



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

MAY 6, 2013

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 **ADOPTION OF THE REVISED 2013 DIRECTOR'S HEARING CALENDAR**

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

- 2.1 **PLOT PLAN NO. 25290 and VARIANCE NO. 1886 - CEQA Exempt** – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres. **REQUEST:** To extend the height of an existing sign pole from 45-feet to 70-feet located at an existing Chevron gas station/convenience store. Continued from April 1, 2013. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25186 - CEQA Exempt** - Applicant: James Phelps – Fourth/Fourth Supervisorial District - Located Northerly of the I-10 Freeway, southerly of 18th Avenue, easterly of Lovekin Boulevard - **REQUEST:** The Plot Plan is to a proposal to construct a 1,440 square foot detached carport on 0.72 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25298** - CEQA Exempt - Applicant: Terry Ihle – Fifth/Fifth Supervisorial District – Located Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Cherry Avenue, westerly of Jonathan Avenue - **REQUEST:** The Plot Plan is a proposal to construct a 1,465 square foot detached storage building with attached 280 square foot patio cover on 0.7 acre. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25303** - CEQA Exempt - Applicant: David Sunstedt – First/First Supervisorial District – Located Northerly Dallas Avenue, easterly of Wood Road, southerly of Nandina Avenue - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 2,220 square foot detached metal quonset garage on 2.43 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **TENTATIVE PARCEL MAP NO. 35864** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Chad Davies – Fifth/First Supervisorial District – Location: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail – **REQUEST** - The Tentative Parcel Map is a Schedule “H” subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 201
Area Plan: Highgrove
Zoning District: North Riverside
Supervisory District: Second/Fifth
Project Planner: Paul Rull
Directors Hearing: May 6, 2013
Continued From: April 1, 2013

PLOT PLAN NO. 25290
VARIANCE NO. 1886
CEQA Exempt
Applicant: Attallah Abugherir
Engineer/Rep: Ramcam Engineering Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PLANNING CONSIDERATIONS:

April 15, 2013

Plot Plan No. 25920 and Variance No. 1886 was continued from the Director's Hearing meeting on April 1, 2013. The project was continued approximately 30 days to allow the applicant sufficient time to address outstanding issues related to his original conditions of approval for the entitlement of the gas station convenience store. As of this date, these outstanding issues have not been resolved by the applicant.

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25290 proposes a 70-foot high free-standing sign with a sign area of 125 square feet, located on the western property line of an existing Chevron Gas Station.

VARIANCE NO. 1886 proposes to exceed the maximum 45-foot sign height requirement for a free-standing sign located within 660 feet of a freeway. The proposed variance application seeks to extend the existing 45-foot high sign to 70-feet.

The proposed project seeks to raise the existing 45-foot high free-standing located at an existing Chevron gas station to 70-feet. The proposed sign will utilize the existing sign footing on the western side of the convenience store. The proposed sign face area will not be changing from what currently exists at 125 square feet. The sign pole will have three areas for advertisements, with the main and largest portion advertising Chevron gas station, and the other two are advertising the Extra Mile convenience store and Subway restaurant.

The applicant wishes to increase the current sign height of 45-feet to 70-feet through the use of a variance.

Project is located northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue.

POTENTIAL ISSUES

The project site was originally approved by the County through CUP3577 on July 21, 2009, for a Chevron gas station and convenience store. A subsequent CEQA document (EA41677) was prepared and adopted for this project which analysed the potential environmental impacts. A variety of on-site signs were permitted through CUP03577S2 on April 7, 2011, which included the subject matter 45-foot free-standing sign located on the western property line. This sign was permitted under Section 19.4.a (On-Site Advertising Structures and Signs) which allows free-standing signs up to 45-feet in height as long as the sign is located within 660 feet of the nearest edge of a freeway right of way line. The current sign is within this freeway sign corridor, measuring approximately 445-feet to the closest right of way line of the I-215.

The applicant has expressed concerns with the lack of exposure by his current sign and the negative economic impact it is having with his business as described in Exhibit J. This includes:

- sign not being visible from the freeway (north and south bound),
- sign not being visible from Center Street overpass, and
- sign is located significantly further away from the I-215 than other gas stations in the vicinity.

Freeway Visibility

The current sign is not clearly visible from the freeway and is only visible when a motorist has already passed the off-ramp to get to the project site (Center St Highgrove exit). The applicant's proposal of extending the current sign height to 70-feet will increase the sign and project's visibility significantly as illustrated in Exhibit H. A taller sign would allow more motorists to be informed of the project's location. It will also give motorists who intend to use the Chevron gas station more time to make a driving maneuver to reach the off ramp safely and reduce any last minute dangerous car lane changes.

Center Street Visibility

The current sign is also not clearly visible by motorists when travelling east over Center Street overpass. The current sign is blocked by a row of trees due to the height of the trees and the higher topography the trees are located on in comparison with the sign (Exhibit H). A taller sign will notify motorists travelling over Center Street of the project's existence and location, and will give them adequate time to safely get into the correct lane to access the site. Findings for a variance to exceed the maximum sign height requirement can be made in this example because a special topographical circumstance exists i.e. the difference in elevation between the sign and the trees located on the overpass.

Offset Location

The current sign is located approximately 445-feet from the nearest I-215 right of way point and is not clearly visible from the freeway. On the opposite side of the I-215 is a Valero gas station which is less than 100-feet away from the I-215 with a 45-foot high free-standing sign. The Valero sign is easily visible from the freeway and surrounding streets. A finding for a variance can be made that a strict application of Ordinance No. 348 deprives the project a privilege of freeway visibility enjoyed by other similar uses in the vicinity (Valero gas station) and in the same zoning (both in Scenic Highway Commercial (C-P-S)).

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) |
| 2. Surrounding General Plan Land Use: | Predominately surrounded by Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) with Community Development: Highest Density Residential (CD: HHDR) (20+ du/ac) to the north. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Predominately surrounded by Scenic Highway Commercial (C-P-S) with Commercial Office (C-O) to the east |
| 5. Existing Land Use: | Chevron gas station and covienance store, mixed commercial retail center |
| 6. Surrounding Land Use: | Residential trailer park and commercial to the |

north, single family residential to the east,
commercial to the south, and the I-215 to the west.

7. Project Data: Total Acreage: 0.48 Acres
8. Environmental Concerns: CEQA Exempt (Section 15301, 15302, 15303, 15311)

RECOMMENDATIONS:

APPROVAL of **VARIANCE NO. 1886**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 25290**, 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 site is designated Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) in the Highgrove Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) except for one area to the north which are designated Community Development: Highest Density Residential (CD: HHDR) (20+ du/ac) to the north.
3. The project site is located within the Highgrove Community Policy Area of the General Plan however these policies do not apply due to the minor size, scope and intensification of the project.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. On-site advertising signs are permitted, provided that a plot plan application is submitted and approved pursuant to the provisions of Section 18.30 (Plot Plans) of Ordinance No. 348.
6. The proposed sign is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone and Section 19.4 (On-Site Advertising Structures and Signs). The proposed sign height of 70-feet is consistent with the basis of findings outlined in Section 18.27 Variances. Special circumstances exist on the subject property which deprives the project of visibility privileges enjoyed by other properties in the vicinity such as the Valero gas station directly across the I-215 freeway. The project site has a large setback distance of 445-feet to the freeway greatly inhibiting the sign's view. There are also existing obstacles such as trees and buildings that are obstructing the sign's appearance from surrounding view. Approval of the project and variance will also create a safer driving environment as drivers will have more time to recognize the proposed sign and utilize the off-ramps and exits in a safe and timely manner.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Commercial Office (C-O).

8. Commercial retail uses have been constructed on site and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. The project is exempt from CEQA under Section 15301 Existing Facilities, 15302 Replacement or Reconstruction, 15303 New Construction or Conversion of Small Structures, 15311 Accessory Structures.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 FAR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the On-Site Advertising Structures and Signs section of Ordinance No. 348.
4. The proposed project is consistent with the Section 18.27 (Variances) of Ordinance No. 348.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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. Tribal Land;
 - b. A Specific Plan;
 - c. A Historic Preservation District;
 - d. A Fault Zone;
 - e. An Airport Influence Area;
 - f. An MSHCP Criteria Cell;
 - g. A Flood Area; or
 - h. A High Fire Area.

3. The project site is located within:
 - a. The boundaries of the Highgrove Area Plan;
 - b. The boundaries of the Highgrove Community Policy Area;
 - c. A City Sphere of Influence: Riverside;
 - d. A Riverside County Flood Control District;
 - e. A Riverside Unified School District;
 - f. A Santa Ana River Watershed; and,
 - g. A County Service Area (Highgrove #126 – Police/Landscaping)

4. The subject site is currently designated as Assessor's Parcel Number: 247-081-033

Vicinity Map



Riverside County TLMA GIS

Selected parcel(s):
247-081-033

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT

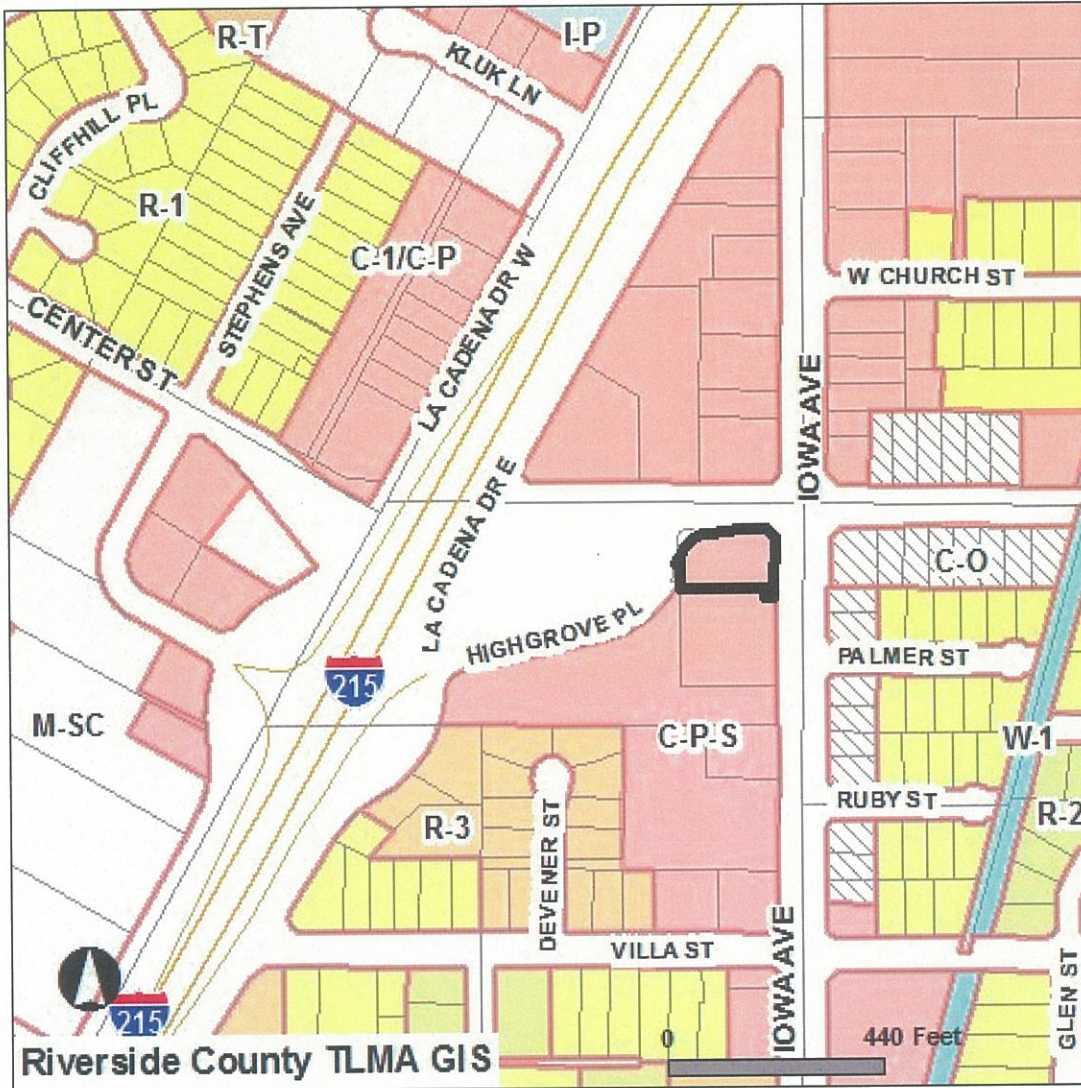
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Mon Feb 11 10:10:04 2013

