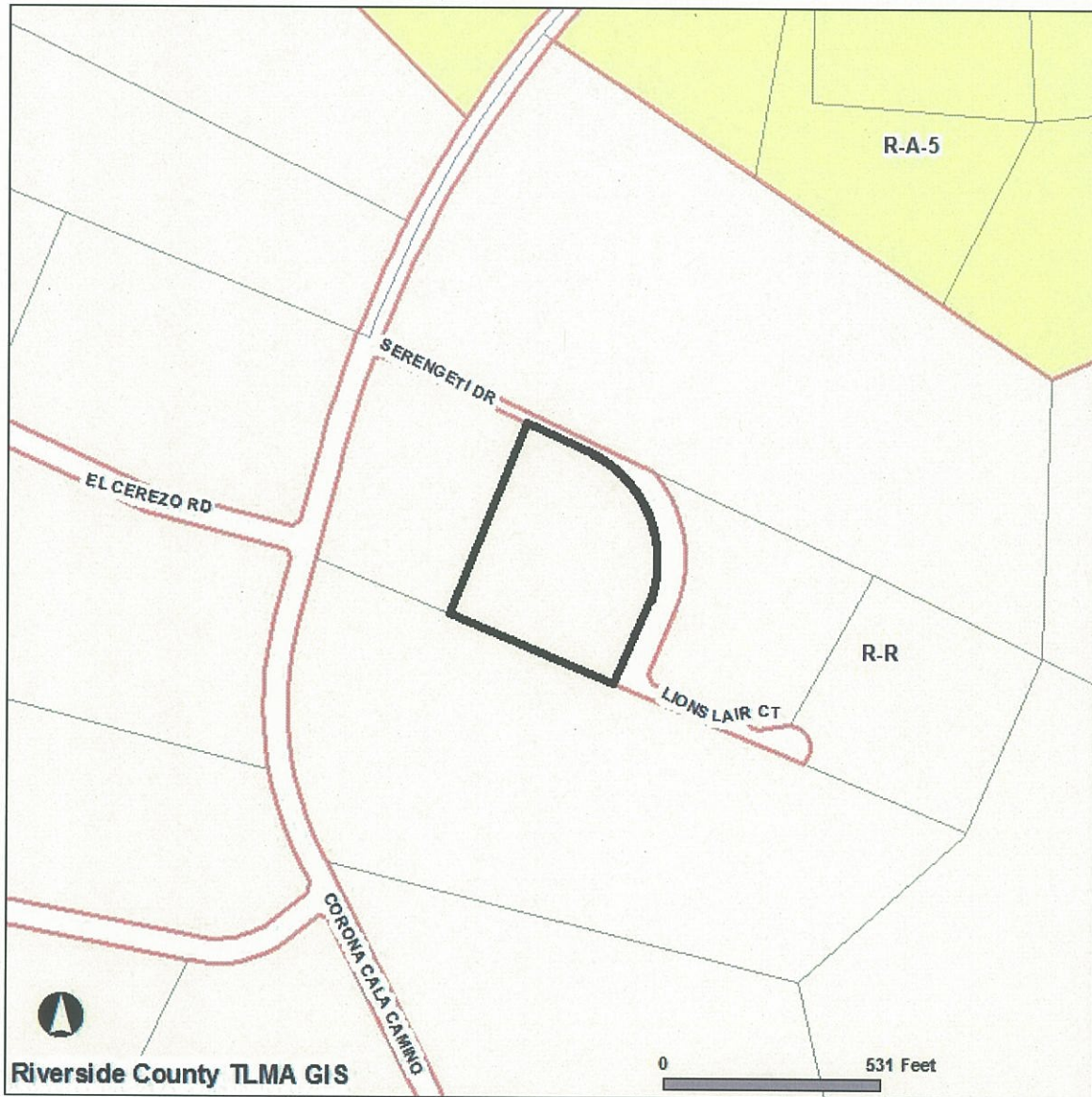
IMPORTANT

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 07 12:16:30 2012

Version 120920

ZONING



Selected parcel(s):
932-070-020

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- R-A-5
- N HIGHWAYS
- R-R
- PARCELS

IMPORTANT

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REPORT PRINTED ON...Wed Nov 07 12:16:59 2012

Version 120920

2011 AERIAL



Selected parcel(s):
932-070-020

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

IMPORTANT

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REPORT PRINTED ON...Wed Nov 07 12:18:19 2012

Version 120920

RIVERSIDE COUNTY GIS



Selected parcel(s):
932-070-020

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

932-070-020-7

OWNER NAME / ADDRESS

REBECCA O DEMKE
18275 SERENGETI DR
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 144/15
 SUBDIVISION NAME: PM 21235
 LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
 TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.57 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2727 SQFT., 3 BDRM/ 2.25 BATH, 1 STORY, DETACHED GARAGE(636 SQ. FT), CONST'D 2008TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 976 GRID: D2, E2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
 NOT WITHIN A CITY SPHERE
 ANNEXATION DATE: NOT APPLICABLE
 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 2011 (ORD. 813)

BOB BUSTER, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T8SR4W SEC 18
 T8SR4W SEC 7

ELEVATION RANGE

2332/2404 FEET

PREVIOUS APN

932-070-015

PLANNING**LAND USE DESIGNATIONS**

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

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-R

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

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
COASTAL SAGE SCRUB
GRASSLAND
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
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)
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
83A

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
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
TENAJA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 28.82 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
OTHER LANDS

TAX RATE AREAS
082026
•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
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RANCHO CALIF JT WATER
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TENAJA COMM SERVICES
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BFE120036	AGRICULTURAL REGISTRATION POLE BARN 960SF	PAID
BGR061258	GRAD SF RES LOT	FINAL
BRS071195	SINGLE STORY 2712 SQ FT SFR WWRAPAROUND PORCH-->	FINAL
BXX071993	DETACHED 636 SQ FT GARAGE	FINAL

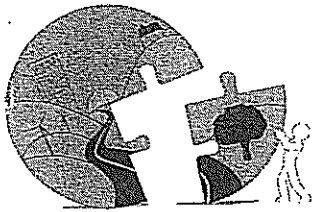
ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS061303	SEPTIC VERIFICATION	APPLIED
EHS065295	PLAN REVIEW	APPLIED
EHW070497	NEW INDIVIDUAL WELL	APPLIED
EHW080255	NEW AGRICULTURAL WELL	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT072933	PM21235 LOT 2	PAID
MT073851	PM21235 LOT 2	PAID
MT073852	PM21235 LOT 2	PAID
MT073853	PM21235 LOT 2	PAID

REPORT PRINTED ON...Thu Sep 13 16:18:28 2012
Version 120712



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25211 DATE SUBMITTED: 9-13-12

APPLICATION INFORMATION

Applicant's Name: Stuart Hielscher E-Mail: _____

Mailing Address: 23100 Baxter Rd Wildomar CA 92595
Cell # 951-805-8486
Street City State ZIP

Daytime Phone No: (951) 678-4571 Fax No: (951) 678-7366

Engineer/Representative's Name: F. C. P. E-Mail: www.fcpsbuilding.ca

Mailing Address: 23100 Baxter Rd.
Wildomar CA 92595
Street City State ZIP

Daytime Phone No: (714) 402-0296 Fax No: ()

Property Owner's Name: Rebecca Demke E-Mail: _____

Mailing Address: 18275 Sarcengeti Dr.
Murrieta CA 92562
Street 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.

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Stuart Hitzscher
PRINTED NAME OF APPLICANT

Stuart Hitzscher
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):

Rebecca Domke
PRINTED NAME OF PROPERTY OWNER(S)

Rebecca Domke
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): _____

new Horse Barn 1351 sqft.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 932-070-020

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 5.14

General location (nearby or cross streets): North of _____, South of _____, East of _____, West of _____.

Thomas Brothers Map, edition year, page no., and coordinates: T.G. 2012 pg 976 D2

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

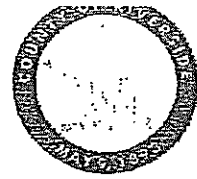
1. ✓ Completed Application form.
2. ✓ Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. ✓ Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details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

GUEST HOUSE

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



George A. Johnson
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luña Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

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

and Robert D. Drake hereafter "Applicant" and Robert D. Drake "Property Owner".

Description of application/permit use:

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 932-070-020

Property Location or Address:
18275 Sarengeti Dr, murrieta CA 92562

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Rebecca Demke Phone No.: 714-402-0296

Firm Name: _____ Email: _____

Address: 18275 Sarengeti Dr
murrieta CA 92562

3. APPLICANT INFORMATION:

Applicant Name: _____ Phone No.: _____

Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: _____

* Signature of Property Owner: [Signature] Date: _____
Print Name and Title: _____

Signature of the County of Riverside, by [Signature] Date: 9/17/2012

Print Name and Title: CATHERINE MORAVES LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>PP25221</u>	
Set #: <u>N/A</u>	Application Date: <u>9/17/2012</u>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/31/2012,

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

APN (s) or case numbers PP25221 For

Company or Individual's Name Planning Department,

Distance buffered 1800'.

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

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

NAME: Vinnie Nguyen

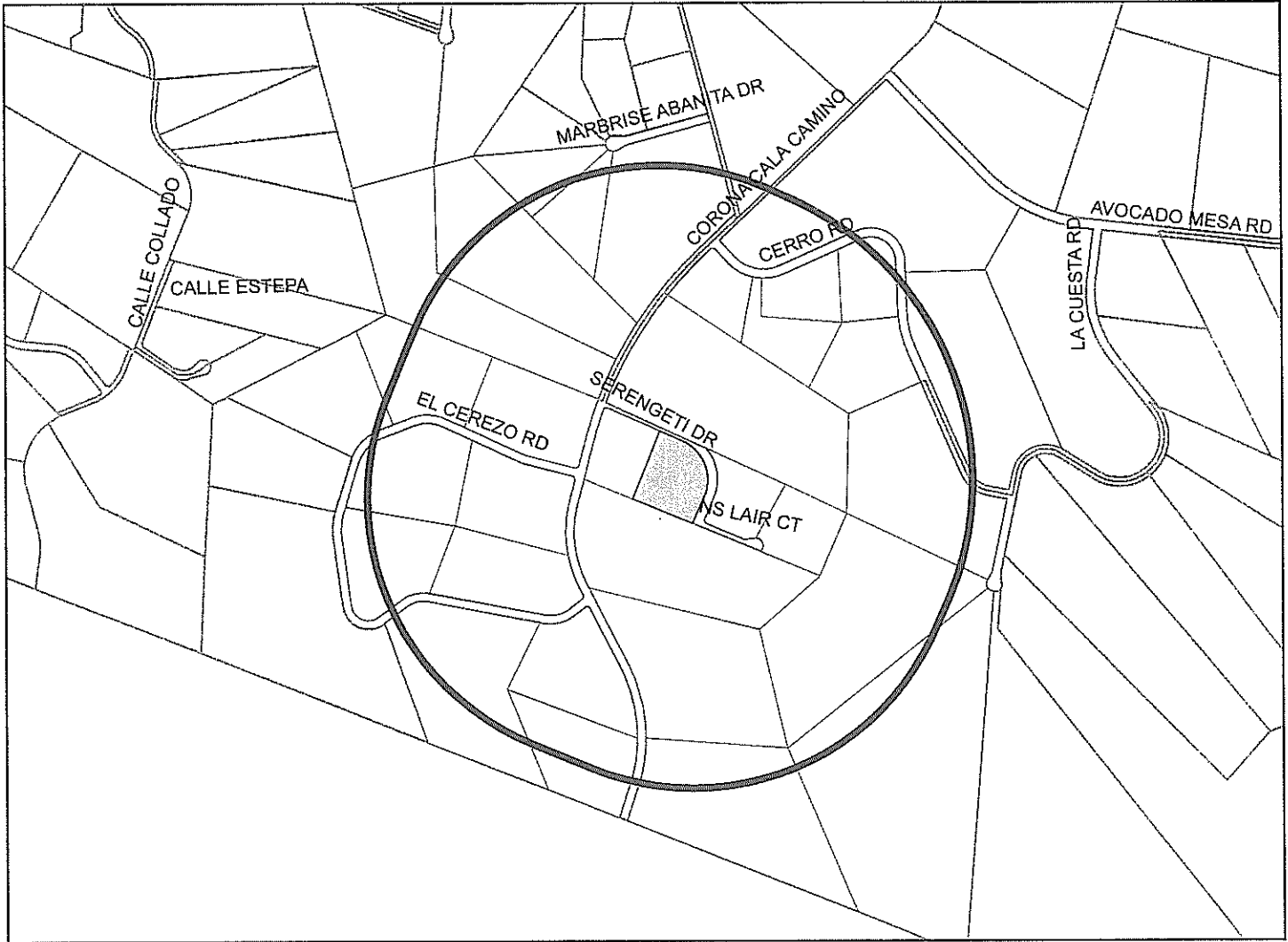
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

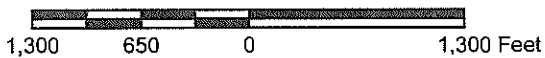
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25221 (1800 feet buffer)



Selected Parcels

932-130-019	932-130-026	932-070-023	932-080-009	932-070-016	932-070-031	932-070-032	932-060-040	932-130-027	932-060-025
932-130-021	932-060-045	932-070-028	932-070-017	932-070-024	932-070-025	932-130-024	932-070-021	932-080-008	932-070-019
932-060-044	932-070-020	932-060-026	932-130-025	932-130-023	932-070-033	932-070-026	932-070-027	932-080-010	932-070-029
932-070-022	932-070-014	932-070-018	932-140-011						



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ASMT: 932060026, APN: 932060026
REDONDA MESA RANCH
39280 REDONDA MESA RD
MURRIETA CA 92562

ASMT: 932070019, APN: 932070019
JEANINE STAMBERSKY, ETAL
1955 AVENIDA PRESA
MURRIETA CA 92562

ASMT: 932060040, APN: 932060040
JOHN WILLIAMS, ETAL
C/O JOHN A WILLIAMS
22055 TUMBLEWEED DR
CANYON LAKE CA 92587

ASMT: 932070020, APN: 932070020
REBECCA DEMKE
18275 SERENGETI DR
MURRIETA, CA. 92562

ASMT: 932060044, APN: 932060044
JENNIFER DUFRESNE, ETAL
35956 FREDERICK ST
WILDOMAR CA 92595

ASMT: 932070021, APN: 932070021
PATRINA BRENNAN SMART, ETAL
18330 LIONSLAIR
MURRIETA CA 92562

ASMT: 932060045, APN: 932060045
PAMELA FALLON, ETAL
18267 MARBRISE ABANITA
MURRIETA, CA. 92562

ASMT: 932070022, APN: 932070022
SHIRLEY HANIFY, ETAL
2820 ALTA VISTA DR
FALLBROOK CA 92028

ASMT: 932070016, APN: 932070016
DABNEY FINCH, ETAL
35415 AVENIDA LA CRESTA
MURRIETA CA 92562

ASMT: 932070023, APN: 932070023
SALLY STUCKEY, ETAL
33657 BRECKENRIDGE TR
WILDOMAR CA 92595

ASMT: 932070017, APN: 932070017
BROOK DERY, ETAL
24812 SELVA RD
DANA POINT CA 92329

ASMT: 932070025, APN: 932070025
MARVIN BEALL
4900 TELEGRAPH RD NO 507
VENTURA CA 93003

ASMT: 932070018, APN: 932070018
TROY SCHUMACHER
C/O GEORGE ROSS
P O BOX 30076
SALT LAKE CITY UT 84130

ASMT: 932070027, APN: 932070027
SCOTT CAESAR
34 CLUBHOUSE CT
ROTONDA WEST FL 33947



ASMT: 932070028, APN: 932070028
SARAH WYNN, ETAL
42250 CAMINO TIEMPO
TEMECULA CA 92590

ASMT: 932130019, APN: 932130019
GRETEL CRUM, ETAL
2509 COSTERO MAGESTUOSO
SAN CLEMENTE CA 92673

ASMT: 932070029, APN: 932070029
THOMAS FERRIS
27570 FERN PINE WAY
MURRIETA CA 92562

ASMT: 932130021, APN: 932130021
JERRY BORISY
P O BOX 30100
LONG BEACH CA 90853

ASMT: 932070032, APN: 932070032
SHARON KALIE, ETAL
5 PASEO DEL PALOMA
SANTA FE NM 87506

ASMT: 932130023, APN: 932130023
RONNY MULLINS, ETAL
36068 HIDDEN SPRINGS C133
WILDOMAR CA 92595

ASMT: 932070033, APN: 932070033
MARY STRACHAN, ETAL
11632 RANCH HILL
SANTA ANA CA 92705

ASMT: 932130024, APN: 932130024
PHUOC NGUYEN, ETAL
414 S ESTATE DR
ORANGE CA 92869

ASMT: 932080008, APN: 932080008
OGHWA LADNER
44640 LA CUESTA RD
MURRIETA CA 92562

ASMT: 932130025, APN: 932130025
LYNN CRIPPEN, ETAL
22759 VALLEY VISTA CIR
WILDOMAR CA 92595

ASMT: 932080009, APN: 932080009
TERI CAMERON, ETAL
37409 COLE CREEK RD
MURRIETA CA 92562

ASMT: 932130026, APN: 932130026
B DRURY PROP
C/O BRUCE DRURY
P O BOX 340
LAKEVILLE MN 55044

ASMT: 932080010, APN: 932080010
ANAHID BOYAJIAN, ETAL
C/O SHAUNT BOYAJIAN
23191 CORKWAY CIR
MURRIETA CA 92562

ASMT: 932130027, APN: 932130027
BONITA SEVERSON, ETAL
C/O CRAWFORD INV CO
1770 N ARROWHEAD AVE
SAN BERNARDINO CA 92405

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Agenda Item No.: **255**
Supervisory District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: December 17, 2012

PLOT PLAN NO: 25156
Applicant: James Sheridan
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 5,625 square foot detached storage building on 11.29 acres, associated with a 1,080 square foot main residence located at 27157 Sunset Avenue in the unincorporated Riverside County near Perris.

ISSUES OF RELEVANCE:

The proposed project required review from Riverside County Flood Control. Flood Control has reviewed and conditioned the project accordingly. Planning Department would also like to note that based on the ownership of this property at no time whatsoever are owners allowed to have gatherings inside the proposed 5,625 square foot detached storage building. This building is for residential use only.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25156, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Medium Density Residential (2-5 Dwelling Units per Acre Minimum) on the Lakeview/Nuevo Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential R-R zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-R Zone.
6. The proposed a detached 5,625 square foot detached storage building is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located over 100 feet 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".

CONCLUSIONS:

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 5,625 square foot detached storage building on 11.29 acres, associated with the 1,080 square foot residence located at 27157 Sunset Avenue in the unincorporated Riverside County near Perris. APN: 307-270-001

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

10. EVERY. 3

PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25156 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25156, Exhibit A, dated July 2, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25156, Exhibit B, dated November 6, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25156, Exhibit C, dated November 13, 2012. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25156, Exhibit M, dated July 2, 2012. (Colors)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

PP 25156 is a proposal to construct a 5,625 sq. ft detached storage building on an approximate 11.3-acre site in Perris area. The project is located on the southeast corner of Sunset Avenue and Dunlap Drive. The District has previously reviewed this site under Tract 33339.

The site is subject to sheet flow runoff from the northeast with the topography of the area sloping downward to the southwest. While surrounding development has constructed some drainage facilities in the area, no facilities currently exist to protect the site from this sheet flow. This protection will be accomplished with the construction of Perris Valley MDP Lateral Q - 2 in Sunset Avenue from the terminus of the Lateral Q - 2 drainage facility constructed by Tract 29425 easterly to a point that provides adequate protection from this runoff, approximately 800-feet. Until these facilities are constructed the finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. The exhibit shows a 75X75 storage building which is more than 5,000 sq. ft of impervious area. Since the project is considered a significant redevelopment and is proposing more than 5000 sq. ft of impervious area, therefore a preliminary site specific Water Quality Management Plan (WQMP) is required. A preliminary WQMP was submitted on September 24, 2012 and was reviewed by the District. The

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

developer is proposing an infiltration trench to mitigate for water quality. It appears from the exhibit the proposed development drains to this infiltration trench which has perforated pipe underneath and the overflow v-ditch for overflows. Conceptually this is acceptable to the District but may need more details at the final plan check stage.

This site is located within the bounds of Perris Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 25156 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

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

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

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

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE 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. 4 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

10. GENERAL CONDITIONS

10.PLANNING. 5

PPA - ACSRY BLD NO HBTBL AREA

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

PPA - EXPIRATION DATE-PP

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.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE ELEVATE FINISHED FLOOR

RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground.

60.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 4 USE PERRIS AREA ADP RECOMMND

The County Board of Supervisors has adopted the Perris Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25156 is located within the limits of the Perris Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

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

The applicant shall obtain the required building permit(s) from the building department prior to any construction of the proposed 75 x 75 square foot structure on the property. The approved planning department review indicates a 5,625 square foot structure which will be

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK (cont.) RECOMMND

classified as a group "U" agricultural building per appendix "C" within the 2010 California Building Code.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

80.FLOOD RI. 4 USE PERRIS ADP FEES RECOMMND

The County Board of Supervisors has adopted the Perris Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25156 is located within the limits of the Perris Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of

11/13/12
15:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:ADMINISTRATIVE Case #: PP25156

Parcel: 307-270-001

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

Boothe, Bahelila

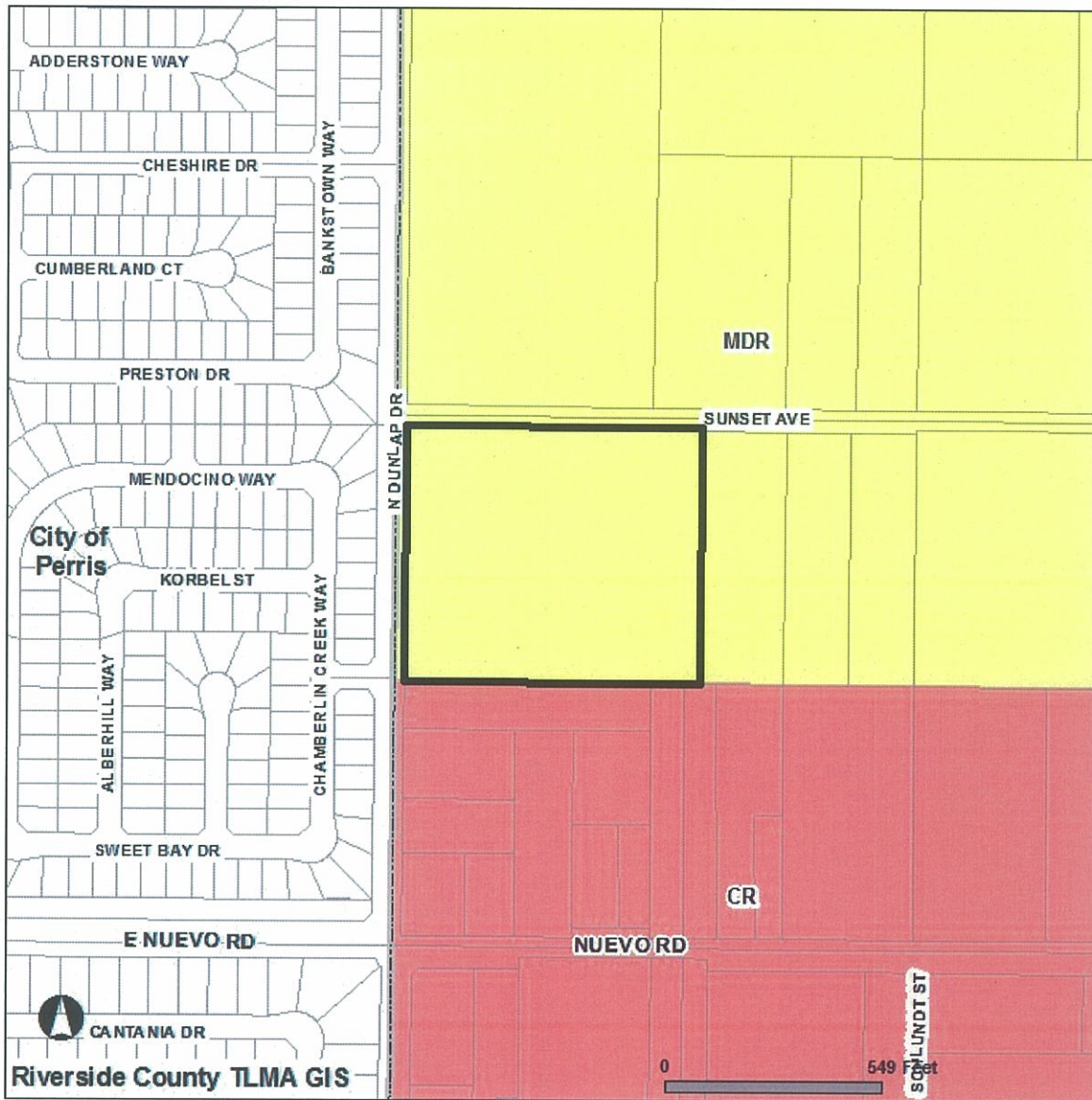
From: Jones, David
Sent: Tuesday, July 10, 2012 1:05 PM
To: Boothe, Bahelila
Subject: PP25156

The site is not located in any of the County's geologic hazard potential zones. The site is located in an area of high potential for fossils at shallow depths beneath the ground surface. In accordance with the new General Plan policies and the AP Act, GEO and PDP reports are not required for this case. The owner/developer should be aware of these issues and design/construct accordingly

[REDACTED]

David L. Jones
Chief Engineering Geologist
TLMA- Planning

LAND USE



Selected parcel(s):
307-270-001

LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- CR - COMMERCIAL RETAIL
- N HIGHWAYS
- MDR - MEDIUM DENSITY RESIDENTIAL
- CITY