Version 121101

PP25290 & VAR1886

Existing Zoning Map



Selected parcel(s):
247-081-033

ZONING



IMPORTANT

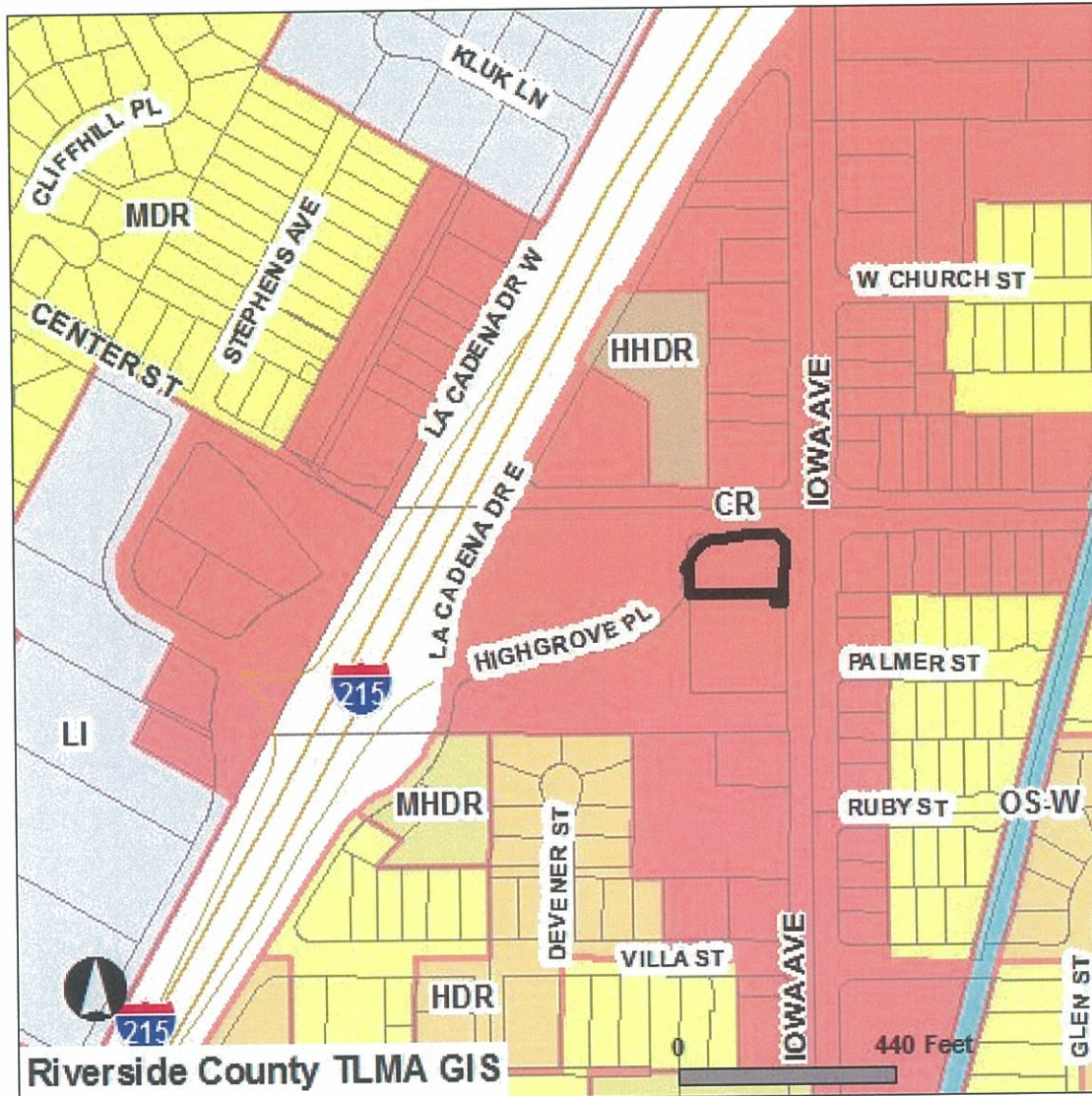
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Mon Feb 11 10:07:42 2013

Version 121101

PP25290 & VAR1886

Existing General Plan Land Use Map



Selected parcel(s):
247-081-033

LAND USE

- | | | | |
|----------------------------------|--|------------------------------------|-----------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | HHDR - HIGHEST DENSITY RESIDENTIAL | LI - LIGHT INDUSTRIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER | |

IMPORTANT

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

REPORT PRINTED ON...Mon Feb 11 10:08:40 2013

Version 121101

PP25290 & VAR1886

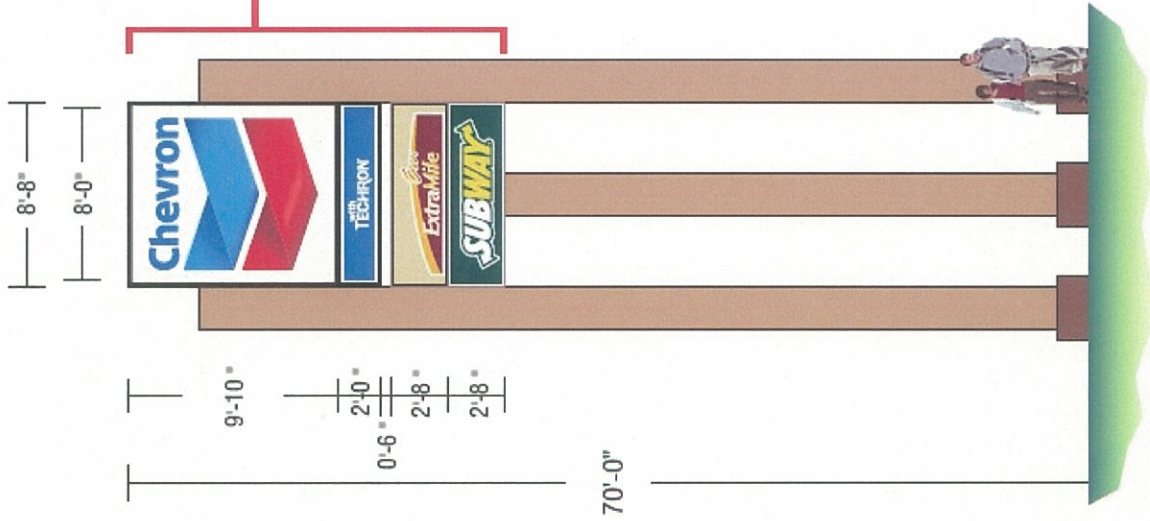
NOTE:
Existing Signs to be raised to the new height

REUSE EXT'G DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH w/ COLORS TO MATCH EXISTING BUILDING.

TENANT PANELS TO HAVE ACRYLIC FACES w/ 1st SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE w/ C/WHO FLUORESCENT LAMPS.

POLE COVER & BASE TO HAVE STO FINISH w/ COLORS TO MATCH EXISTING BUILDING.

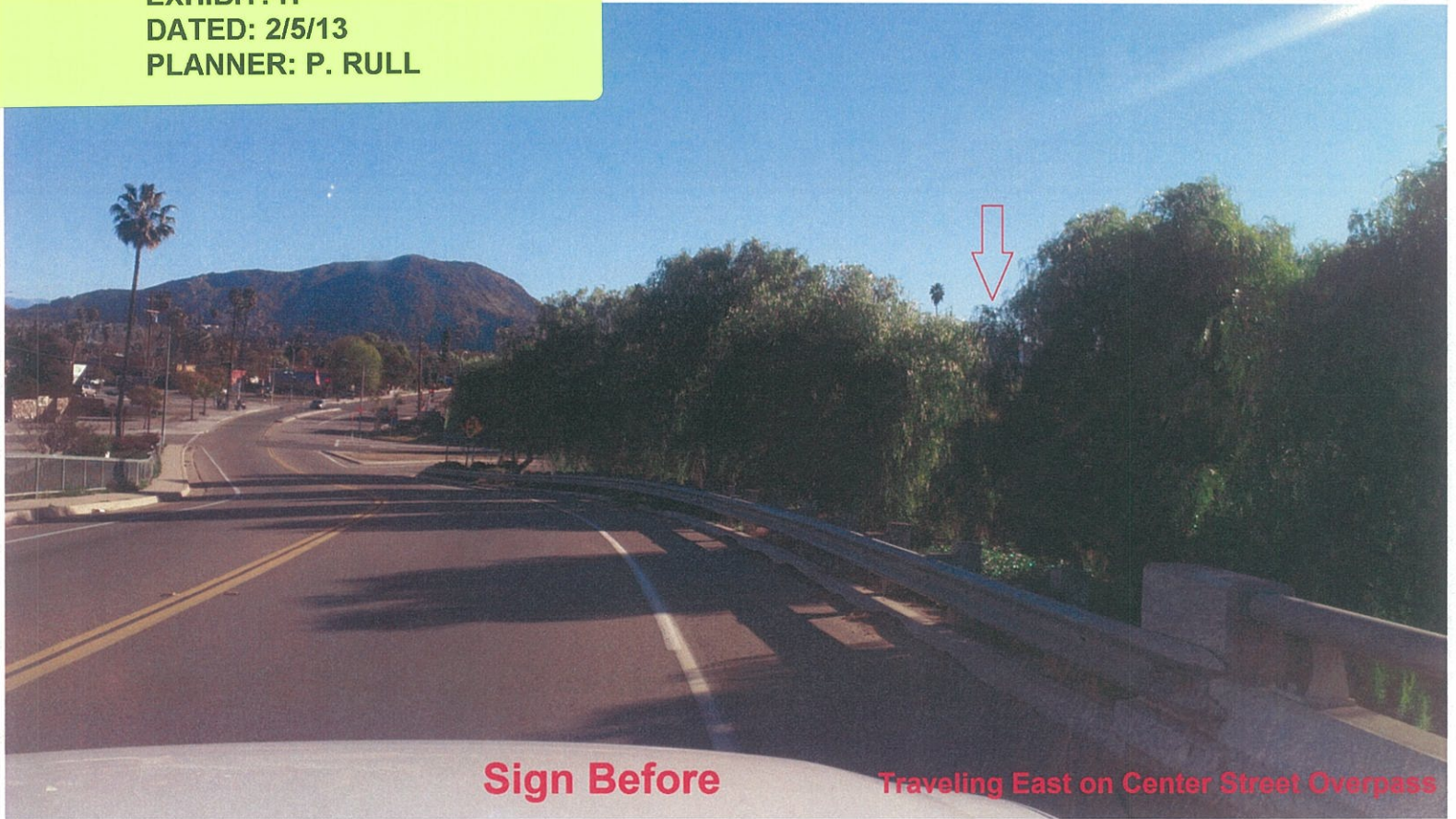
SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



H NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN

CASE #: PP25290/VAR1886
EXHIBIT: S
DATED: 1/9/13
PLANNER: P. RULL

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



Sign Before

Traveling East on Center Street Overpass



Sign After

Traveling East on Center Street Overpass

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



Traveling North on 215FWY

Sign Before



Traveling North on 215FWY

Sign After

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



Sign Before

Traveling South on 215FWY



Sign After

Traveling South on 215FWY

CASE #: PP25290/VAR1886
EXHIBIT: H
DATED: 2/5/13
PLANNER: P. RULL



Subject: Existing Pole Sign Height Extension request
Highgrove Chevron
Site: 1340 Center Street, Riverside, CA

The existing Pole sign was installed at 45 feet high and appeared that it is not serving the purpose of visibility to the travelers in both directions North and South on the 215 Freeway. Recently, our business suffered tremendous losses due to the closure of Iowa Street. The existing pole sign is visible
As you travel on the 215 Freeway in the North direction, you will never have the chance to see the sign until you exit on Center Street and get on Highgrove Place, and then the pole sign is visible. This is defeating the purpose of a pole sign as the main reason for a pole sign to be viewed before you exit while traveling and the need for Gasoline arises.



The sign in this photo is not visible (Going North)

As you travel on the 215 Freeway in the south direction, the sign is barely visible thru the tree tops and it difficult to detect unless you know it is out there. We were able to detect it at 1200 feet before the off-ramp and the photo shown herein was taken when we stopped on the side of the highway and looked for the sign.



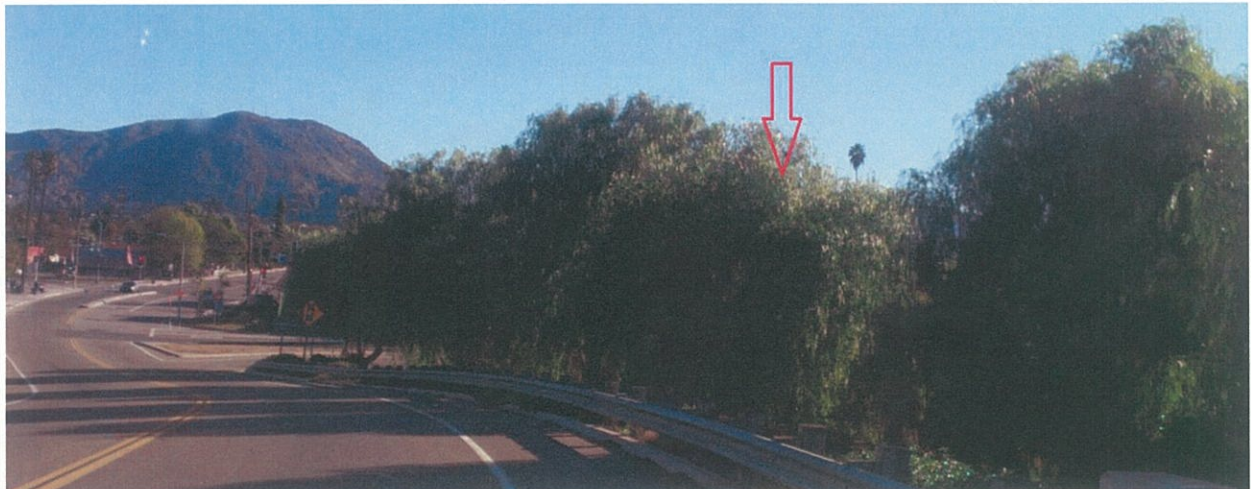
CASE #: PP25290/VAR1886
EXHIBIT: J
DATED: 1/29/13
PLANNER: P. RULL

The sign in this photo is not visible (Going South)



Sign in this photo is barely visible and there is in no way a travel can find it. (Going South w/ close-up)

As you travel on the Center Street Bridge going west, the pole sign was not visible at all, photo below reflect this condition.



The sign in this photo is not visible (Going West)

As you travel on Iowa Avenue in the North direction, traveler does not show at all



The sign in this photo is not visible (Going North)

As you travel on Iowa Avenue in the South direction, traveler does not show at all



The sign in this photo is not visible (Going South)

Unfortunately, since the day we opened for business and start pumping gasoline, our customer base is just from the local vicinity traveling Iowa Avenue. Freeway's travelers never see our pole sign and the travelers that want to fill up with Chevron Gasoline have no idea that this facility exist. On the other hand there are two Shell Stations very visible from the Freeway, the first one on the Iowa Avenue Exist in Colton and about 2800 feet away from Highgrove Chevron with a 70+ high pole sign.



Shell Station sign in this photo is visible (Going North on 215 FWY)



Shell Station sign in this photo is visible (Going South on 215 FWY)

The second station is located at Barton Road in Grand Terrace off Barton Road Exist and located about 8500 feet away from Highgrove Chevron with a 70+ high pole sign



Shell Station sign in this photo is visible (Going South on 215 FWY)

On the east side of the 215 Freeway at Center Street Exist the Valero Station is Visible to travelers from both sides



Valero Station sign in this photo is visible (Going South on 215 FWY)



Valero Station sign in this photo is visible on the east side of 215 Freeway (Going North on 215 FWY)
Chevron Highgrove Station sign in this photo is not visible on the west side of 215 Freeway (Going North on 215 FWY)

As you see in this report all other service stations in the close proximity of Highgrove Chevron have the edge over our facility due to visibility, therefore, we are asking for this height extension of the existing pole sine to 70 feet as it will give us the needed exposure.

VARIANCE Case #: VAR01886

Parcel: 247-081-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - DESCRIPTION RECOMMND

The variance proposes to exceed the maximum 45-foot sign height requirement for a free-standing sign located within 660 feet of a freeway. The proposed variance seeks to extend an existing 45-foot high free-standing sign to 70-feet.

10. EVERY. 2 VAR - 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 VARIANCE; 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 VARIANCE, 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.

VARIANCE Case #: VAR01886

Parcel: 247-081-032

10. GENERAL CONDITIONS

10. EVERY. 3 VAR - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A and S, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 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.

03/05/13
12:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

VARIANCE Case #: VAR01886

Parcel: 247-081-032

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

VAR - EXPIRATION DATE FOR USE

RECOMMND

This approval shall be used within one (1) year 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 the one (1) 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 one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

PLOT PLAN:ADMINISTRATIVE Case #: PP25290

Parcel: 247-081-033

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend an existing sign pole height from 45-feet to 70-feet located at an existing Chevron gas station

10. EVERY. 2 PPA - SIGN CATEGORY RECOMMND

This plot plan is a permit authorizing the following sign category:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Free Standing | <input type="checkbox"/> Affixed to Building |
| <input type="checkbox"/> Directional | <input type="checkbox"/> On-Site Identification |
| <input type="checkbox"/> For Sale, Lease or Rent | <input type="checkbox"/> Temporary Political |
| <input type="checkbox"/> Subdivision, On-Site | <input type="checkbox"/> Subdivision, Off-Site |

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25290

Parcel: 247-081-033

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 4 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25290, Exhibit A.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - ARTICLE XIX, ORD. 348 RECOMMND

Advertising as approved shall conform with the provisions of Article XIX, Riverside County Ordinance No. 348, with special reference to Sections 19.4 through 19.8 as applied to the sign category authorized under this plot plan.

10.PLANNING. 2 PPA - BUILDING PERMIT REQUIRED RECOMMND

Prior to the installation of the advertising device or structure, a building permit shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 4 PPA - HOOD/DIRECT LIGHTING RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

10.PLANNING. 5 PPA - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT , unless otherwise amended by these conditions of approval.

10.PLANNING. 6 PPA - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

02/25/13
09:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP25290

Parcel: 247-081-033

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - CAUSES FOR REVOCATION

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE

RECOMMND

This approval shall be used within two (2) years from the
date of approval on April 1, 2013; otherwise, the plot plan
shall be null and void. Notwithstanding the foregoing, the
applicant or a successor-in-interest may, prior to its
expiration, request an extension of time in which to use
the plot plan.

If an extension is granted, the total time allowed for use
of the plot plan shall not exceed a period of five years,
calculated from the date of approval. The term "use" shall
mean the beginning of substantial construction of the use
that is authorized, which construction must thereafter be
pursued diligently to completion, or the actual occupancy
of existing buildings or land under the terms of the
authorized use.

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

DATE: February 11, 2013

TO:

2nd District Supervisor

2nd District Planning Commissioner

City of Riverside

PLOT PLAN NO. 25290 and VARIANCE NO. 1886 – EA42568 – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** A request to extend an existing sign pole from 45-feet to 70-feet located at an existing Chevron Gas Station/covienance store – APN: 247-081-033

Please review the attached map(s) and/or exhibit(s) for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as feasible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at **(951) 955-0972** or email at prull@rctima.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: February 25, 2013

TO:
Highgrove MAC

PLOT PLAN NO. 25290 and VARIANCE NO. 1886 – EA42568 – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST: A request to extend an existing sign pole from 45-feet to 70-feet located at an existing Chevron Gas Station/covienance store – APN: 247-081-033**

Please review the attached map(s) and/or exhibit(s) for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as feasible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at **(951) 955-0972** or email at **prull@rctima.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

PP 25290



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

PP 25290

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: Plot Plan No. 14873 (PP 14873) DATE SUBMITTED: 1/30/13

APPLICATION INFORMATION

Applicant's Name: Attallah Abughreir and Mustafa Abdulk E-Mail: highgrovechevron@att.net

Mailing Address: 1340 Center Street
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 660-4545 Fax No: ()

Engineer/Representative's Name: RAMCAM Engineering Group, Inc. E-Mail: airshaid@ramcamgroup

Mailing Address: 670 E. Parkridge Avenue, Suite 101
Corona CA 92879
City State ZIP

Daytime Phone No: (951) 734-6330 Ext 202 Fax No: ()

Property Owner's Name: Attallah Abughreir and Mustafa E-Mail: highgrovechevron@att.net

Mailing Address: 1340 Center Street
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 660-4545 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

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).