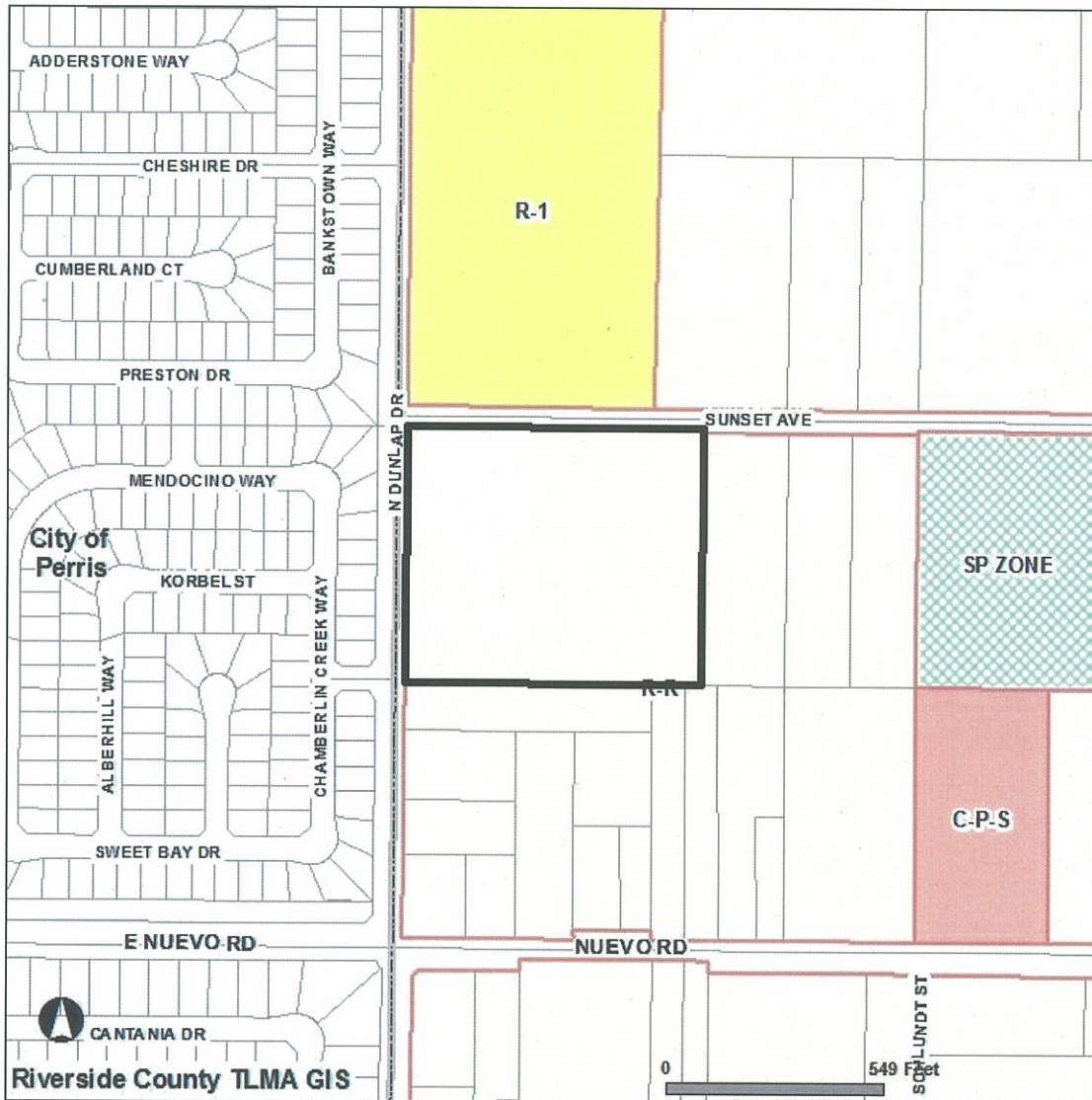
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Version 120920

ZONING



Selected parcel(s):
307-270-001

ZONING



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Version 120920

2011 AERIAL



Selected parcel(s):
307-270-001

LEGEND

-  SELECTED PARCEL
-  CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

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RIVERSIDE COUNTY GIS



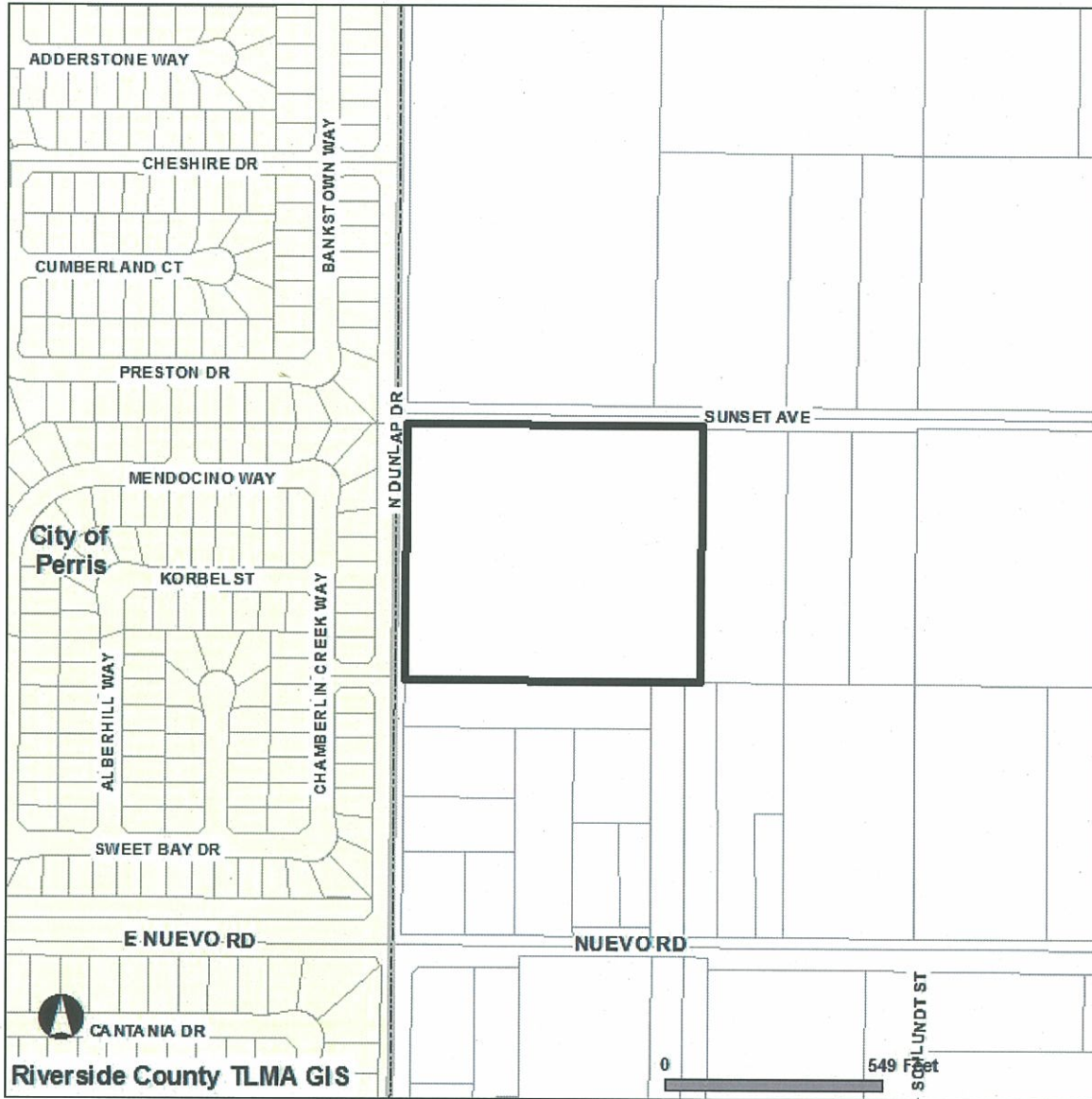
Selected parcel(s):
307-270-001

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RIVERSIDE COUNTY GIS



Selected parcel(s):
307-270-001

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STANDARD WITH PERMITS REPORT

APNs

307-270-001-8

OWNER NAME / ADDRESS

PERRIS CHURCH OF CHRIST
27157 SUNSET AVE
PERRIS, CA. 92571

MAILING ADDRESS

(SEE OWNER)
P O BOX 237
PERRIS CA. 92570

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 8/15
SUBDIVISION NAME: ORANGE VISTA ACRES
LOT/PARCEL: 62, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 11.29 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1080 SQFT., 3 BDRM/ 1 BATH, 1 STORY, ATTACHED GARAGE(400 SQ. FT), CONST'D 1959COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 778 GRID: B7, C7

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
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 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR3W SEC 22

ELEVATION RANGE

1436/1444 FEET

PREVIOUS APN

307-250-017

PLANNING

LAND USE DESIGNATIONS

MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

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-R (CZ 5550)

ZONING DISTRICTS AND ZONING AREAS

NUEVO AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

MARCH AIR RESERVE BASE

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. 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

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

ROAD BOOK PAGE

62

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, 36.01 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042602

FARMLAND

OTHER LANDS

TAX RATE AREAS

083007

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 13
- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BPT110211	FREE STAND LATTG PATIO-17X34	EXPIRED
BZ183181	REGISTRATION - HAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ183182	REGISTRATION HAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ183183	REGISTRATION LAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ183184	REGISTRATION LAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ183185	REGISTRATION LAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ183186	REGISTRATION LAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ183187	REGISTRATION LAY HOUSE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ187711	ELECTRIC SERVICE LOCATION CHANGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

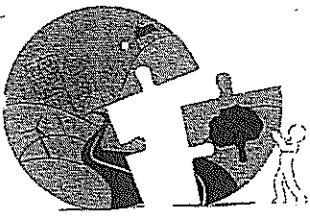
ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG03528	FISH AND GAME DOC FEE FOR TR33339/EA40071/CZ07128	PAID
CFG05069	CALIFORNIA FISH AND GAME FOR EA41721	PAID
CZ07128	CHANGE ZONE FROM RR TO R-1	ABANDON
EA40071	EA FOR TR33339 TO DIVIDE 11.29 AC INTO 41 LOTS	ABANDON
EA41721	PM35868 CFG0	ABANDON
PM35868	DIVIDE 11.29 AC INTO TWO PARCES SCHEDULE H	ABANDON
PP25156	75 X 75 STORAGE BUILDING	DRT
TR33339	DIVIDE 11.29 AC INTO 41 RES LOTS	ABANDON

REPORT PRINTED ON...Wed Nov 07 13:54:16 2012
Version 120920



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25156

DATE SUBMITTED: 6/26/2012

APPLICATION INFORMATION

Applicant's Name: JAMES SHERIDAN

E-Mail: GREATOAKSCONST@YAHOO.COM

Mailing Address: P.O. Box 391306
ANZA CA. 92539
City State ZIP

Daytime Phone No: (951) 834-2035 Fax No: (951) 763-4009

Engineer/Representative's Name: JAMES SHERIDAN E-Mail: GREATOAKSCONST@YAHOO.COM

Mailing Address: P.O. Box 391306
ANZA CA. 92539
City State ZIP

Daytime Phone No: (951) 763-4009 Fax No: ()

Property Owner's Name: PERRIS CHURCH OF CHRIST E-Mail: _____

Mailing Address: P.O. Box 391306
ANZA CA. 92539
City State ZIP

Daytime Phone No: (951) 834-2035 Fax No: (951) 763-4009

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.

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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 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.

JAMES SHERIDAN
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. 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.

X J. O. Harris
PRINTED NAME OF PROPERTY OWNER(S)

X James O. Harris
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): 307-270-001

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 11.29 ACRES

General location (nearby or cross streets): North of NUEVO RD, South of _____

APPLICATION FOR MINOR PLOT PLAN

Section: 22 Township: T4SR3W Range: _____

Approximate Gross Acreage: 10 1/2 ACRES

General location (nearby or cross streets): North of NUEVO RD, South of SUNSET AVE, East of N. DUNLAP DR, West of FOOTHILL AVE.

Thomas Brothers Map, edition year, page no., and coordinates: PAGE 778 / B-7, C-7

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



George A. Johnson
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and JAMES SHERIDAN hereafter "Applicant" and Reeds Valley Church of CHRIST "Property Owner".

Description of application/permit use: 75' x 75' STORAGE BLDG.

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 307-270-001

Property Location or Address: 27157 SUNSET AVE
PERRIS, CA.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: PERRIS Valley CHURCH OF CHRIST Phone No.: (951) 928-6016

Firm Name: _____ Email: _____

Address: PO-Box 237
PERRIS, CA. 92572

3. APPLICANT INFORMATION:

Applicant Name: JAMES SHERIDAN Phone No.: (951) 834-7035

Firm Name: GREATOAKSCONST@YAHOO.COM Email: GREATOAKSCONST

Address (if different from property owner)
P.O. Box 391306
ANZA, CA. 92539

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 6-27-12

Print Name and Title: JAMES SHERIDAN

Signature of Property Owner: [Signature] Date: 6-27-12

Print Name and Title: JAMES HARRIS

Signature of the County of Riverside, by Gracie Balza Date: 6/26/2012

Print Name and Title: Land Use Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP25156</u>
Set #:	Application Date: <u>6/26/2012</u>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/18/2012,

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

APN (s) or case numbers PP 25156 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

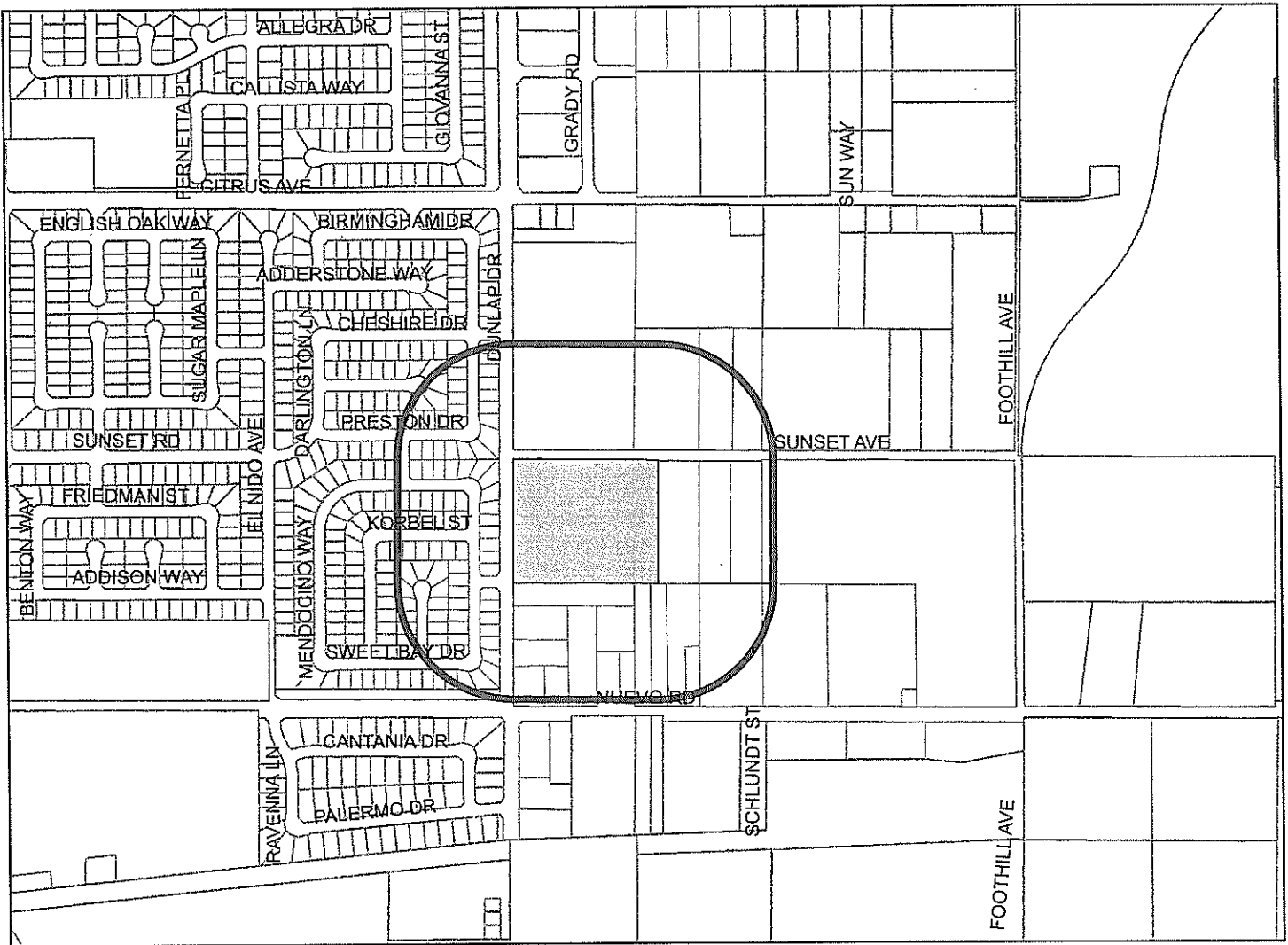
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25156 (600 feet buffer)