ATTALLAH ABUGHERIR
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):

ATTALLAH ABUGHERIR
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

MUSTAFA Abdelkarim
PRINTED NAME OF PROPERTY OWNER(S)

Mustafa Abdelkarim
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): _____

Pole Sign Height Extension from 45 feet to 70 feet above adjacent ground level

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 247-081-030

APPLICATION FOR MINOR PLOT PLAN

Section: 7 Township: 25 Range: 4W

Approximate Gross Acreage: 348 Sq. Ft.

General location (nearby or cross streets): North of Highgrove Place, South of Center Street, East of 215 FWY, West of Iowa Avenue.

Thomas Brothers Map, edition year, page no., and coordinates: 646-B6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Raise Ext'g 45' Pole Sign to 70'

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: 1.10.2013

APPLICATION INFORMATION

Applicant's Name: Attallah Abugherir E-Mail: airshaid@ramcamgroup.com
highgrovechevron@att.net
 Mailing Address: 1340 Center St. Riverside, CA 92507
Street

City State ZIP

Daytime Phone No: (951) 660-4545 Fax No: () _____

Engineer/Representative's Name: RAMCAM ENGINEERING E-Mail: airshaid@ramcamgroup.com
 Mailing Address: 670 E. Parkridge Ave #101
Corona, CA 92879
Street

City State ZIP

Daytime Phone No: (951) 734-6330 #702 Fax No: (951) 682-9001

Property Owner's Name: Attallah Abugherir E-Mail: Highgrovechevron@att.net
 Mailing Address: Same as Applicant
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

APPLICATION FOR LAND USE PROJECT

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

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

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.

Attallah Abugherir 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Attallah Abugherir 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Mustafa Abdelkarim 
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): 247-081-030 247-081-033, 032
Section: 7 Township: 25 Range: 4W

sign location
↓

Gas Station

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 348 sq.ft.

General location (nearby or cross streets): North of Highgrove PL, South of Center St, East of 215 Hwy, West of Iowa Ave

Thomas Brothers map, edition year, page number, and coordinates: 646-B6

Project Description: (describe the proposed project in detail)
Raise Existing 45' High Pole Sign to 70'

Related cases filed in conjunction with this application:
None

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CUP 03577 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: No grading

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: February 12, 2013

TO: Planning Commission Secretary

FROM: Paul Rull

(Riverside)

PHONE No.: 951-951-0972

E-Mail: prull@rctlma.org

SCHEDULE FOR: Director's Hearing on April 1, 2013

10-Day Advertisement- Notice of Exemption

PLOT PLAN NO. 25290 and VARIANCE NO. 1886 CEQA Exempt – Applicant: Attallah Abugherir/Mustafa Abdelkareem – Engineer/Representative: Ramcam Engineering Group, Inc. – Second/Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue – 0.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** To extend the height of an existing sign pole from 45-feet to 70-feet located at an existing Chevron gas station/covienance store – APN: 247-081-033

TYPE OF PROJECT:

- EXTENSION OF TIME
- RECEIVE AND FILE
- HEARING ITEM
- GPIIP
- WORKSHOP

- SCOPING SESSION
-
- APPEAL

- Provide additional labels for staff report mail out to appellants
- Revise Agency Labels to include appellants

Provide one set of mailing labels, including surrounding property owners, Non-County Agencies and Interested Parties; and, owner, applicant, and engineer/representative (pre-approved by plan techs - Riverside planners only).

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2,969.55, as of February 13, 2013.

CFG Case # 05944 - Fees Paid: \$50.00

Estimated amount of time needed for Public Hearing: 15 minutes (15 min. minimum)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____

Date: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/13/2013.

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

APN (s) or case numbers PP25290 & VAR01886 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.

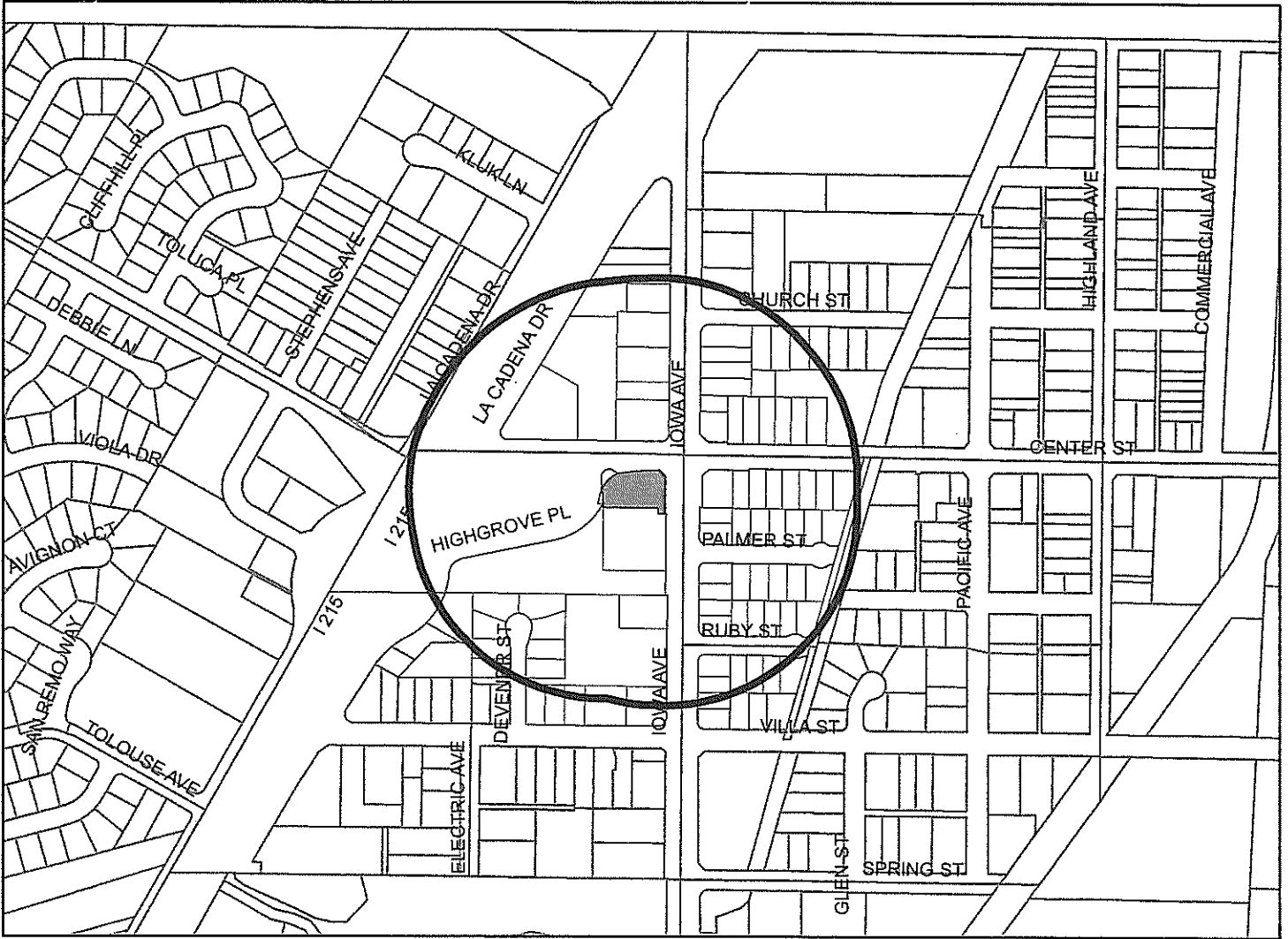
NAME: Vinnie Nguyen

TITLE GIS Analyst

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

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

PP25290 & VAR01886 (600 feet buffer)



Selected Parcels

247-042-017 247-042-022 247-042-001 247-081-024 247-042-013 247-081-021 247-091-010 247-081-016 247-042-009 247-042-015
 247-091-016 247-101-005 247-091-026 247-042-010 247-020-013 247-091-012 247-081-007 247-081-008 247-081-020 247-091-052
 247-091-014 247-041-004 247-101-001 247-091-002 247-091-003 247-101-009 247-091-001 247-020-007 247-020-009 247-091-023
 247-091-022 247-091-027 247-091-019 247-081-015 247-091-021 247-041-005 247-101-007 247-020-004 247-091-005 247-091-006
 247-101-006 247-101-008 247-042-018 247-042-019 247-091-031 247-091-017 247-091-013 247-081-005 247-081-006 247-081-012
 247-081-013 247-101-002 247-091-029 247-101-003 247-091-011 247-081-022 247-042-014 247-081-017 247-081-018 247-020-008
 247-020-005 247-081-019 247-081-014 247-091-025 247-081-033 247-081-028 247-081-030 247-081-034 247-042-020 247-042-021
 247-091-028 247-071-001 247-042-003 247-042-004 247-042-005 247-091-018 247-091-030 247-042-012 247-020-006 247-071-004
 247-091-044 247-091-024 247-091-059 247-091-062 247-042-011 247-091-004 247-091-020 247-020-003 247-042-002 247-091-015



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: 247020003, APN: 247020003
PAMELA SCHEIBE, ETAL
190 E LA CADENA DR
RIVERSIDE CA 92507

ASMT: 247020013, APN: 247020013
CENTER STREET GROUP
C/O DENISE TIBBETS
305 N CRESCENT WAY
ANAHEIM CA 92801

ASMT: 247020004, APN: 247020004
ELIZABETH MARKWARDT, ETAL
707 FOREST PARK DR
RIVERSIDE CA 92501

ASMT: 247041004, APN: 247041004
D WHIT INC
C/O MARVIN SETNESS
P O BOX 7160
FARGO ND 58106

ASMT: 247020005, APN: 247020005
MARIAN MURPHY, ETAL
970 W C ST
COLTON CA 92324

ASMT: 247041005, APN: 247041005
GOOD NEWS MISSIONARY BAPTIST CHURCH
178 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247020006, APN: 247020006
JOSETTE BRANSON, ETAL
10111 W LILAC RD
ESCONDIDO CA 92026

ASMT: 247042001, APN: 247042001
MARTHA ORNELAS, ETAL
16 HIGHLAND AVE
RIVERSIDE CA 92507

ASMT: 247020007, APN: 247020007
JACKIE LIM, ETAL
2404 FALLING OAK DR
RIVERSIDE CA 92506

ASMT: 247042002, APN: 247042002
WEHUNT FAMILY TRUST OF 1986
C/O JERRY WAYNE WEHUNT
14381 LAUREL DR
RIVERSIDE CA 92503

ASMT: 247020008, APN: 247020008
MI KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

ASMT: 247042003, APN: 247042003
RAMONA LEDESMA
1244 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247020009, APN: 247020009
HERTA FANKHAUSER, ETAL
12932 HICKORY BRANCH
SANTA ANA CA 92705

ASMT: 247042005, APN: 247042005
NIRMALA SHARMA, ETAL
26371 IRONWOOD
MORENO VALLEY CA 92555

ASMT: 247042009, APN: 247042009
BARBARA FOSTER
1213 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042019, APN: 247042019
ROSEMARY WEHUNT, ETAL
250 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247042010, APN: 247042010
JOSE MARTINEZ, ETAL
1225 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042021, APN: 247042021
NICHOLAS OGLESBY
3257 MARKET ST
RIVERSIDE CA 92501

ASMT: 247042011, APN: 247042011
TERESA MISFIELD
1233 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042022, APN: 247042022
FATMA AHMED, ETAL
3341 CELEST DR
RIVERSIDE CA 92507

ASMT: 247042012, APN: 247042012
RONALD MONTOYA
2630 RIDGE WATER CIR
HENDERSON NV 89014

ASMT: 247071001, APN: 247071001
RAFAELA MENCHACA
400 E LA CADENA DR
RIVERSIDE, CA. 92501

ASMT: 247042013, APN: 247042013
ANITA HERNANDEZ
1251 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247071004, APN: 247071004
IRENE ARCEO, ETAL
1409 VILLA ST
RIVERSIDE CA 92507

ASMT: 247042014, APN: 247042014
CHONG ROSTRO, ETAL
802 OAK HILL DR
KILLEEN TX 76541

ASMT: 247081008, APN: 247081008
CHRIS HACKETT, ETAL
3224 E YORBA LINDA 130
FULLERTON CA 92831

ASMT: 247042015, APN: 247042015
BEATRIZ GUTIERREZ
1271 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247081013, APN: 247081013
LINLAND PROP MANAGEMENT INTL CORP
P O BOX 5082
DIAMOND BAR CA 91765

ASMT: 247081014, APN: 247081014
MIGUEL MARTINEZ
422 DEVENER ST
RIVERSIDE, CA. 92507

ASMT: 247081022, APN: 247081022
M JIMENEZ, ETAL
C/O MICHAEL JIMENEZ
5388 SCOTT ST
RIVERSIDE CA 92504

ASMT: 247081015, APN: 247081015
CELIA GODINEZ, ETAL
428 DEVENER ST
RIVERSIDE, CA. 92507

ASMT: 247081024, APN: 247081024
AMERICAN WPC STORAGE
PTA EX NO 8317
PO BOX 320099
ALEXANDRIA VA 22320

ASMT: 247081016, APN: 247081016
SUDHABEN PATEL, ETAL
2631 MANGULAR AVE
CORONA CA 92882

ASMT: 247081030, APN: 247081030
ATTALLAH ABUGHERIR, ETAL
365 IOWA AVE
RIVERSIDE CA 92507

ASMT: 247081017, APN: 247081017
MARIA LOZANO, ETAL
11104 NORTH STAR AVE
MIRA LOMA CA 91752

ASMT: 247081033, APN: 247081033
ATTALLAH ABDELKARIM, ETAL
1340 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247081018, APN: 247081018
MARIA LOZANO, ETAL
11104 N STAR AVE
MIRA LOMA CA 91752

ASMT: 247081034, APN: 247081034
ATTALLAH ABUGHERIR, ETAL
365 IOWA AVE STE A
RIVERSIDE CA 92507

ASMT: 247081019, APN: 247081019
JEAN ONEILL, ETAL
1134 CLUB CT
RIVERSIDE CA 92506

ASMT: 247091001, APN: 247091001
MARLENE RITZ, ETAL
480 E MAIN ST
RIVERSIDE CA 92507

ASMT: 247081020, APN: 247081020
CHRIS ARTIKIS
7118 EL PADRO
RIVERSIDE CA 92504

ASMT: 247091002, APN: 247091002
DENIS KIDD
22874 PICO ST
GRAND TERRACE CA 92324

ASMT: 247091003, APN: 247091003
DHA OPPORTUNITY 1
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

ASMT: 247091015, APN: 247091015
YOBANA SOLORIO
1233 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091006, APN: 247091006
DREW WILSON, ETAL
15703 WASHINGTON CT
RIVERSIDE CA 92504

ASMT: 247091016, APN: 247091016
BEVERLY TATE
1225 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091010, APN: 247091010
AULAKH HOMES INC
P O BOX 310540
FONTANA CA 92331

ASMT: 247091017, APN: 247091017
ANGELINA SEPULVEDA, ETAL
C/O ANGELICA SEPULVEDA
1213 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091011, APN: 247091011
MARIA MORENO
1621 S CYPRESS AVE
ONTARIO CA 91762

ASMT: 247091018, APN: 247091018
MARIA JIMENEZ, ETAL
8830 PEPPER AVE
FONTANA CA 92335

ASMT: 247091012, APN: 247091012
ALMA FLORES, ETAL
16961 TAVA LN
RIVERSIDE CA 92504

ASMT: 247091019, APN: 247091019
KOLINI VEA, ETAL
3308 W 113TH ST
INGLEWOOD CA 90303

ASMT: 247091013, APN: 247091013
JOSE GUTIERREZ
1255 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091020, APN: 247091020
REBA HUNCOVSKY, ETAL
1336 S LELAND AVE
WEST COVINA CA 91790

ASMT: 247091014, APN: 247091014
MARIE CALZARETTA, ETAL
1243 PALMER ST
RIVERSIDE, CA. 92507

ASMT: 247091021, APN: 247091021
LOLA GONZALES, ETAL
20330 GASTON RD
PERRIS CA 92570

ASMT: 247091022, APN: 247091022
ESTHER VASQUEZ
1270 PALMER ST
RIVERSIDE CA 92507

ASMT: 247091029, APN: 247091029
VERONICA CONTRERAS, ETAL
1245 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247091023, APN: 247091023
ROSALVA RAMIREZ, ETAL
364 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247091030, APN: 247091030
MARIA MARTINEZ, ETAL
1241 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247091024, APN: 247091024
GAIL SKIBBS, ETAL
6815 CASCADE AVE
GIG HARBOR WA 98335

ASMT: 247091031, APN: 247091031
PATRICIA MEJIA, ETAL
1229 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247091025, APN: 247091025
JAMES CHARIZIA, ETAL
4349 VISTA VERDE WAY
OCEANSIDE CA 92057

ASMT: 247091044, APN: 247091044
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 247091026, APN: 247091026
MONICA GARCIA, ETAL
CARLOS DIAZ
388 IOWA AVE
RIVERSIDE, CA. 92507

ASMT: 247091052, APN: 247091052
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 247091027, APN: 247091027
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 247091062, APN: 247091062
TEEL INVESTMENTS
P O BOX 1070
CALIMESA CA 92320

ASMT: 247091028, APN: 247091028
PAULA TELLES
1255 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247101001, APN: 247101001
SUSAN GEIGER, ETAL
414 IOWA AVE
RIVERSIDE, CA. 92507



ASMT: 247101002, APN: 247101002
YOLANDA REMINGTON, ETAL
P O BOX 7838
REDLANDS CA 92375

ASMT: 247101003, APN: 247101003
MARIA MACIAS
15671 WILLIAMS ST NO 79
TUSTIN CA 92780

ASMT: 247101005, APN: 247101005
BLANCA MILLER
1270 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247101007, APN: 247101007
ROCIO TORRES, ETAL
C/O ROCIO TORRES
1250 RUBY ST
RIVERSIDE, CA. 92507

ASMT: 247101008, APN: 247101008
JANY HUANG
3090 CRESTVIEW DR
NORCO CA 92860

ASMT: 247101009, APN: 247101009
DOMINGO RAMIREZ
1265 VILLA ST
RIVERSIDE, CA. 92507

Attallah Abughrir
1340 Center Street
Riverside CA 92502

RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

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1340 Center Street
Riverside CA 92502

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RAMCAM Engineering
670 E Parkridge Avenue, Suite 101
Corona CA 92879

City of Riverside
Planning Department
3900 Main Street, 3rd Floor
Riverside CA 92522

Highgrove Municipal Advisory Council
Attn: R.A. Barnett
474 Prospect Rd
Highgrove CA 92501

City of Riverside
Planning Department
3900 Main Street, 3rd Floor
Riverside CA 92522

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Attn: R.A. Barnett
474 Prospect Rd
Highgrove CA 92501



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 25290 and Variance No. 1886

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Palmer Street, easterly of Highgrove Place, southerly of Center Street, westerly of Iowa Avenue

Project Description: To extend an existing sign pole height from 45-feet to 70-feet located at an existing Chevron gas station

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: _____

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301.e, 15302.b, 15303.e, 15311.a.)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed site is fully developed with an existing gas station, convenience store and existing 45-foot high on-site pole sign. The proposed project footprint is not expanding beyond what is currently existing. The proposed increase in sign height is not significant to create any potential impacts and is consistent with zoning ordinances through the use of variance.

Paul Rull _____ 951-955-0972 _____
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PP25290\DH-PC-BOS Hearings\DH-PC\PP25290 NOE Form.docx

Please charge deposit fee case#: Z ZCFG No. 05944 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1300254

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

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

Received from: ABUGHRIR ATTALLAH \$50.00
paid by: CK 1404
CFG FEE FOR PP25290 AND VAR1886.
paid towards: CFG05944 CALIF FISH & GAME: DOC FEE
at parcel: 1340 CENTER ST RIV
appl type: CFG3

By _____ Jan 09, 2013 16:27
MGARDNER posting date Jan 09, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Agenda Item No.: 2¹.1²
Supervisory District: Fourth/Fourth
Project Planner: Bahelila Boothe
Director's Hearing: May 6, 2013

PLOT PLAN NO: 25186
Applicant: James Phelps
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,440 square foot detached carport on .72 acres.

ISSUES OF RELEVANCE:

During Building and Safety initial review the project has been conditioned prior to issuance of building permits, the applicant will be required to obtain demolished permits for construction without permits for the 462 square foot carport, 240 square foot storage building, and attached 800 square foot attached patio cover.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25186, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural Community: Very Low Density Residence (1 Acres Minimum) on the Palo Verde 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 Light Agricultural (A-1-1) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the A-1-1 zone.
6. The proposed 1,440 square foot detached carport is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,440 square foot detached carport is compatible with the character of the surrounding community.
8. The detached accessory 1,440 square foot carport is located over 30 feet from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25186

Parcel: 869-020-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DBA FORM INEFFECT

APPLICANT NEEDS TO SUBMIT LAND USE & PERMIT APPLICATION
PROCESSING AGREEMENT (DBA) FORM

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is a proposal to construct a 1,440
square foot detached carport on .72 acres,

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall
defend, indemnify, and hold harmless the County of
Riverside 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 #: PP25186

Parcel: 869-020-013

10. GENERAL CONDITIONS

10. EVERY. 4 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25186 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25186, Exhibit A, Amended #1, dated January 17, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25186, Exhibit B, Amended #1, dated January 17, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25186, Exhibit C, Amended #1, dated January 17, 2013. (Floor Plans)

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. 25186 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 #: PP25186

Parcel: 869-020-013

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 #: PP25186

Parcel: 869-020-013

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 to demolish the unpermitted shed, attached patio cover and detached carport, including

PLOT PLAN:ADMINISTRATIVE Case #: PP25186

Parcel: 869-020-013

20. PRIOR TO A CERTAIN DATE

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain demolition permit(s) from the building department for the shed, attached patiocover, and detached carport, all constructed without permit.