Selected Parcels

320-402-001	307-270-017	320-411-004	320-403-039	320-411-013	320-401-002	320-401-012	320-401-001	320-422-022	307-260-011
320-420-023	320-413-003	307-260-009	320-412-017	320-420-035	320-420-037	320-401-006	320-410-018	320-422-031	320-412-019
307-270-016	320-411-006	320-422-027	320-411-008	320-412-021	307-260-037	320-420-021	320-413-002	320-422-009	320-422-029
307-270-018	320-412-013	320-422-020	320-422-010	320-411-002	307-260-010	320-403-036	320-413-004	320-403-040	320-422-025
320-422-028	320-420-019	320-403-009	320-401-008	320-403-012	320-403-007	320-422-026	320-411-007	307-270-006	320-422-019
307-270-015	320-401-010	320-411-009	307-270-019	307-270-020	320-403-038	320-401-014	320-411-005	320-422-013	320-422-023
320-411-011	320-412-011	320-420-022	320-422-012	320-412-020	320-420-013	320-422-030	320-411-003	320-401-004	307-270-002
307-270-003	320-403-016	320-422-015	320-403-008	320-422-017	320-412-014	320-413-007	320-403-010	320-411-012	320-422-016
320-420-016	320-422-011	320-422-024	307-270-021	320-412-009	320-411-010	320-403-014	307-270-012	307-270-025	307-270-026

rst 90 parcels shown



840 420 0 840 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.

ASMT: 307260009, APN: 307260009
ROBERT AMIGLIORE, ETAL
27160 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307270004, APN: 307270004
SANTOS RODRIGUEZ
27261 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307260010, APN: 307260010
ISABEL RUIZ, ETAL
27210 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307270006, APN: 307270006
THEODORA KLINEFELTER, ETAL
21900 DUNLAP DR
PERRIS, CA. 92571

ASMT: 307260011, APN: 307260011
DIANE CHANGALA, ETAL
27240 SUNSET AVE
PERRIS, CA. 92571

ASMT: 307270013, APN: 307270013
PAULINE RIES, ETAL
42587 SHERRY LN
MURRIETA CA 92562

ASMT: 307260017, APN: 307260017
RES CA LOS LEMONITOS
C/O DORIS GALCZAK
700 NW 10TH AVE STE 200
MIAMI FL 33172

ASMT: 307270014, APN: 307270014
RITA TARAZON VAGO
27078 NUEVO RD
PERRIS, CA. 92571

ASMT: 307260037, APN: 307260037
GARY BAILEY, ETAL
C/O GARY BAILEY
P O BOX 431
SUN CITY CA 92586

ASMT: 307270015, APN: 307270015
MATILDE REYNOSO, ETAL
1620 LA PALOMA AVE
PLACENTIA CA 92870

ASMT: 307270001, APN: 307270001
PERRIS CHURCH OF CHRIST
P O BOX 237
PERRIS CA 92570

ASMT: 307270016, APN: 307270016
DANIEL MCMAHON
27164 NUEVO RD
PERRIS, CA. 92571

ASMT: 307270003, APN: 307270003
JUDY SEGNA
29412 COTTAGE CT
MENIFEE CA 92584

ASMT: 307270017, APN: 307270017
AGAPITO MENDOZA
P O BOX 745
NUEVO CA 92567

ASMT: 307270018, APN: 307270018
ELENA IBARRA VELASCO
27186 NUEVO RD
PERRIS, CA. 92571

ASMT: 320401004, APN: 320401004
JUANITA MACK
1839 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 307270020, APN: 307270020
ISMAIL ABDEL HADI
P O BOX 52176
RIVERSIDE CA 92517

ASMT: 320401005, APN: 320401005
TARIQ AHMAD
1827 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 307270021, APN: 307270021
MCCANNA HILLS
19800 MACARTHUR STE 700
IRVINE CA 92612

ASMT: 320401006, APN: 320401006
IVAN BELTRAN, ETAL
1815 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 307270029, APN: 307270029
MILKIE FAMILY PARTNERSHIP
1499 WEMBLEY RD
SAN MARINO CA 91108

ASMT: 320401007, APN: 320401007
VONCIL SMITH
1803 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320401001, APN: 320401001
BLANCA GARCIA
1875 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320401008, APN: 320401008
GLORIA GOMEZ
7401 TIOGA LN
HIGHLAND CA 92346

ASMT: 320401002, APN: 320401002
SHAMSHER MANGAT, ETAL
36309 LASALLE DR
NEWARK CA 94560

ASMT: 320401009, APN: 320401009
DANIEL REYES, ETAL
1591 PRESTON DR
PERRIS, CA. 92571

ASMT: 320401003, APN: 320401003
ILSE VASQUEZ, ETAL
1851 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320401010, APN: 320401010
ILEANA PORTILLO
1579 PRESTON DR
PERRIS, CA. 92571



ASMT: 320401011, APN: 320401011
YONG CHEN
18486 BUTTONWOOD LN
ROWLAND HEIGHTS CA 91748

ASMT: 320403009, APN: 320403009
EMMA GARCIA, ETAL
1540 PRESTON DR
PERRIS, CA. 92571

ASMT: 320401012, APN: 320401012
UPKAR RAI, ETAL
1555 PRESTON DR
PERRIS, CA. 92571

ASMT: 320403010, APN: 320403010
SUSANA ROSAS, ETAL
1552 PRESTON DR
PERRIS, CA. 92571

ASMT: 320401013, APN: 320401013
NORVAL FOSTER, ETAL
1543 PRESTON DR
PERRIS, CA. 92571

ASMT: 320403011, APN: 320403011
RAUL HERNANDEZ
1806 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320401014, APN: 320401014
SYLVIA WILLIAMS, ETAL
1531 PRESTON DR
PERRIS, CA. 92571

ASMT: 320403012, APN: 320403012
GREGORY CHAMBERS
1818 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320402001, APN: 320402001
1507 PRESTON TRUST
C/O CHI FANG CHENG
710 S MYRTLE AVE NO 258
MONROVIA CA 91016

ASMT: 320403013, APN: 320403013
SAMINA NAZ, ETAL
1830 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320403007, APN: 320403007
LETICIA MARCELO, ETAL
1516 PRESTON DR
PERRIS, CA. 92571

ASMT: 320403014, APN: 320403014
MERCEDES GRACIANO, ETAL
1842 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320403008, APN: 320403008
LYNETT HARTSFIELD, ETAL
1528 PRESTON DR
PERRIS, CA. 92571

ASMT: 320403015, APN: 320403015
MARSIL FARAG, ETAL
1854 BANKSTOWN WAY
PERRIS, CA. 92571



ASMT: 320403016, APN: 320403016
JULIE STROHM
1866 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320410018, APN: 320410018
DESEREE MARTINSSON, ETAL
1496 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320403017, APN: 320403017
NICANDRO DUQUE
1878 BANKSTOWN WAY
PERRIS, CA. 92571

ASMT: 320411001, APN: 320411001
MARIA AYALA, ETAL
1520 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320403036, APN: 320403036
CYNTHIA SOLTERO, ETAL
1548 CUMBERLAND CT
PERRIS, CA. 92571

ASMT: 320411002, APN: 320411002
AGUSTIN ESPINOZA, ETAL
1532 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320403037, APN: 320403037
DORA HAZEL, ETAL
1561 CUMBERLAND CT
PERRIS CA 92571

ASMT: 320411003, APN: 320411003
JOSHUA JACKSON
1544 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320403038, APN: 320403038
JDA INV
C/O ALBERT LOPEZ
17482 KRAMERIA AVE
RIVERSIDE CA 92504

ASMT: 320411004, APN: 320411004
PING LIN, ETAL
205 N MCPHERRIN AVE
MONTEREY PARK CA 91754

ASMT: 320403039, APN: 320403039
TAYARIE BAKER, ETAL
1533 CUMBERLAND CT
PERRIS, CA. 92571

ASMT: 320411005, APN: 320411005
ESPERANZA REYES, ETAL
1568 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320403040, APN: 320403040
FOLLEY IGBINOSUN
P O BOX 1510
HIGHLAND CA 92346

ASMT: 320411006, APN: 320411006
DANIEL SOCHAN
1580 MENDOCINO WAY
PERRIS, CA. 92571





ASMT: 320411007, APN: 320411007
JOSE RODRIGUEZ, ETAL
1761 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320411014, APN: 320411014
WEN LEE
32491 SALTON SEA LN
FREMONT CA 94555

ASMT: 320411008, APN: 320411008
KRISTINE BATH, ETAL
1749 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320412009, APN: 320412009
MELVIN ENGLANDER
1499 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320411009, APN: 320411009
IMRAN CHAUDHRY
1737 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320412010, APN: 320412010
SAUL FRANCO
1511 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320411010, APN: 320411010
MIGUEL ESPINOSA
1725 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320412011, APN: 320412011
JOSE CHAVEZ
1523 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320411011, APN: 320411011
RUBEN CARRANZA, ETAL
1713 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320412013, APN: 320412013
AIDA AGUILAR, ETAL
1547 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320411012, APN: 320411012
CARY BARNES, ETAL
1701 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320412014, APN: 320412014
LAURIANO SANCHEZ
1559 MENDOCINO WAY
PERRIS, CA. 92571

ASMT: 320411013, APN: 320411013
DORA DEVALK, ETAL
1689 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320412015, APN: 320412015
NORMA HARO
1571 MENDOCINO WAY
PERRIS, CA. 92571





ASMT: 320412016, APN: 320412016
 LUZ OCHOA, ETAL
 24427 PANAMA AVE
 CARSON CA 90745

ASMT: 320413003, APN: 320413003
 TOMASA ORTIZ, ETAL
 1521 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320412017, APN: 320412017
 CHARLES DWORS
 1562 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320413004, APN: 320413004
 JUAN CARBAJAL, ETAL
 627 E BURNETT
 LONG BEACH CA 90806

ASMT: 320412018, APN: 320412018
 VICTOR GALVAN
 1550 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320413005, APN: 320413005
 SUPHOP NANTHAVONG
 1545 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320412019, APN: 320412019
 CHERYL FOWLER, ETAL
 1538 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320413006, APN: 320413006
 JOYCE MILLER, ETAL
 1557 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320412020, APN: 320412020
 MARIA MORALES, ETAL
 1526 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320413007, APN: 320413007
 YANGQIU GU, ETAL
 21585 RUNNING BRANCH RD
 DIAMOND BAR CA 91765

ASMT: 320412021, APN: 320412021
 DAVID ALANIZ
 1514 KORBEL ST
 PERRIS, CA. 92571

ASMT: 320420013, APN: 320420013
 JOSE RESENDIZ
 1653 CHAMBERLIN CREEK WAY
 PERRIS, CA. 92571

ASMT: 320413002, APN: 320413002
 MINH DO, ETAL
 C/O MINH HUNG DO
 22265 CAMINITO TIBURON
 LAGUNA HILLS CA 92653

ASMT: 320420014, APN: 320420014
 NEHEMIAH CHANG, ETAL
 C/O NEHEMIAH C CHANG
 2 LIBRARY CT
 GAITHERSBURG MD 20877



ASMT: 320420015, APN: 320420015
WATER PEARL INV
C/O JAMEI BECK
15238 BERNARD CT
HACIENDA HEIGHTS CA 91745

ASMT: 320420022, APN: 320420022
JOSE FERNANDEZ
1561 SWEET BAY DR
PERRIS, CA. 92571

ASMT: 320420016, APN: 320420016
MARIA HERRERA
1617 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320420023, APN: 320420023
ORTELIO DELSOL, ETAL
1549 SWEET BAY DR
PERRIS, CA. 92571

ASMT: 320420017, APN: 320420017
URSULA ALVARADO
1605 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320420035, APN: 320420035
CITY OF PERRIS
101 NORTH D ST
PERRIS CA 92570

ASMT: 320420018, APN: 320420018
STACY MARQUEZ
1593 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320420037, APN: 320420037
CITY OF PERRIS
101 N D ST
PERRIS CA 92570

ASMT: 320420019, APN: 320420019
GERARDO BARCENAS
1589 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320422009, APN: 320422009
EDITH AMADI
1680 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320420020, APN: 320420020
ELVIRA GARCIA, ETAL
1585 SWEET BAY DR
PERRIS, CA. 92571