The applicant shall obtain the building permit(s) from the building department for the proposed 1,440 square foot detached carport and roof mount solar PV system prior to the construction, or placement of any building or structure on the property.

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

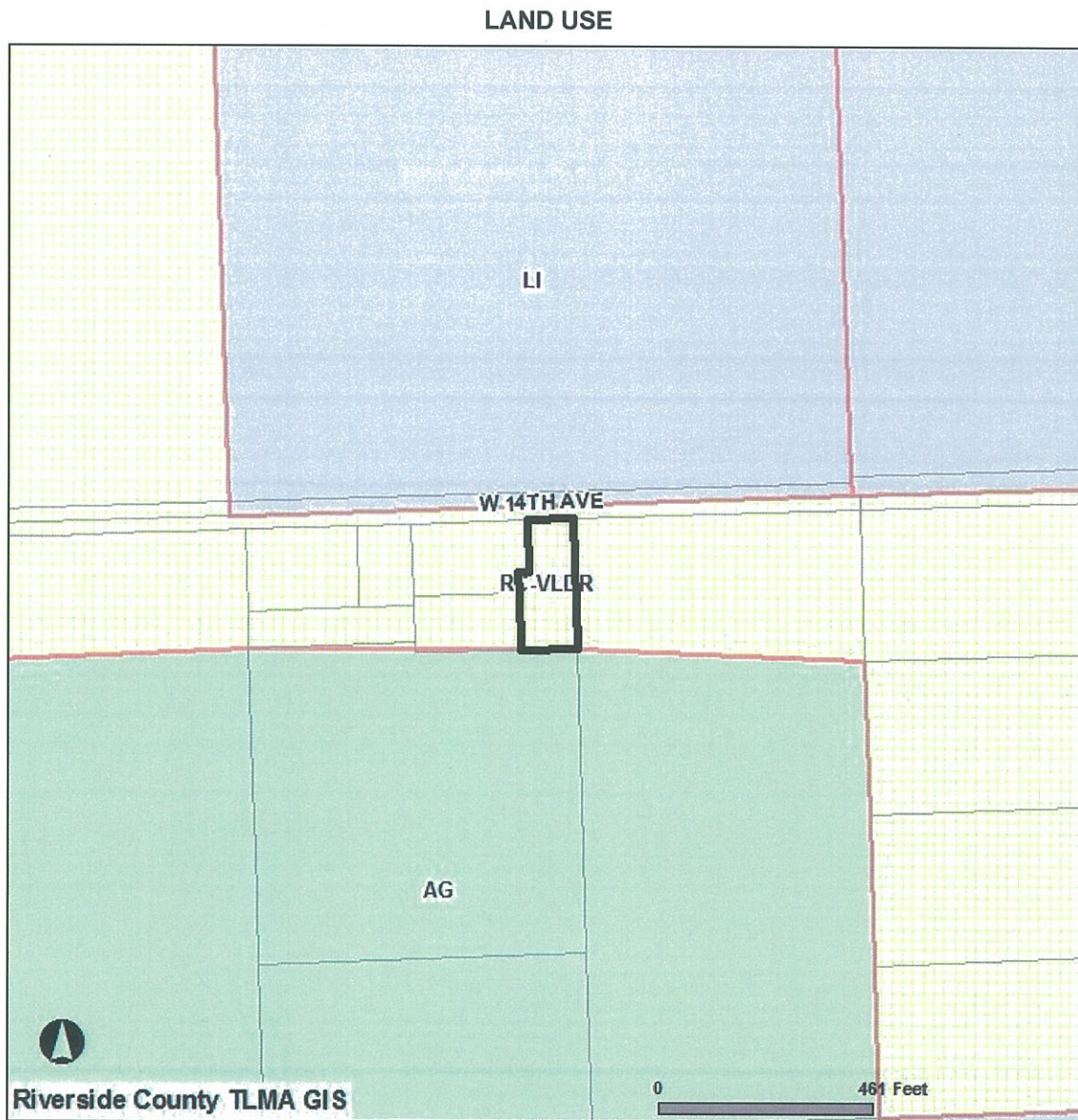
PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated January 17, 2013.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated January 17, 2013.



Selected parcel(s):
869-020-013

LAND USE

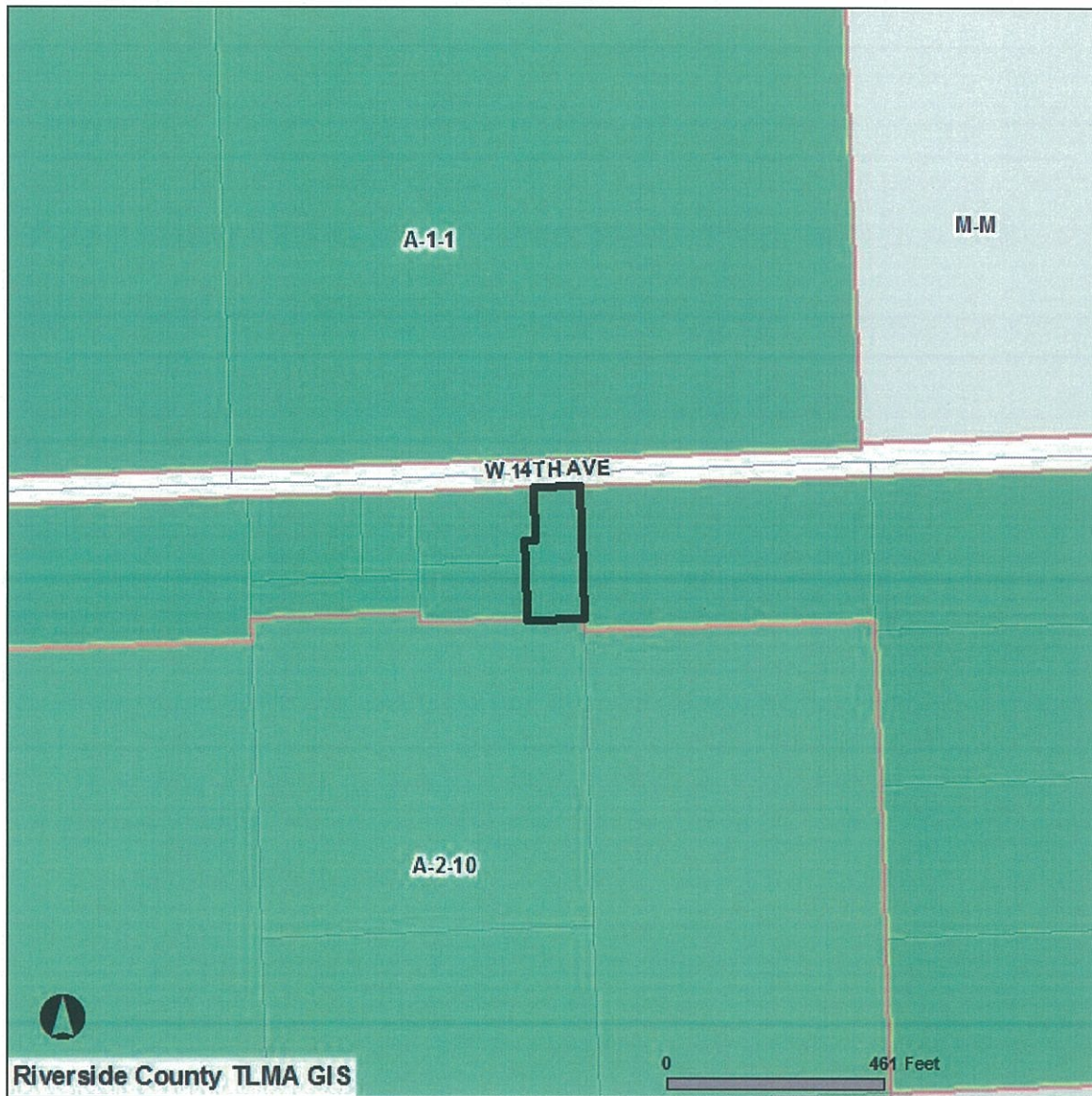
- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- AG - AGRICULTURE
- LI - LIGHT INDUSTRIAL
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

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

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Version 121101

ZONING



Selected parcel(s):
869-020-013

ZONING

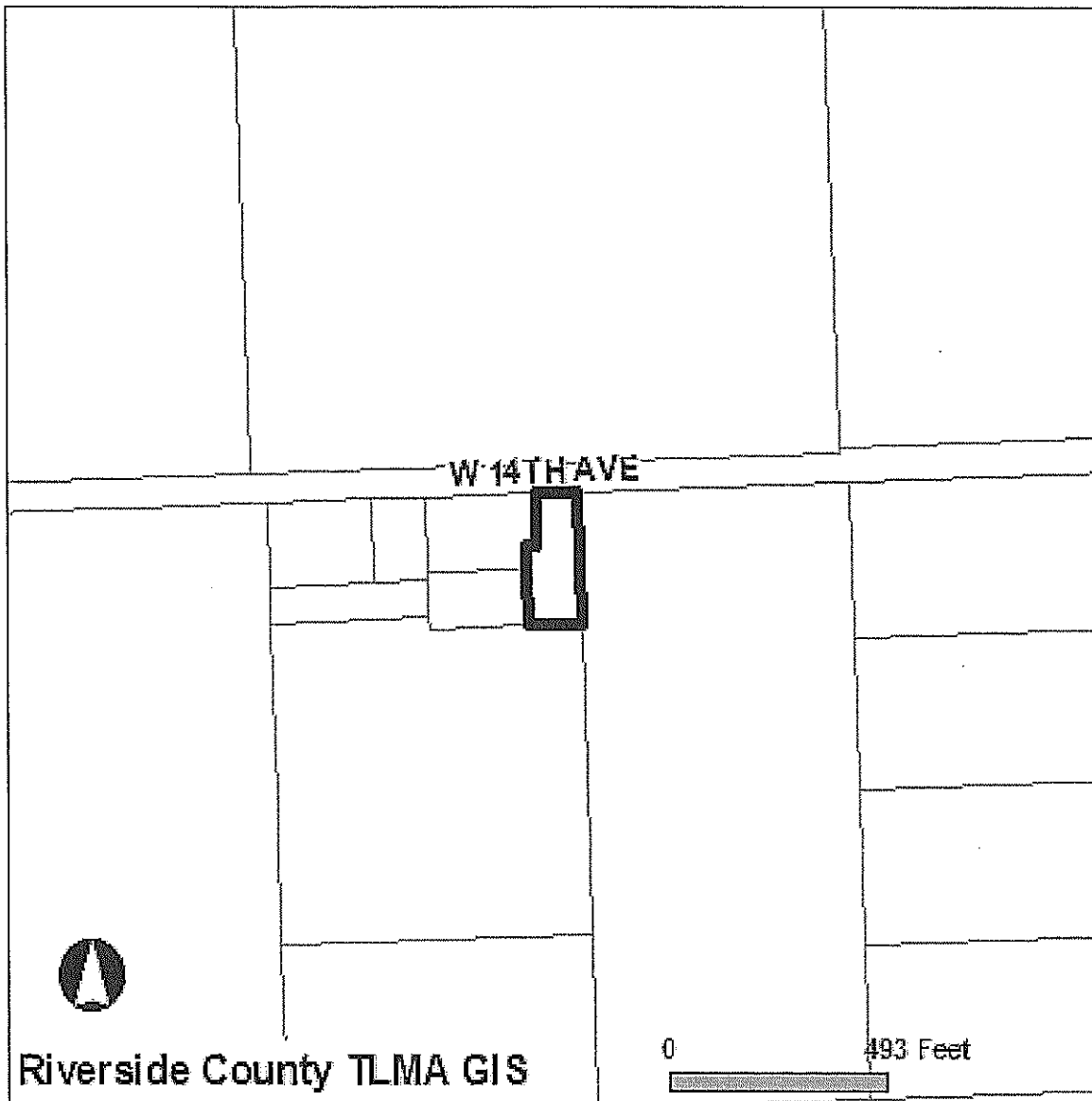
-
- N
- N
-
- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
-
- A-1-1
- A-2-10
- M-M
- ZONING BOUNDARY