ASMT: 320422010, APN: 320422010
AUNDREA REID, ETAL
1668 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320420021, APN: 320420021
DOROTHY ELI
1573 SWEET BAY DR
PERRIS, CA. 92571

ASMT: 320422011, APN: 320422011
MARIA VALDEZ
2317 WILSON AVE
PERRIS CA 92571



ASMT: 320422012, APN: 320422012
MARIA JUAREZ, ETAL
7255 JURUPA RD
RIVERSIDE CA 92509

ASMT: 320422019, APN: 320422019
HUMBERTO ANAYA
1615 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422013, APN: 320422013
JO WEAVER
1632 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320422020, APN: 320422020
ELVIRA REYNAGA
1627 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422014, APN: 320422014
NANCY WONG, ETAL
389 AVENIDA ESPLENDOR
WALNUT CA 91789

ASMT: 320422021, APN: 320422021
PO SHEN
641 BARNUM WAY
MONTEREY PARK CA 91754

ASMT: 320422015, APN: 320422015
KAN LI
19223 E COLIMA RD NO 108
ROWLAND HEIGHTS CA 91748

ASMT: 320422022, APN: 320422022
BLANCA QUIJADA
1651 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422016, APN: 320422016
MARCO SANDOVAL
1596 CHAMBERLIN CREEK WAY
PERRIS, CA. 92571

ASMT: 320422023, APN: 320422023
JOEL URQUIDEZ
1663 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422017, APN: 320422017
KHALID MUQADDIM
1591 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422024, APN: 320422024
MARIA INZUNZA, ETAL
1674 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422018, APN: 320422018
ANNA MARTINEZ, ETAL
1603 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422025, APN: 320422025
KIMBERLY HERNANDEZ, ETAL
1668 HENDY WOODS CIR
PERRIS, CA. 92571





ASMT: 320422026, APN: 320422026
HECTOR GUZMAN
1654 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422027, APN: 320422027
DANNY HAILE
12852 LARRYLYN DR
LA MIRADA CA 90638

ASMT: 320422028, APN: 320422028
GADY INV
1042 N MOUNTAIN STE B305
UPLAND CA 91786

ASMT: 320422029, APN: 320422029
PATRICIA GUTIERREZ, ETAL
1618 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422030, APN: 320422030
BRENDA ALLOR, ETAL
1606 HENDY WOODS CIR
PERRIS, CA. 92571

ASMT: 320422031, APN: 320422031
CORNELIO SANTIAGO
1442 CANTANIA DR
PERRIS CA 92571



3.1

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Director's Hearing Date: April 9, 2012

SPECIFIC PLAN NO. 382
GENERAL PLAN AMENDMENT NO. 1113
GENERAL PLAN AMENDMENT NO. 1013
GENERAL PLAN AMENDMENT NO. 1014
CHANGE OF ZONE NO. 7775
ENVIRONMENTAL IMPACT REPORT NO. 531
Applicant: Regent Properties
Engineer/Representative: Webb and Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director (or designee), the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director (or designee) will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Draft Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on November 18, 2012 and will run for thirty (30) consecutive days which is scheduled to conclude on December 18, 2012.

LOCATION :

The project is located in the Community of French Valley in the Southwest Area Plan of Western Riverside County; more specifically, it is westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal.

EXISTING CONDITIONS:

The approximately 344-acre project site is bound by Washington Street and residential land uses to the west, undeveloped land to the north, and undeveloped land and residential land uses to the west and south. The Project site is bisected by the San Diego Canal. Most of the site is relatively flat but contains some hilly terrain in the northeastern portion of the site. The Project site is undeveloped and comprises agricultural land; other previously disturbed areas; and areas with coastal sage scrub, grassland, meadows, and riparian scrub.

PROJECT DESCRIPTION:

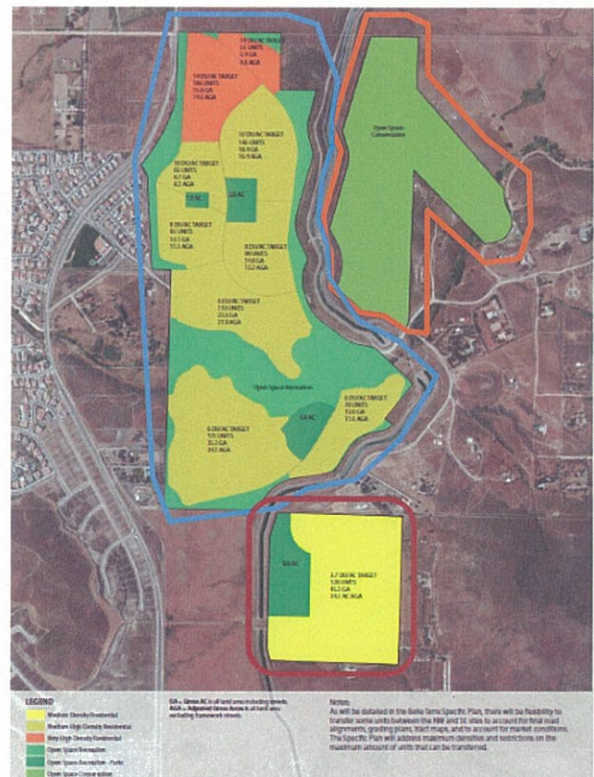
The approximately 344-acre Project site is located in the County of Riverside (the "County") at Washington Street and Keller Road and includes approximately 218 acres on the west side of the San Diego Canal with the remainder of the Project site located to the east of the canal. The Project includes a split foundation Specific Plan that would allow for the development of 1,128 residential units and open space and/or recreational features. This Specific Plan may be modified before the Project moves forward, and the actual unit count may also be adjusted. To allow implementation of the Project, the Project Applicant requests the following discretionary approvals:

- Adoption by resolution of General Plan Amendments 1113, 1013, and 1014 (changes General Plan [GP] Land Use to reflect Land Use Plan [LUP] in Specific Plan [SP], and adds to Table 3 of the Southwest Area Plan in the GP). See below for more detail.
- Adoption by Ordinance of Change of Zone 7775 (changes zoning to SP, adopts zoning specific to the SP, and creates legal project boundary)
- Adoption by resolution of Specific Plan No. 382
- Adoption by resolution of the Environmental Impact Report (the number as not yet been created)
- Development Agreement (although the County does not normally enter into development agreements, it is possible that such an agreement would be executed)

BACKGROUND:

This application proposes to create a portion of the boundary of a new Specific Plan (SP382, the Belle Terre Specific Plan) and change the designations for a portion of the Specific Plan site, specifically APN's 472-170-001, 472-180-001, 476-010-045, and 476-010-040 from Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Open Space- Recreation (OS-R), and Open Space-Conservation (OS-C). The proposed Specific Plan is broken into three parts:

- **GPA1113 is the *Northwestern Site*.** This is the General Plan Initiation Process (GPIP) up for review in this staff report and as stated above, this is a standard inter-foundation change because all acreage in this proposal is already within the Community Development Foundation. It is 214.58 gross acres and represents the majority of the proposed Specific Plan.



- **GPA1013 is the *Northeastern Site*.** This is a Foundation level change that was initiated by the Board of Supervisors on May 18, 2010. At the time it was not proposing a Specific Plan. The Board initiated the application to go from Rural: Rural Mountainous (R:RM) to Rural Community: Very Low Density Residential (RC:VLDR). The applicant purchased the property and now desires to incorporate this into the Proposed Specific Plan. The site is 73.56 gross acres and is currently proposed in the Specific Plan to be all Open Spec Conservation. GPA1013 is not going back through the GPIP process at this time, this is simply added for background.
- **GPA1014 is the *Southeastern Site*.** This is a Foundation level change that was initiated by the Board of Supervisors on May 8, 2010. At the time it was not proposing a Specific Plan. The Board initiated the application to go from Rural: Rural Mountainous (R:RM) to Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). The applicant purchased the property and now desires to incorporate this into the Proposed Specific Plan. The site is 55.20 gross acres. GPA1014 is not going back through the GPIP process at this time, this is simply added for background.

The entire Specific Plan is currently proposed to be a Community development Specific Plan.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Land Use (Ex. #1): | Vacant/ Scattered single family residential |
| 2. Surrounding Land Use (Ex. #1): | Scattered large lot single family residential to the east, lot single family residential and smaller single family residential to the west, vacant to the north and south (for entire proposed Specific Plan). The San Diego Canal runs through the middle of the project site and not considered a part of the project. |
| 3. Existing Zoning (Ex. #2): | Rural Residential (RR), Residential Agricultural – 2½ Acre Minimum (R-A-2½), Light Agriculture-10 Acre Minimum (A-1-10) and Light Agriculture-5 Acre Minimum (A-5-10) (for entire proposed Specific Plan) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan (SP) to the west and north, Rural Residential (RR) to the east, Agriculture Poultry (A-P) to the south, and One Family Residential (R-1) to the west and south (for entire proposed Specific Plan). |
| 5. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) (for entire proposed Specific Plan). |
| 6. Proposed General Plan Land Use: | Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to the west and south, Low Density Residential (LDR)(1/2 Acre Minimum) to the north, and Public Facilities (PF) through the middle of the site; Rural: Rural Mountainous(RM)(10 Acre |

Minimum) to the east (for entire proposed Specific Plan)

7. Project Data:

Total Acreage: 334 Gross (for entire proposed Specific Plan)
Proposed total unit count: 1,128

8. Environmental Concerns:

Not applicable at this time

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

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

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 30 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

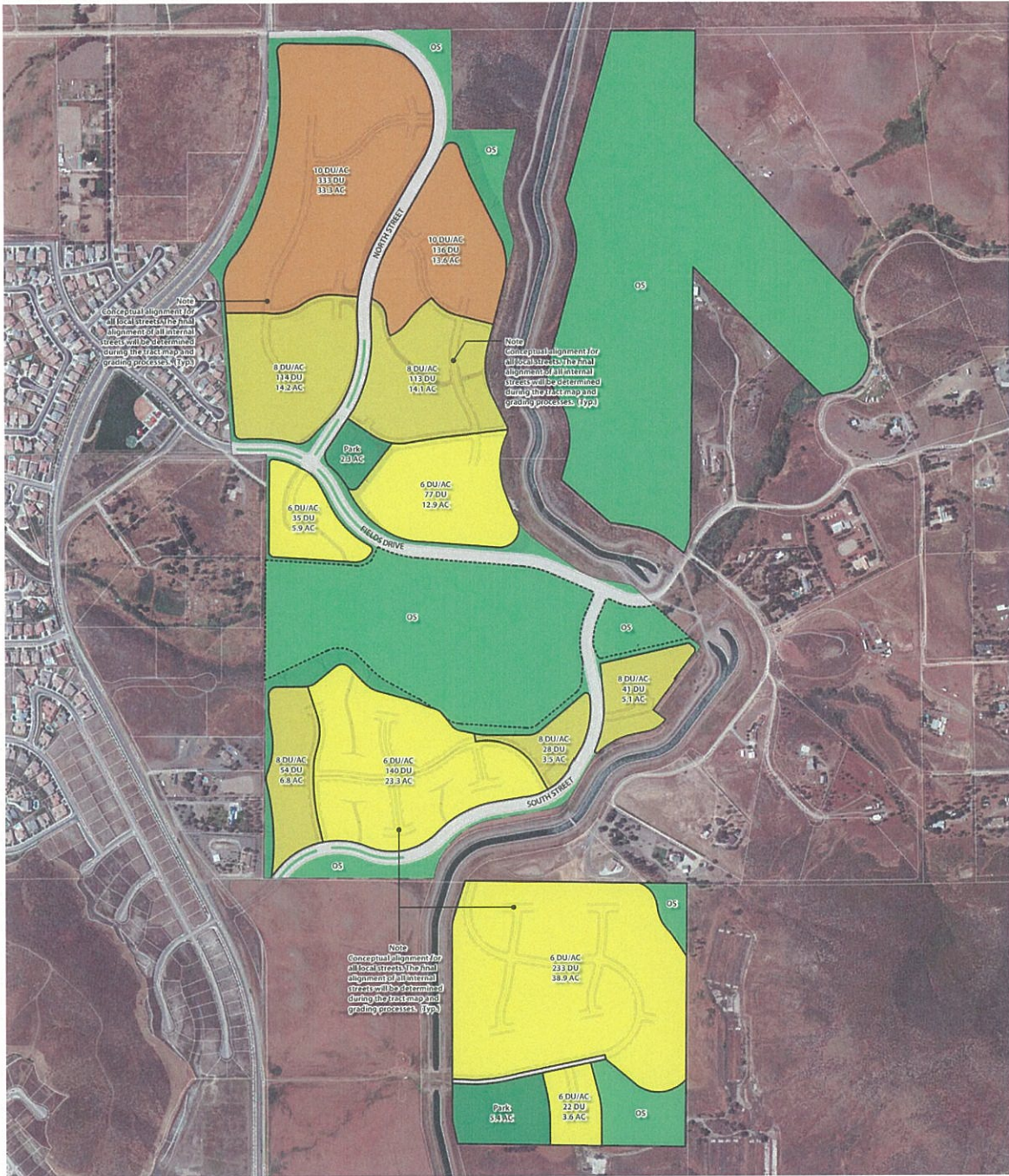
PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

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 County Fault zone;
 - b. A Redevelopment Area;
 - c. A County Service Area;
 - d. An Airport Influence Area;

- e. An Agriculture Preserve; or
 - f. A City of Sphere of Influence.
3. The project site is located within:
- g. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - h. An SKR Fee Area (Ordinance No. 663.10).
 - i. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - j. The Highway 79 General Plan Policy area;
 - a. Diamond Valley Lake Policy area;
 - b. An MSHCP Fee area (Ordinance No. 810);
 - c. A Development Impact Fee area (Ordinance No. 659);
 - d. A West T.U.M.F. Fee area (Ordinance No. 824);
 - e. Temecula Valley Unified and Hemet Unified School District; and,
 - f. Paleontological Low and Undetermined Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 472-170-001, 472-170-003 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-040 and 476-010-045 (for the entire Specific Plan; GPA1113 only is 472-170-001, 472-180-001, 476-010-040, and 476-010-045).