IMPORTANT

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

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Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
869-020-013

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

869-020-013-3

OWNER NAME / ADDRESS

JAMES PHELPS
JULIA PHELPS
11431 14TH AVE
BLYTHE, CA. 92225

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.72 ACRES

PROPERTY CHARACTERISTICS

CONCRETE BLOCK THROUGHOUT, 1798 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1950 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5551 GRID: D1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: BLYTHE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T7SR23E SEC 6

ELEVATION RANGE

268/268 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

AG

RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

PALO VERDE VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-1 (CZ 5987)

ZONING DISTRICTS AND ZONING AREAS

BLYTHE DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

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 REVIEWPROCESS)

NONE

VEGETATION (2005)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

PALO VERDE VALLEY

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

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

266

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**
PVID**FLOOD CONTROL DISTRICT**
NOT IN A FLOOD DISTRICT**WATERSHED**
COLORADO

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
VERY HIGH**SUBSIDENCE**
SUSCEPTIBLE**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
PALO VERDE VALLEY UNIFIED**COMMUNITIES**
RIVER VALLEY**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
NOT APPLICABLE, 131.19 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
046200**FARMLAND**
PRIME FARMLAND
STATEWIDE IMPORTANCE**TAX RATE AREAS**
085000
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•GENERAL
•GENERAL PURPOSE
•PALO VERDE CEMETERY
•PALO VERDE COMMUNITY COLLEGE

- PALO VERDE UNIFIED SCHOOL
- PALO VERDE VALLEY HOSPITAL
- PALO VERDE VALLEY LIBRARY
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

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

BUILDING PERMITS

Case #	Description	Status
BZ156550	ADD TO DWLG	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ97857	CHANGE METER SERVICE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

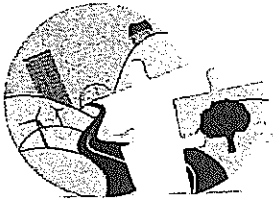
ENVIRONMENTAL HEALTH PERMITS

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...Wed Aug 15 09:27:22 2012
Version 120712



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT **RECEIVED**

AUG 15 2012

Riverside County
Planning Department
Desert Office

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: DP25786

DATE SUBMITTED: 8/15/2012

APPLICATION INFORMATION

Applicant's Name: JAMES PHELPS

E-Mail: JANDJPHELPS76@FRONTIER.COM

Mailing Address: 11431 W 14th AVE

BLYTHE CA 92225
City State ZIP

Daytime Phone No: (760) 449-0775

Fax No: ()

Engineer/Representative's Name: MIKE MENDOZA

E-Mail: mm23177@aol.com

Mailing Address: P.O. Box 692

Desert Hot Springs CA 92240
City State ZIP

Daytime Phone No: (760) 275-1816

Fax No: (760) 288-4008

Property Owner's Name: James Phelps

E-Mail: _____

Mailing Address: 11431 West 14th Avenue

Blythe CA 92225
City State ZIP

Daytime Phone No: (760) 449-0775

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).

JAMES PHELPS James Phelps
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):

JAMES PHELPS James Phelps
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Julia S. Phelps Julia S. Phelps
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 - CARPORT of 36'x40' WITH a
Solar System 'PV' on Roof. and (4) four count Wind Turbines.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 869-020-013

APPLICATION FOR MINOR PLOT PLAN

Section: 6 Township: 7S. Range: 23 E.

Approximate Gross Acreage: 0.72 Acres

General location (nearby or cross streets): North of Redlands Fwy - 10, South of 18th M. Avenue, East of South Lovelock BLV. West of South DeFrain Blvd.

Thomas Brothers Map, edition year, page no., and coordinates: 5551, Grid D1

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.



RECEIVED

AUG 15 2012

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson
Agency Director

Riverside County
Planning Department

Desert Office

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 JAMES PHELPS hereafter "Applicant" and JAMES PHELPS "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.

- 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): 869-020-013

Property Location or Address:

11431 WEST 14TH AVENUE - BLYTHE, CA. 92225

2. PROPERTY OWNER INFORMATION:

Property Owner Name: JAMES PHELPS

Phone No.: 760-⁴⁴⁹~~775~~-0775
 Email: JANDJPHELPS76@FRONTER.CO

Firm Name: _____

Address: 1143 W 14TH AVE
BLYTHE, CA. 92225

3. APPLICANT INFORMATION:

Applicant Name: JAMES PHELPS

Phone No.: 760-449-6715
 Email: JAVDJPHELPS76@FRONTER.COM

Firm Name: _____

Address (if different from property owner)
1143 W 14TH AVE
BLYTHE, CA. 92225

4. SIGNATURES:

Signature of Applicant: James Phelps Date: 6-29-11
 Print Name and Title: JAMES PHELPS

Signature of Property Owner: James Phelps Date: 6-29-11
 Print Name and Title: JAMES PHELPS

Signature of the County of Riverside, by [Signature] Date: 8-15-12
 Print Name and Title: Carla Munoz Land Use Tech F

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>PP25186</u>	
Set #: <u>0</u>	Application Date: <u>8/15/12</u>

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/5/2013

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

APN (s) or case numbers PP 25186 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

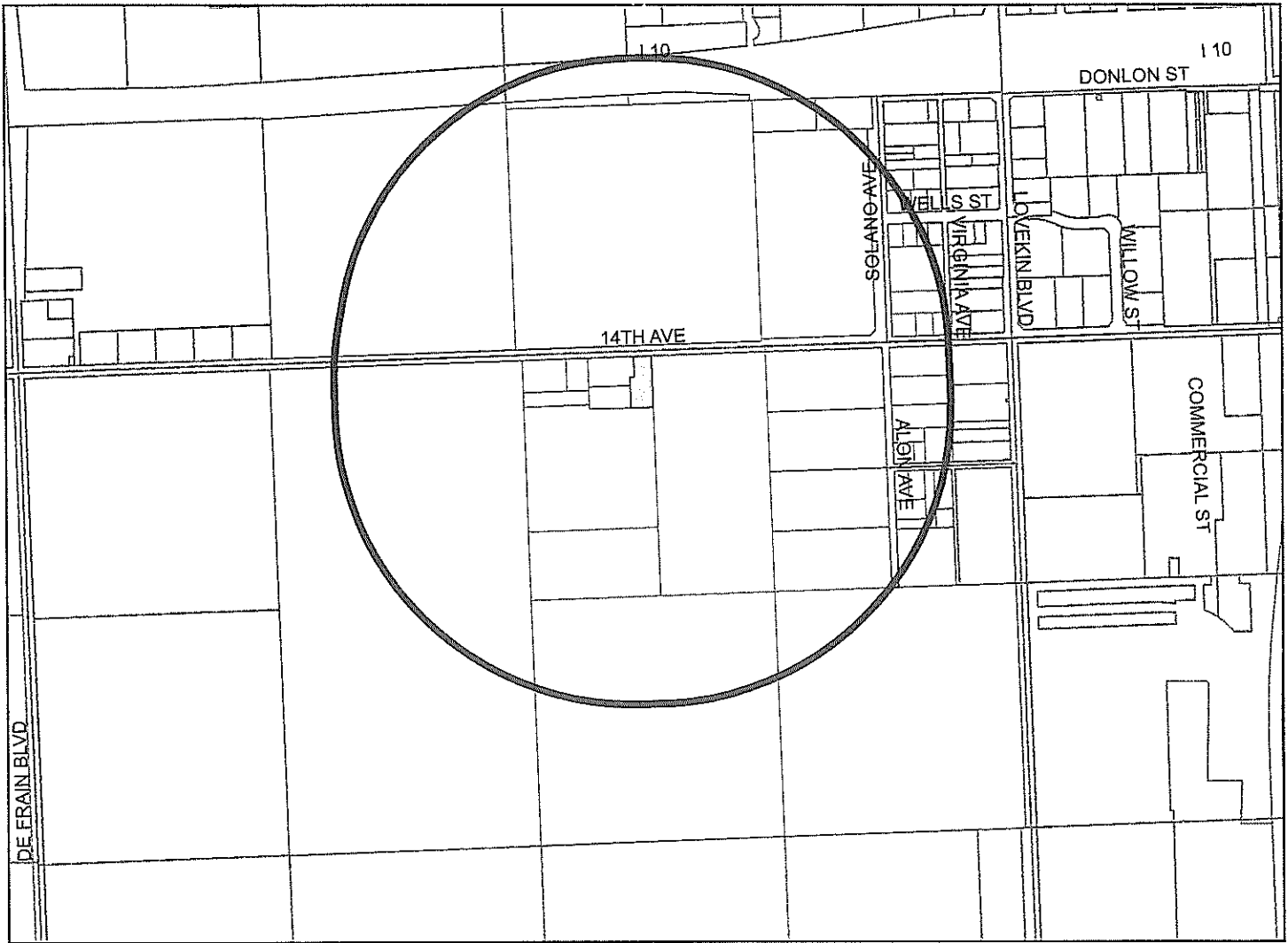
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25186 (1600 feet buffer)



Selected Parcels

836-143-015	836-144-002	836-121-010	869-042-003	836-143-012	869-042-001	869-042-004	836-144-004	836-144-007	869-032-007
869-020-008	836-144-009	836-144-003	836-143-009	836-144-006	869-032-017	869-020-021	869-020-006	869-020-011	869-020-016
869-020-020	869-020-009	869-020-013	836-144-008	869-042-008	836-143-011	869-032-006	836-130-005	836-121-012	836-130-001
869-020-003	836-144-005	836-110-011	869-042-005	869-032-003	869-020-007	869-031-001	869-031-002	869-041-001	869-041-002
869-032-016	869-032-018	869-020-018	869-020-019	869-042-002	869-042-006	869-032-008	869-032-009	836-130-002	869-032-001
869-032-002	836-130-003								