Belle Terre Buildout

Land Use Category	Density Range	Target	Northwestern Site		Northeastern Site		Southeastern Site		Totals		% of Total Acres
			Acres	Units ¹	Acres	Units ¹	Acres	Units ¹	Acres	Units ¹	
Medium Density Residential (MDR)	2-6 units per acre	6 units per acre	42.1	252			42.5	255	84.6	507	24.7%
Medium High Density Residential (MHDR)	5-8 units per acre	8 units per acre	43.7	350					43.7	350	12.7%
High Density Residential (HDR)	8-14 units per acre	10 units per acre	46.9	469					46.9	469	13.7%
OS-Parks/Basins			2.3				5.4		7.7		2.2%
Open Space			61.2		73.6		6.6		141.4		41.1%
Streets			18.4				.7		19.1		5.6%
Totals			214.6	1071	73.6		55.2	255	343.4	1326	

Notes: ¹ Total units are based on target density.

MSHCP BOUNDARY

LAND USE PLAN

BELLE TERRE | FRENCH VALLEY, CA



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42506
Project Case Type (s) and Number(s): SP00382, GPA01113, GPA01013, GPA01014, CZ07775
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: Regent Properties; Daniel Gryczman
Applicant's Address: 11990 San Vicente Boulevard, Suite 200, Los Angeles, CA 90049
Engineer's Name: Webb Associates; Bruce Davis
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description: The approximately 344-acre Project site is located in the County of Riverside (the "County") at Washington Street and Keller Road and includes approximately 218 acres on the west side of the San Diego Canal with the remainder of the Project site located to the east of the canal. The Project includes a split foundation Specific Plan that would allow for the development of up to 1,326 residential units and open space and/or recreational features. This Specific Plan may be modified before the Project moves forward, and the actual unit count may also be adjusted. To allow implementation of the Project, the Project Applicant requests the following discretionary approvals:

- Adoption by resolution of General Plan Amendments 1113 (changes General Plan [GP] Land Use to reflect Land Use Plan [LUP] in Specific Plan [SP], and adds to Table 3 of the Southwest Area Plan in the GP), 1013, and 1014
- Adoption by Ordinance of Change of Zone 7775 (changes zoning to SP, adopts zoning specific to the SP, and creates legal project boundary)
- Adoption by resolution of Specific Plan No. 382
- Adoption by resolution of the Environmental Impact Report 513
- Tentative Map
- Development Agreement (although the County does not normally enter into development agreements, it is possible that such an agreement would be executed)

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

C. Total Project Area:

Residential Acres: 344 Lots: Units: 1128 Projected No. of Residents: 3519

- D. Assessor's Parcel No(s):** 472-200-002, 472-170-003, 472-170-008, 472-180-003, 472-170-001, 476-010-045, 476-010-040, 472-180-001
- E. Street References:** North of Thompson Street, South of Scott Road, East of Washington Street, West of Judith Road
- F. Section, Township & Range Description or reference/attach a Legal Description:** N1/2 Section 27, 34; 6 South; 2 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The approximately 344-acre Project site is bound by Washington Street and residential land uses to the west, undeveloped land to the north, and undeveloped land and residential land uses to the west and south. The Project site is bisected by the San Diego Canal. Most of the site is relatively flat but contains some hilly terrain in the northeastern portion of the site. The Project site is undeveloped and comprises agricultural land; other previously disturbed areas; and areas with coastal sage scrub, grassland, meadows, and riparian scrub.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.
- 2. Circulation:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.
- 3. Multipurpose Open Space:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.
- 4. Safety:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.
- 5. Noise:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.
- 6. Housing:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.
- 7. Air Quality:** The Project's consistency with all applicable elements and policies of the General Plan will be discussed in the EIR.

B. General Plan Area Plan(s): Southwest Area Plan

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

D. Land Use Designation(s): Rural Mountainous and Medium Density Residential

E. Overlay(s), if any: None

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Southwest Area Plan
- 2. **Foundation Component(s):** Community Development and Rural
- 3. **Land Use Designation(s):** Low-Density Residential to the North, Medium-Density Residential and Rural Mountainous to the South, Rural Mountainous to the East, and Medium-Density Residential to the West
- 4. **Overlay(s), if any:** None
- 5. **Policy Area(s), if any:** North Skinner Policy Area to the east, Highway 79 Policy Area to the south and west, Specific Plan Required Policy Area to the north

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** None
- 2. **Specific Plan Planning Area, and Policies, if any:** None
- I. **Existing Zoning:** Light Agriculture-10 Acre Minimum (A-1-10), Rural Residential (RR), Light Agriculture-5 Acre Minimum (A-1-5) and Residential Agriculture- 2 ½ Acre Minimum (R-A-2 ½)

J. Proposed Zoning, if any: Specific Plan Zone (SP)

K. Adjacent and Surrounding Zoning: Specific Plan Zone (SP) and Light Agriculture (A-1) to the North; One-Family Dwellings (R-1) and Light Agriculture with Poultry (A-P) to the South; Rural Residential (RR) and Light Agriculture with Poultry (A-P) to the East; and One-Family Dwellings (R-1), Open Area Combining Zone Residential Developments (R-5), and Light Agriculture (A-1) to the West

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a

NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Matt Straite
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: Regarding 1(a), based on Figure C-9 of the County's General Plan, the closest "scenic highway" to the Project site is Interstate 215, which is designated as a County Eligible Scenic Highway. The Project site is not visible from Interstate 215. Thus, the Project would not have a substantial effect upon a scenic highway corridor.

Regarding 1(b), the Project site is located near the base of Mount Bachelor and is undeveloped, comprising agricultural land, other previously disturbed areas, and areas with coastal sage scrub, grassland, meadows, and riparian scrub. The degree to which Project development would affect scenic resources and/or public scenic views will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A Mitigation Monitoring Report Plan (MMRP) will be developed for the Project as part of the Final EIR.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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
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Findings of Fact: The Project would introduce new sources of nighttime light at the Project site. However, all lighting associated with the Project would be required to conform to the requirements of Ordinance No. 655. Through compliance with this ordinance, the Project would not result in any significant impacts related to this issue. No further review of this issue is required in the EIR.

Mitigation:

None required

Monitoring: None 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: No sources of light and glare currently exist on the Project site. Because the Project would introduce sources of light and glare to the site, the degree to which the Project's sources of light and glare would affect day or nighttime views or would affect off-site light levels will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be included as part of the Final EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: Regarding 4(a), the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Regarding 4(b), (c), and (d), a portion of the Project site is zoned Light Agriculture. Thus, this issue will be addressed in the EIR.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<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: Regarding 5(a), (b), and (c), the Project site is not zoned as timberland or forest land and does not contain any forest land. Thus, no impacts related to this issue would occur under the Project, and no further analysis of this is required in the EIR. Potential Project impacts related to biological resources will be addressed in the EIR (refer to Checklist Questions under 7. Biological Resources).

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: The Project includes development of the Project site with residential land uses, which would generate pollutant emissions. Thus, issues 6(a) through 6(e) will be addressed in the EIR.

Regarding 6(f), the Project includes development of residential land uses, which would not produce objectionable odors that would affect a substantial number of people. Thus, no impacts related to this issue would occur under the Project, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact: The Project site contains a mixture of agricultural land, coastal sage scrub, disturbed land, grassland, meadows and marshes, and riparian scrub. However, the exact extent to which biological resources occur on the site and would be affected by the Project is not known at this time. A biology report will be prepared for the Project to address issues 7(a) through 7(g), which also will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

CULTURAL RESOURCES Would the project

8. Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Phase I Archaeological Assessment prepared by Archaeological Resource Management Corporation

Findings of Fact: Regarding 8(a) and (b), no significant historical sites and/or resources are known to exist on the Project site. A Phase I Archaeological Assessment prepared by Archaeological Resource Management Corporation (2003) that covered portions of the Project site found no significant cultural resources on the Project site. However, the Project Applicant is currently conducting a records search with the California Historical Resource Information System (CHRIS) to confirm that no significant resources have been recorded at the Project site. Thus, the results of the CHRIS records search will be discussed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: Regarding 9(a) and (b), although no archaeological sites/resources are known to exist at the Project site, the site is in an archaeologically sensitive area. The Project Applicant is currently conducting a records search with CHRIS to confirm that no significant resources have been recorded at the Project site. Thus, the results of the CHRIS records search will be discussed in the EIR.

Regarding 9(c), although no human remains are known to exist at the Project site, the site is in an archaeologically sensitive area, and it is possible that undiscovered human remains could exist. However, if human remains are encountered, the Project Applicant would be required to immediately notify the County Coroner of the find. State Health and Safety Code section 7050.5 states that no further disturbance shall occur until the county Coroner has made a determination of origin and disposition pursuant to Public Resources Code section 5097.98. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, who shall determine and notify the appropriate most likely descendent(s) (MLD) within 48 hours of receiving notification of the discovery. The descendent(s) shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, the MLD, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented as provided in Public Resources Code 5091.98. Through compliance with the Public Resources Code, impacts related to human remains as a result of the Project would be less than significant.

Regarding 9(d), no religious or sacred uses occur on or near the Project site. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation:

Appropriate mitigation measures will be included in the EIR

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: Based on Figure OS-8, the Project site has a combination of Low Potential and Undetermined Potential for paleontological resources. Thus, this issue will be addressed in the EIR.

Mitigation:

Appropriate mitigation measures will be identified in the EIR

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: Regarding 11(a), the Project site is exposed to geologic and geotechnical issues. A geotechnical report will be prepared to address this issue, which will be addressed in the EIR.

Regarding 11(b), based on Figure S-2 and a review of the GIS database for the Project site, the Project site is not within an Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

12. Liquefaction Potential Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact: Based on Figure S-3 and a review of the GIS database report for the Project site, the site has a combination of very low, low, and moderate potential for liquefaction. A geotechnical report will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact: The Project site is in a seismically sensitive area. A geotechnical report will be prepared for the Project to address this issue, which also will be addressed in the EIR

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Based on Figure S-5, the Project site has some slope areas. It is possible that slope instability could occur at the site. A geotechnical report will be prepared for the Project to address this issue, which also will be addressed in the EIR

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: Based on Figure S-7 and review of the GIS database report for the Project site, the site is susceptible to subsidence. It is possible that soil instability could occur at the site. A geotechnical report will be prepared for the Project to address this issue, which also will be addressed in the EIR

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is not located near any volcanoes. However, the Project site is located near two lakes (Lake Skinner and Diamond Valley Lake). Also, as stated previously, the Project site contains some slopes. It is possible that the Project site could be susceptible to geologic hazards. A geotechnical report will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

17. Slopes

a) Change topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact: Regarding 17(a), the Project site includes some areas of hillier terrain that would be developed to some degree by the Project. A geotechnical report will be prepared to address this issue, which will be addressed in the EIR.

Regarding 17(b), the Project would not include cut or fill of slopes greater than 2:1 or higher than 10 feet. Thus, no further review of this issue is required.

Regarding 17(c), a subsurface sewage disposal system is located on the Project site. Removal of this system will be discussed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

18. Soils

a) Result in substantial soil erosion or the loss of	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: Regarding 18(a), the degree to which the Project would (or would not) result in soil erosion or the loss of topsoil is not known at this time. A hydrology and water quality report will be prepared to address this issue, which will be addressed in the EIR

Regarding 18(b), the degree to which the Project site has expansive soils is unknown at this time. A geotechnical report will be prepared for the Project, and this issue will be addressed in the EIR.

Regarding 18(c), the Project would not use septic tanks; the Project would connect to the County's existing sewer system. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: Regarding 19(a) and (b), the Project site contains drainage channels that could be affected by Project development. A hydrology and water quality study is being prepared for the Project to address these issues, which also will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: Based on Figure S-8, the Project site is within an area that has a Moderate wind erodibility rate. Under the Project site's existing condition, all of the site has unexposed soil surfaces. Implementation of the Project would decrease exposed soil surfaces at the Project site, thereby decreasing the potential for wind erosion. Therefore, impacts related to wind erosion would be less than significant.

Mitigation: None required

Monitoring: None required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application materials

Findings of Fact: Implementation of the Project would generate greenhouse gas emissions. The degree to which the Project would result in impacts related to greenhouse gas emissions is not known at this time. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: Regarding 22(a), construction of the Project would involve the temporary transport, use, or disposal of potentially hazardous materials, including paints, adhesives, surface coatings, cleaning agents, fuels, and oils. All of these materials would be used in a short-term nature during construction activities. Additionally, all potentially hazardous materials would be used and stored in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would be less than significant through compliance with these standards and regulations. Additionally, any emissions from the use of such materials would be minimal and localized to the Project site. Since construction of the Project would comply with applicable regulations and would not expose persons to substantial risk resulting from the release of hazardous materials or exposure to health hazards in excess of regulatory standards, impacts associated with the potential release of hazardous substances during construction of the Project would be less than significant.

The Project would include residential uses, which typically do not generate hazardous materials, and residential household hazardous materials are typically labeled to ensure proper use. The types of potentially hazardous materials associated with residential units include solvents, paint, batteries, fertilizers, and petroleum products that are packaged and stored for consumer sales. The Project would also include commercial land uses. During operation of the Project, some hazardous materials such as solvents, cleaners, and petroleum products, could be used and stored on-site. However, the amounts of these materials that would be present on-site would be relatively minimal, and the users of these materials would be required to comply with all local, state and federal laws pertaining to the management of hazardous materials and wastes. Through compliance with these laws, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, Project impacts related to the routine transport, use, or disposal of hazardous materials would be less than significant.

Regarding 22(b), the degree to which soil or groundwater contamination occurs as the Project site is unknown at this time. A Phase I Environmental Site Assessment will be prepared for the Project, and this issue will be addressed in the EIR.

Regarding 22(c), the degree to which the Project would not impair implementation of the or physically interfere with an adopted emergency response plan or an emergency evacuation plan will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regarding 22(d), refer to response to Checklist question 22(a). Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue will be required in the EIR.

Regarding 22(e), the Project site is not located on a list of hazardous materials sites. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue will be required in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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

Findings of Fact: Based on review of a GIS database report for the Project site, the site is not within an airport influence area and is not within an airport compatibility zone. Also, the Project site is not located in an airport land use plan or within the vicinity of a private airstrip or heliport. Thus, no impacts related to these issues would occur, and no additional analysis of these issues will be required in the EIR.

Mitigation: None required

Monitoring: None 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: Based on Figure S-11, the Project site is located within a high fire area. Thus, this issue will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Appropriate mitigation measures will be included in the EIR

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: Regarding 25(a), the Project would alter drainage patterns and drainage channels on the Project site. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 25(b), the Project construction and operational activities could affect the quality of water runoff from the Project site. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regarding 25(c), the Project would increase the amount of impervious surface area at the Project site that could alter groundwater recharge at the site. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 25(d), the Project would increase the amount of impervious surface area at the Project site that would change runoff volumes and velocities and could affect stormdrain capacity. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 25(e) and (f), a portion of the Project site is within a floodplain. A hydrology and water quality study will be prepared for the Project to address these issues, which also will be addressed in the EIR.

Regarding 25(g), the Project construction and operational activities could affect the quality of water runoff from the Project site. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 25(h), the Project would include new stormwater treatment control BMPs. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-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: Regarding 26(a), the Project would alter drainage patterns and drainage channels on the Project site. A hydrology and water quality study will be prepared for the Project to address these issues, which also will be addressed in the EIR.

Regarding 26(b), the Project would increase the amount of impervious surface area at the Project site that would change runoff volumes and velocities and could affect stormdrain capacity. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 26(c), based on a review of Figure S-10, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Regarding 26(d), the Project would alter patterns and drainage channels on the Project site, including the volume and velocity of water entering the drainage channels. A hydrology and water quality study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

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

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact: Regarding 27(a), the Project Applicant has requested the following discretionary approvals:

- Adoption by resolution of Specific Plan No. 382
- Adoption by resolution of the EIR (the number as not yet been created)
- Adoption by resolution of General Plan Amendments 1113, 1013 and 1014 (changes GP Land Use to reflect LUP in SP, and adds SP to the list in the GP)
- Adoption by Ordinance of Change of Zone 7775 (changes zoning to SP, adopts zoning specific to the SP, and creates legal project boundary)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thus, the Project's consistency with applicable land use plans, policies, and regulations will be addressed in the EIR.

Regarding 27(b), the Project site is not within a city sphere of influence and/or within adjacent city or county boundaries. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Regarding 28(a) and (d), the Project Applicant has requested a General Plan Amendment to add the Specific Plan designation to accommodate implementation of the Project. Thus, the Project's consistency with applicable land use plans, policies, and regulations, including the County's General Plan and Planning Code, will be addressed in the EIR.

Regarding 28(b) and (c), the Project Applicant has requested a General Plan Amendment to add the Specific Plan designation to accommodate implementation of the Project. The Project would change the Project site from undeveloped to residential land uses. Thus, the Project's compatibility with existing and planned surrounding zoning and land uses will be addressed in the EIR.

Regarding 28(e), the Project site is undeveloped and is located near other single-family residential developments. The Project site is not located in an established community that could be divided or disrupted by the Project. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: Regarding 29(a), based on a review of Figure OS-5, the Project site comprises a designation of Mineral Resource Zone 3a (MRZ-3a), where available geologic information indicates that mineral deposits are likely to exist, but the significance of the deposit is undetermined, and Unstudied. MRZ-3a covers thousands of acres in the County. Development of the Project site would not substantially affect the availability of any mineral deposits beneath the site, given that these potential mineral resources are likely available throughout the County. Therefore, Project impacts related to the loss of availability of a known mineral resource would be less than significant. Thus, no further analysis of this issue is required in the EIR.

Regarding 29(b), the Project site does not contain a mineral resource recovery site. Thus, no impacts related to this issue would occur under the Project, and no further analysis of this issue is required in the EIR.

Regarding 29(c), the Project site is not located near any active mines. Thus, no impacts related to this issue would occur under the Project, and no further analysis of this issue is required in the EIR.

Regarding 29(d), the Project site is not part of and is not located near any abandoned quarries or mines. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation: None required

Monitoring: None 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

<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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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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: Regarding 30(a) and (b), the airport closest to the Project site is the French Valley airport. Review of Riverside County Airport Land Use Compatibility Plan and Map show that the Project site is outside of the French Valley Airport compatibility zones. Thus, no impacts related to these issues would occur as a result of the Project, and no further analysis of these issues is required in the EIR.

Mitigation: None required

Monitoring: None required

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The Project site is not located near any railroad. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Mitigation: None required

Monitoring: None required

32. Highway Noise

NA A B C D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: Future residents of the Project site would be exposed to noise levels associated with traffic traveling on roadways near the site. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise				
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The Project would include sources of construction and operation noise that could affect future residents at the Project site and off-site land uses. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact: Regarding 34(a), (b), and (c), the Project would include sources of construction and operation noise that could affect future residents at the Project site and off-site land uses. Thus, these issues will be addressed in the EIR.

Regarding 34(d), Project construction activities would generate ground-borne vibration and noise. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<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
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: Regarding 35(a) and (c), the Project site does not contain any housing or people, and no housing or people would be removed/displaced. Thus, no impacts related to these issues would occur as a result of the Project, and no further analysis of these issues is required in the EIR.

Regarding 35(b), the Project includes development of housing and could create an imbalance of affordable/inaffordable housing. Thus, this issue will be addressed in the EIR.

Regarding 35(d), the Project site is not located within a County Redevelopment Project Area. Thus, no issues related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Regarding 35(e) and (f), the Project would generate new residential population at the Project site. Thus, these issues will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be addressed in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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:

36. Fire Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The Project would introduce new residential land uses and residential population to the Project site that could increase the demand for fire services. Thus, this issue will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The Project would introduce new residential land uses and residential population to the Project site that could increase the demand for sheriff services. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

38. Schools

Source: School District correspondence, GIS database

Findings of Fact: The Project would introduce new residential land uses and residential population to the Project site that could increase the demand for school services. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The Project would introduce new residential land uses and residential population to the Project site that could increase the demand for library services. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: The Project would introduce new residential land uses and residential population to the Project site that could increase the demand for health services. Thus, this issue will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: Regarding 41(a), the includes development of recreational features as part of the Project. The Project as a whole is the subject of the EIR, and potential impacts of all aspects of the Project, including recreational features, will be addressed in the EIR.

Regarding 41(b), the Project would introduce new residential land uses and residential population to the Project site that could increase the demand for parks and recreational services. Thus, this issue will be addressed in the EIR.

Regarding 41(c), the Project site is not located within a CSA or recreation and park district. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

42. Recreational Trails

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: Whether any equestrian trails cross the Project site or near the site is unknown at this time. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Source: Riverside County General Plan

Findings of Fact: Regarding 43(a), the Project would increase traffic trips to/from the Project site. A traffic study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 43(b), the Project would generate traffic that could affect roadway facilities associated with a congestion management program. A traffic study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 43(c), the Project includes development of single-family residential land uses, similar to those already found in the Project area. The height and massing of the residential dwelling units

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not extend to such heights as to affect air traffic. Also, the Project would not result in an increase in air traffic. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Regarding 43(d), no water, rail, or air traffic routes would be affected by the Project. Thus, no impacts related to this issue would occur as a result of the Project, and no further analysis of this issue is required in the EIR.

Regarding 43(e), the Project includes development of new roadways, pedestrian, and bicycle infrastructure. A traffic study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 43(f), the Project includes development of new roadways, which would need to be maintained in the future. Thus, this issue will be addressed in the EIR.

Regarding 43(g), the Project would generate traffic trips during the construction phase(s). A traffic study will be prepared for the Project to address this issue, which also will be addressed in the EIR.

Regarding 43(h), the Project would be required to allow for adequate emergency access to the Project site and surrounding land uses. Thus, this issue will be addressed in the EIR.

Regarding 43(i), the Project includes development of new roadways, pedestrian, and bicycle infrastructure. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

44. Bike Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The Project could be required to develop bike trails. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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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Source: Department of Environmental Health Review

Findings of Fact: Regarding 45(a) and (b), the Project would generate a need for additional water supply at the Project site and potentially additional water treatment. Thus, these issues will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact: Regarding 46(a) and (b), the Project would generate additional wastewater at the Project site and would require additional wastewater treatment. Thus, this issue will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be prepared for the Project as part of the Final EIR.

47. Solid Waste

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

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: Regarding 47(a) and (b), the Project would result in additional solid waste generation at the Project site. Thus, these issues will be addressed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact: Regarding 48(a) and (b), the Project would require additional electricity and natural gas service at the Project site. Thus, these issues will be addressed in the EIR.

Regarding 48(c), the Project would require the expansion of communications systems (such as phone, internet, and television systems). Thus, this issue will be addressed in the EIR.

Regarding 48(d), the Project would require the need for new storm water drainage. Thus, this issue will be addressed in the EIR.

Regarding 48(e), the Project would require the need for new street lighting. Thus, this issue will be addressed in the EIR.

Regarding 48(f), the Project would create new roadways, which would require maintenance in the future. Thus, this issue will be addressed in the EIR.

Regarding 48(g), no other governmental services would be affected by the Project. Thus, no impacts related to this issue would occur, and no further analysis of this issue is required in the EIR.

Mitigation: Appropriate mitigation measures will be included in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project would require additional electricity and natural gas service at the Project site. Thus, these issues will be addressed in the EIR.

Mitigation: Appropriate mitigation measures will be identified in the EIR.

Monitoring: A MMRP will be developed for the Project as part of the Final EIR.

OTHER

50. Other:

Source: Staff review

Findings of Fact: No other issues have been identified for the Project.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the Project could 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.

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

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project could have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The Project could result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th 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.

Revised: 10/30/2012 6:44 AM
EA 2010.docx

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/30/2012.

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

APN (s) or case numbers EIR 00531 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

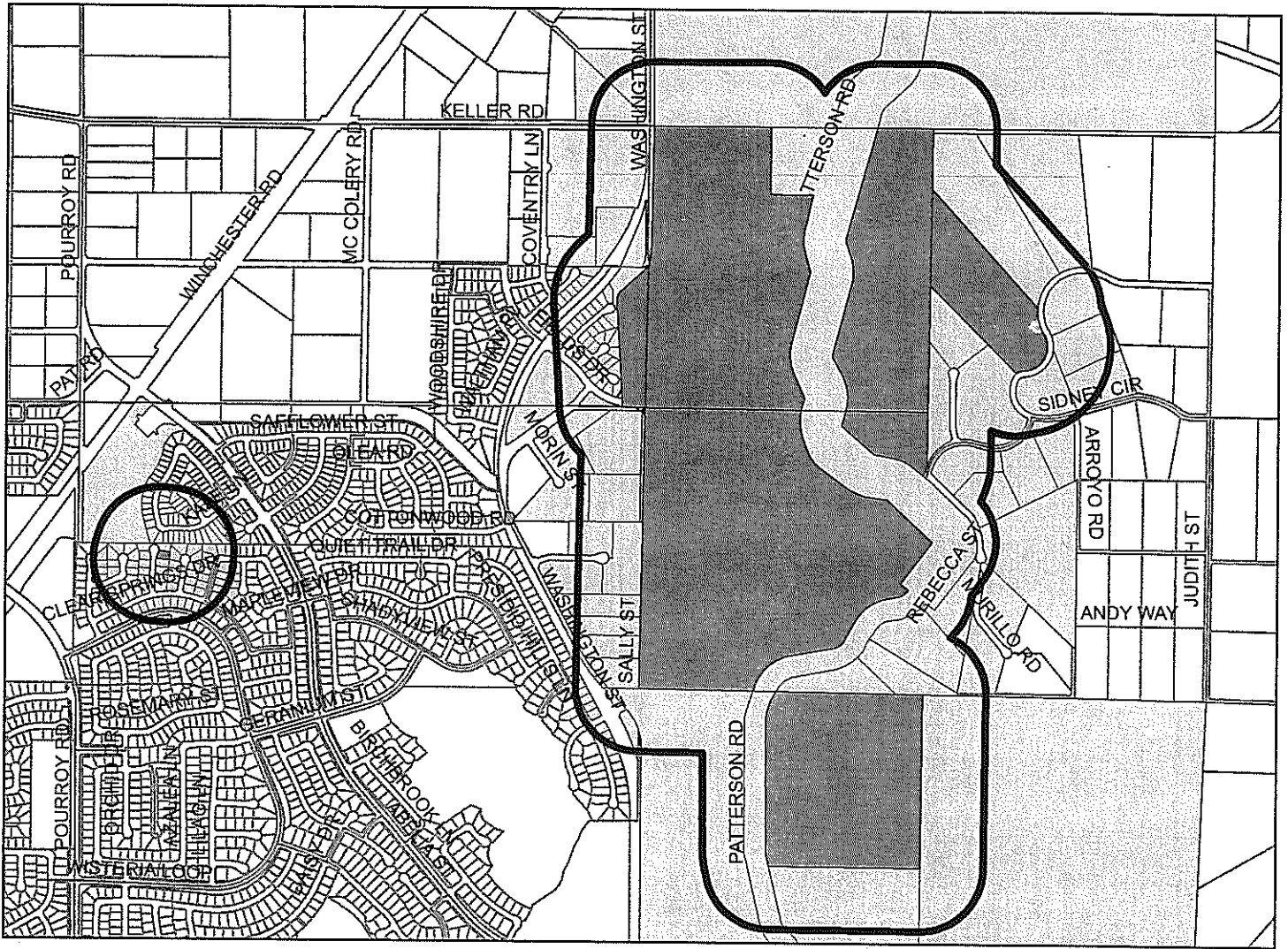
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
- ments
exp 4/30/13
[Signature]*

EIR00531 (600 feet buffer)



Selected Parcels

476-340-021	476-041-018	472-110-030	476-040-019	476-340-020	476-041-022	476-333-005	476-340-005	476-100-029	476-100-019
476-340-008	476-090-014	472-180-013	476-340-029	476-100-061	472-180-010	476-101-014	476-040-004	476-050-006	476-333-003
476-040-011	472-180-012	476-100-039	476-101-011	476-333-010	476-100-020	476-100-064	472-200-003	472-200-004	476-100-027
476-100-058	476-333-009	476-141-002	476-100-023	476-100-066	476-050-005	476-340-004	476-040-010	476-100-042	476-100-051
476-090-012	476-040-015	476-110-002	476-333-012	476-333-004	476-040-016	476-090-015	476-340-018	476-340-003	476-340-015
476-100-038	476-041-034	476-041-023	476-100-062	476-041-025	476-101-006	472-180-006	476-100-049	476-010-052	476-010-053
476-010-051	476-340-022	476-100-057	476-110-001	476-100-043	476-101-013	476-101-015	476-041-021	476-040-003	476-040-014
472-170-015	476-340-007	476-090-003	476-090-002	476-090-010	476-090-006	476-090-009	476-090-007	476-090-004	476-090-011
476-020-005	476-100-035	476-041-036	476-111-030	476-041-002	476-100-063	472-170-009	476-100-068	476-100-040	476-050-016

rst 90 parcels shown



1,600 800 0 1,600 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.

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SANTA ANA CA 92702

ASMT: 472110030, APN: 472110030
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ASMT: 472170015, APN: 472170015
DAWN DELLE, ETAL
2855 HOLMES AVE
ONTARIO CA 91761

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WW 550
C/O DOMENIGONI BARTON PROP MGMT CO
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RIVERSIDE CA 92502

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MURRIETA CA 92562

ASMT: 476010045, APN: 476010045
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FVS PARTNERS
C/O ENTREPRENEURIAL CORP GROUP
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ASMT: 476040008, APN: 476040008
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ASMT: 476040002, APN: 476040002
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32197 KALE LN
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ASMT: 476040009, APN: 476040009
TRAM DANG, ETAL
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ASMT: 476040003, APN: 476040003
SANIA KURIAKOS, ETAL
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ASMT: 476040010, APN: 476040010
NANCY RUFF, ETAL
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ASMT: 476040004, APN: 476040004
BYRON BATZ
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ASMT: 476040005, APN: 476040005
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ASMT: 476040012, APN: 476040012
ONIX EVANS
34683 WINTERSWEET LN
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ASMT: 476040006, APN: 476040006
TIFANIE ADAMS, ETAL
32165 KALE LN
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ASMT: 476040013, APN: 476040013
SAMIA VOSSETEIG, ETAL
34657 WINTERSWEET LN
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ASMT: 476040007, APN: 476040007
CHRISTINE SHEPPARD, ETAL
32157 KALE LN
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ASMT: 476040015, APN: 476040015
MARIA GILMAN, ETAL
34659 WINTERSWEET LN
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ASMT: 476041015, APN: 476041015
ARMANDO ARIAS, ETAL
34616 WINTERSWEET LN
WINCHESTER, CA. 92596

ASMT: 476040016, APN: 476040016
JENNIFER BUTRY, ETAL
34651 WINTERSWEET LN
WINCHESTER, CA. 92596

ASMT: 476041016, APN: 476041016
VALERIE ESTRADA, ETAL
34624 WINTERSWEET LN
WINCHESTER, CA. 92596

ASMT: 476040017, APN: 476040017
KELLY DONNELLY, ETAL
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WINCHESTER, CA. 92596

ASMT: 476041017, APN: 476041017
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2211 ENCINITAS BL NO 100
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34635 WINTERSWEET LN
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ASMT: 476041018, APN: 476041018
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C/O AMERICAN HOMES 4 RENT
22917 PCH STE 310
MALIBU CA 90265

ASMT: 476040019, APN: 476040019
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34627 WINTERSWEET LN
WINCHESTER, CA. 92596

ASMT: 476041019, APN: 476041019
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34656 WINTERSWEET LN
WINCHESTER, CA. 92596

ASMT: 476041001, APN: 476041001
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34657 AGONIS WAY
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ASMT: 476041020, APN: 476041020
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34672 WINTERSWEET LN
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ASMT: 476041002, APN: 476041002
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34641 AGONIS WAY
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ASMT: 476041021, APN: 476041021
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1061 TIERRA DEL REY
CHULA VISTA CA 91910

ASMT: 476041022, APN: 476041022
ALMA LEW
32146 KALE LN
WINCHESTER, CA. 92596

ASMT: 476041029, APN: 476041029
ROSALVA PRIETO, ETAL
34653 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041023, APN: 476041023
DOMIE BUMAGAT, ETAL
32154 KALE LN
WINCHESTER, CA. 92596

ASMT: 476041030, APN: 476041030
BRIAN SANCHEZ, ETAL
C/O BRIAN SANCHEZ
34637 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041024, APN: 476041024
ELIZABETH SANDOVAL, ETAL
32162 KALE LN
WINCHESTER, CA. 92596

ASMT: 476041033, APN: 476041033
AMY LOPEZ, ETAL
34650 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041025, APN: 476041025
TRACI CLIFFORD, ETAL
34693 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041034, APN: 476041034
ED NAVARRO
34658 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041026, APN: 476041026
CARRIE VANBEBER, ETAL
34677 YARROW CT
WINCHESTER, CA. 92596

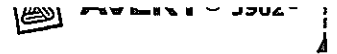
ASMT: 476041035, APN: 476041035
WILLIAM REAGAN
10755 SCRIPPS POWAY 721
SAN DIEGO CA 92131

ASMT: 476041027, APN: 476041027
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34669 YARROW CT
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ASMT: 476041036, APN: 476041036
GERRET CARTER
34674 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041028, APN: 476041028
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34661 YARROW CT
WINCHESTER, CA. 92596

ASMT: 476041037, APN: 476041037
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34682 YARROW CT
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ASMT: 476100013, APN: 476100013
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ASMT: 476100020, APN: 476100020
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32158 OLD COUNTRY CT
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ASMT: 476100014, APN: 476100014
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35044 LOST TRAIL CT
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ASMT: 476100021, APN: 476100021
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32161 OLD COUNTRY CT
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ASMT: 476100015, APN: 476100015
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35058 LOST TRAIL CT
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ASMT: 476100022, APN: 476100022
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ASMT: 476100016, APN: 476100016
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ASMT: 476100023, APN: 476100023
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32133 OLD COUNTRY CT
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ASMT: 476100017, APN: 476100017
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ASMT: 476100024, APN: 476100024
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ASMT: 476100028, APN: 476100028
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ASMT: 476100029, APN: 476100029
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ASMT: 476100039, APN: 476100039
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35063 BARKWOOD CT
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ASMT: 476100033, APN: 476100033
YUN YE
32062 CLEAR SPRINGS DR
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ASMT: 476100040, APN: 476100040
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35049 BARKWOOD CT
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ASMT: 476100034, APN: 476100034
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32076 CLEAR SPRINGS DR
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ASMT: 476100041, APN: 476100041
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ASMT: 476100035, APN: 476100035
BONNIE POWELL, ETAL
32090 CLEAR SPRINGS DR
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ASMT: 476100042, APN: 476100042
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35021 BARKWOOD CT
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ASMT: 476100043, APN: 476100043
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35007 BARKWOOD CT
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ASMT: 476100050, APN: 476100050
MARIA DEGUZMAN
35093 CEDAR RIDGE CT
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ASMT: 476100044, APN: 476100044
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35004 BARKWOOD CT
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35079 CEDAR RIDGE CT
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ASMT: 476100053, APN: 476100053
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35051 CEDAR RIDGE CT
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ASMT: 476100047, APN: 476100047
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35046 BARKWOOD CT
WINCHESTER, CA. 92596

ASMT: 476100054, APN: 476100054
KARI HORN, ETAL
35037 CEDAR RIDGE CT
WINCHESTER, CA. 92596

ASMT: 476100048, APN: 476100048
ERICCA ACOSTA, ETAL
35060 BARKWOOD CT
WINCHESTER, CA. 92596

ASMT: 476100055, APN: 476100055
ZULEMA RIOS, ETAL
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ASMT: 476100049, APN: 476100049
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35074 BARKWOOD CT
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ASMT: 476100056, APN: 476100056
MARIANA KRUEGER, ETAL
35020 CEDAR RIDGE CT
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ASMT: 476100057, APN: 476100057
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35034 CEDAR RIDGE CT
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ASMT: 476100064, APN: 476100064
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35067 DEER SPRING DR
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ASMT: 476100058, APN: 476100058
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35048 CEDAR RIDGE CT
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ASMT: 476100065, APN: 476100065
FELICIA WARREN, ETAL
35053 DEER SPRING DR
WINCHESTER, CA. 92596

ASMT: 476100059, APN: 476100059
ELVIRA BARBA, ETAL
35062 CEDAR RIDGE CT
WINCHESTER, CA. 92596

ASMT: 476100066, APN: 476100066
TRACY BOZE, ETAL
35039 DEER SPRING DR
WINCHESTER, CA. 92596

ASMT: 476100060, APN: 476100060
MICHAEL COUFAL
35076 CEDAR RIDGE CT
WINCHESTER, CA. 92596

ASMT: 476100067, APN: 476100067
MOLLIE KELLY, ETAL
35025 DEER SPRING DR
WINCHESTER, CA. 92596

ASMT: 476100061, APN: 476100061
BRAD SMITH
35090 CEDAR RIDGE CT
WINCHESTER, CA. 92596

ASMT: 476100068, APN: 476100068
GRISELDA BARBA
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WINCHESTER CA 92596

ASMT: 476100062, APN: 476100062
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35095 DEER SPRING DR
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ASMT: 476101003, APN: 476101003
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32247 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476100063, APN: 476100063
LYNN YI, ETAL
35081 DEER SPRING DR
WINCHESTER, CA. 92596

ASMT: 476101004, APN: 476101004
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32233 CLEAR SPRINGS DR
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ASMT: 476101005, APN: 476101005
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32205 CLEAR SPRINGS DR
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ASMT: 476101013, APN: 476101013
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32107 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476101007, APN: 476101007
BRIGIT MCPHERSON, ETAL
32191 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476101014, APN: 476101014
BRIAN HINES
32093 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476101008, APN: 476101008
PHILIP MEZA
32177 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476101015, APN: 476101015
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32079 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476101009, APN: 476101009
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32163 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476110001, APN: 476110001
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32242 HONEYBEE DR
WINCHESTER, CA. 92596

ASMT: 476101010, APN: 476101010
CAROLE ANN BADER, ETAL
32149 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476110002, APN: 476110002
STACY BLOCK, ETAL
32256 HONEYBEE DR
WINCHESTER, CA. 92596

ASMT: 476101011, APN: 476101011
THERESA BAKER, ETAL
32135 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476110003, APN: 476110003
SUKARNO IKBALA
32270 HONEYBEE DR
WINCHESTER, CA. 92596

ASMT: 476111024, APN: 476111024
JESSICA ADAMS, ETAL
32259 HONEYBEE DR
WINCHESTER, CA. 92596

ASMT: 476141001, APN: 476141001
MICHAEL ENDY
32184 ORANGE BLOSSOM DR
WINCHESTER, CA. 92596

ASMT: 476111025, APN: 476111025
RAYMUNDO LOPEZ
32245 HONEYBEE DR
WINCHESTER, CA. 92596

ASMT: 476141002, APN: 476141002
YASMIN OROZCO, ETAL
32170 ORANGE BLOSSOM DR
WINCHESTER, CA. 92596

ASMT: 476111026, APN: 476111026
MICHELLE PRUDE
35050 DEER SPRING DR
WINCHESTER, CA. 92596

ASMT: 476141003, APN: 476141003
ASHLEY SMITH, ETAL
32156 ORANGE BLOSSOM DR
WINCHESTER, CA. 92596

ASMT: 476111027, APN: 476111027
SUSAN RISDALL, ETAL
35064 DEER SPRING DR
WINCHESTER, CA. 92596

ASMT: 476141004, APN: 476141004
TROY SHIELDS
32142 ORANGE BLOSSOM DR
WINCHESTER, CA. 92596

ASMT: 476111028, APN: 476111028
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32244 CLEAR SPRINGS DR
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ASMT: 476142012, APN: 476142012
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32212 ORANGE BLOSSOM DR
WINCHESTER, CA. 92596

ASMT: 476111030, APN: 476111030
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32258 CLEAR SPRINGS DR
WINCHESTER, CA. 92596

ASMT: 476333001, APN: 476333001
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34252 COVENTRY LN
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ASMT: 476333002, APN: 476333002
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ASMT: 476340009, APN: 476340009
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ASMT: 476340010, APN: 476340010
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ASMT: 476340017, APN: 476340017
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ASMT: 476340020, APN: 476340020
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Board of Supervisors, Riverside County
3rd Supervisor District
Jeff Stone, Supervisor
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Building Industry Association
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3891 11th Street
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Camino Del Vino Estates
36200 Calle Puerto Bonita
Temecula, CA 92390

Citizens Advisory Committee
Attn: Thomas S. Huntington
41877 Enterprise Circle N, Suite 100
Temecula, CA 92590

City of Temecula
Attn: Patrick Richardson, Dir. Of
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Murrieta, CA 92562-7021

Murrieta City Hall
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Murrieta Valley Property Owners Assoc.
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Murrieta Valley Unified School Dist.
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Murrieta, CA 92562-7036

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San Jacinto, CA 92582-2567

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Rancho California Water District
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Temecula, CA 92590-4800

Santa Margarita Ranchos
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Western Municipal Water District
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Western Riverside Council of
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