830 415 0 830 Feet

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

ASMT: 836110011, APN: 836110011
GINA WELLS, ETAL
C/O JOAN WELLS
520 FAIRWAY DR
NOVATO CA 94949

ASMT: 836143015, APN: 836143015
ALEXANDER GUILIN, ETAL
1340 W HOBSON WAY
BLYTHE CA 92225

ASMT: 836121010, APN: 836121010
ARCELIA CONTRERAS, ETAL
1604 LA PRAIX ST
HIGHLAND CA 92346

ASMT: 836144002, APN: 836144002
ANITA MELGAREJO
916 W WELLS ST
BLYTHE, CA. 92225

ASMT: 836130003, APN: 836130003
VISTA PROP DEV INC
598 CORTE CALA
VACAVILLE CA 95688

ASMT: 836144003, APN: 836144003
LUZ ROMERO SILVA, ETAL
384 COLLEEN CT
BLYTHE CA 92225

ASMT: 836130005, APN: 836130005
JACQUE DECONINCK, ETAL
10851 COCONINO DR
BLYTHE CA 92225

ASMT: 836144004, APN: 836144004
BERTHA RODRIGUEZ, ETAL
252 N MAIN
BLYTHE CA 92225

ASMT: 836143009, APN: 836143009
LAVONNE HALBY, ETAL
C/O JOHN & DEBRA MALTBY
7780 E 8TH AVE
BLYTHE CA 92225

ASMT: 836144005, APN: 836144005
MARTINA ADAMS, ETAL
PMB 404
31855 DATE PALM DR STE 3
CATHEDRAL CITY CA 92234

ASMT: 836143011, APN: 836143011
MARIA MACIEL, ETAL
925 W WELLS ST
BLYTHE, CA. 92225

ASMT: 836144006, APN: 836144006
KRISTY REXROAT, ETAL
478 S SOLANO AVE
BLYTHE, CA. 92225

ASMT: 836143012, APN: 836143012
CODY MARTIN
949 W WELLS ST
BLYTHE, CA. 92225

ASMT: 836144007, APN: 836144007
VICTORIA MARTINEZ RODRIGUEZ, ETAL
P O BOX 95
BLYTHE CA 92226



ASMT: 836144008, APN: 836144008
CATALINA MCLAIN, ETAL
913 W 14TH AVE
BLYTHE, CA. 92225

ASMT: 869020019, APN: 869020019
PATRICIA FARRELL
11433 14TH AVE
BLYTHE, CA. 92225

ASMT: 836144009, APN: 836144009
FRANCISCO OLIVA
P O BOX 630
MIRA LOMA CA 91752

ASMT: 869020021, APN: 869020021
HOWARD MCKINNEY
P O BOX 404
BLYTHE CA 92226

ASMT: 869020003, APN: 869020003
LHS RIVERSIDE FARMS
1600 WELLS FARGO CAPITOL CTR C/O ANNA M
150 FAYETTEVILLE ST
RALEIGH NC 27601

ASMT: 869032001, APN: 869032001
SEAN WOLFSWINKEL, ETAL
910 W 14TH AVE
BLYTHE, CA. 92225

ASMT: 869020008, APN: 869020008
FRANCES SHUTIOK
P O BOX 1030
BLYTHE CA 92226

ASMT: 869032003, APN: 869032003
MARGARET DRAKE, ETAL
576 S SOLANO AVE
BLYTHE, CA. 92225

ASMT: 869020009, APN: 869020009
HULL FARMS
29501 NEIGHBORS BLV
BLYTHE CA 92225

ASMT: 869032006, APN: 869032006
JOSE DURAN
596 S SOLANO AVE
BLYTHE, CA. 92225

ASMT: 869020013, APN: 869020013
JULIA PHELPS, ETAL
11431 14TH AVE
BLYTHE, CA. 92225

ASMT: 869032007, APN: 869032007
ANTHONY VASQUEZ, ETAL
961 W SOUTHERN AVE
BLYTHE CA 92225

ASMT: 869020018, APN: 869020018
PATRICIA FARRELL
11443 14TH AVE
BLYTHE, CA. 92225

ASMT: 869032009, APN: 869032009
ROSANA RAMIREZ
941 W SOUTHERN AVE
BLYTHE CA 92225



ASMT: 869032017, APN: 869032017
GLORIA VASQUEZ
612 VISTA SUNRISE LN
BLYTHE CA 92225

ASMT: 869042005, APN: 869042005
MELITON SANCHEZ
976 W SOUTHERN AVE
BLYTHE CA 92225

ASMT: 869032018, APN: 869032018
LINDA NOROIAN, ETAL
P O BOX 730
BLYTHE CA 92226

ASMT: 869042006, APN: 869042006
ANITA DUENES, ETAL
906 W SOUTHERN AVE
BLYTHE, CA. 92225

ASMT: 869041002, APN: 869041002
ALICIA DREDGE, ETAL
C/O ALICIA DREDGE
P O BOX 245
RUPERT ID 83350

ASMT: 869042008, APN: 869042008
VIRGINIA ROBERTSON, ETAL
P O BOX 1407
BLYTHE CA 92226

ASMT: 869042001, APN: 869042001
JACQUALINE HANSEN, ETAL
8108 TWAIN CIR
MAGNA UT 84044

ASMT: 869042002, APN: 869042002
RAMON SANCHEZ
6367 RADIO DR
SAN DIEGO CA 92114

ASMT: 869042003, APN: 869042003
CAROL HOFFMAN
P O BOX 1483
BLACK CANYON CITY AZ 85324

ASMT: 869042004, APN: 869042004
KAYLYNN MORIN, ETAL
P O BOX 496
BLYTHE CA 92226

Agenda Item No.: 2 • 3
Supervisorial District: Fifth/Fifth
Project Planner: Bahelila Boothe
Director's Hearing: May 6, 2013

PLOT PLAN NO: 25298
Applicant: Terry Ihle
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,465 square foot detached storage building with attached 280 square foot patio cover on .7 acre.

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. 25298 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on The Pass 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 Residential Agricultural (R-A-1) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 1,465 square foot detached storage building with attached 280 square foot patio cover is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,465 square foot guest storage building with attached 180 square foot patio cover is compatible with the character of the surrounding community.
8. The detached 1,465 square foot storage building with attached 280 square foot patio cover is located over 30 feet from the main building and compatible with the architecture of the main residence..
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

JDW
4/19/11

PLOT PLAN:ADMINISTRATIVE Case #: PP25298

Parcel: 402-260-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,465 square foot detached storage building with attached 280 square foot patio cover on .7 acre.

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25298

Parcel: 402-260-010

10. GENERAL CONDITIONS

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

No. 25298 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25298, Exhibit A, Amended #1, dated March 26, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25298, Exhibit B/C, dated January 30, 2013. (Floor Plan and Elevations)

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. 25298 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

PLOT PLAN:ADMINISTRATIVE Case #: PP25298

Parcel: 402-260-010

10. GENERAL CONDITIONS

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25298

Parcel: 402-260-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL MET

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

PLOT PLAN:ADMINISTRATIVE Case #: PP25298

Parcel: 402-260-010

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

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

RECOMMND

PERMIT ISSUANCE

The current approval is for the propped 1,456 square foot detached storage building. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

CODE/ORDINANCE REQUIREMENTS

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

FIRE DEPARTMENT

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

INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering _____ GPM fire flow for a _____ hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

INEFFECT

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.

04/09/13
12:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25298

Parcel: 402-260-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

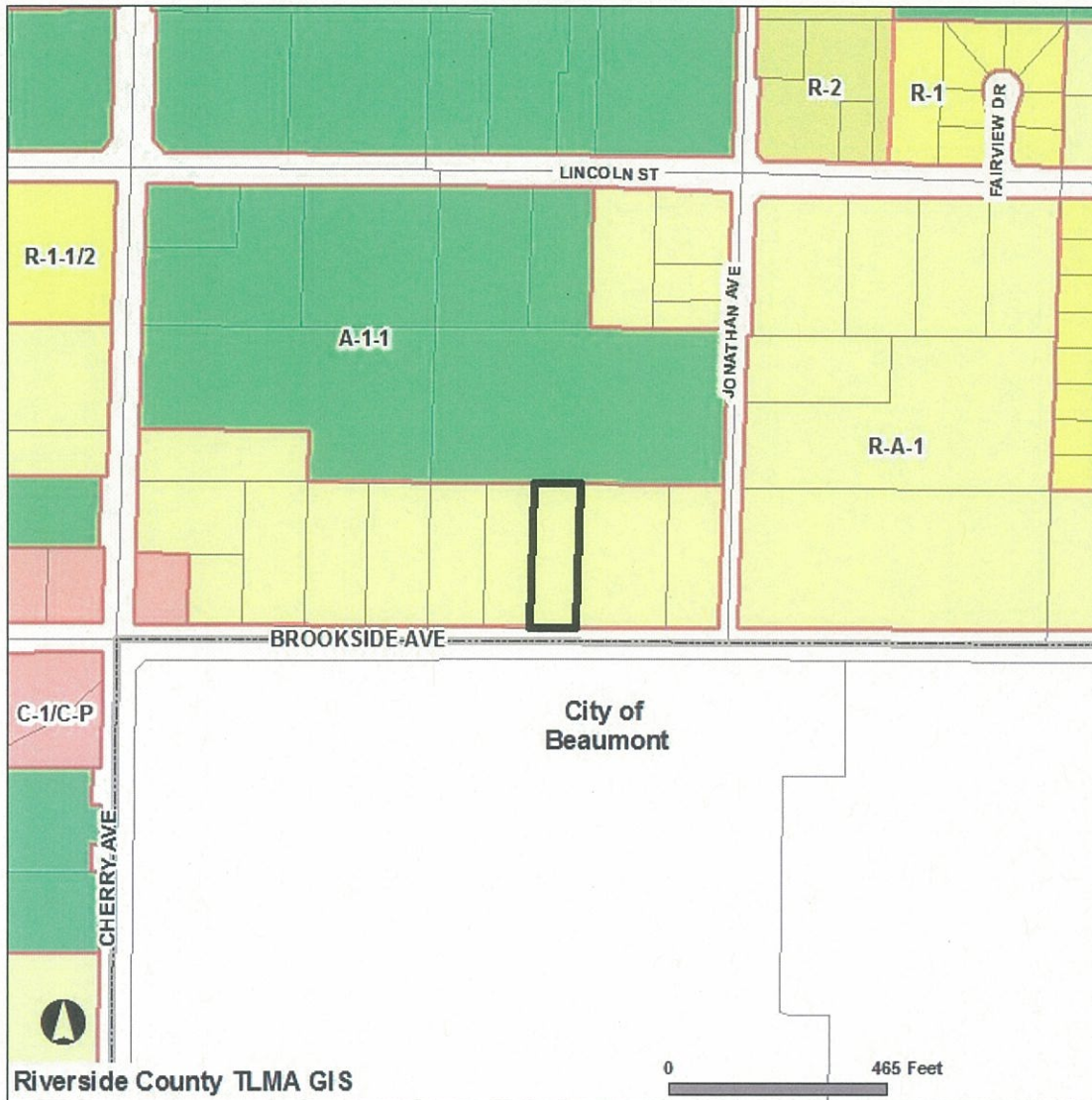
90.FIRE. 1 MAP - VERIFICATION INSPECTION

INEFFECT

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.

Riverside office (951)955-4777
Indio office (760)863-8886

ZONING



Selected parcel(s):
402-260-010

ZONING

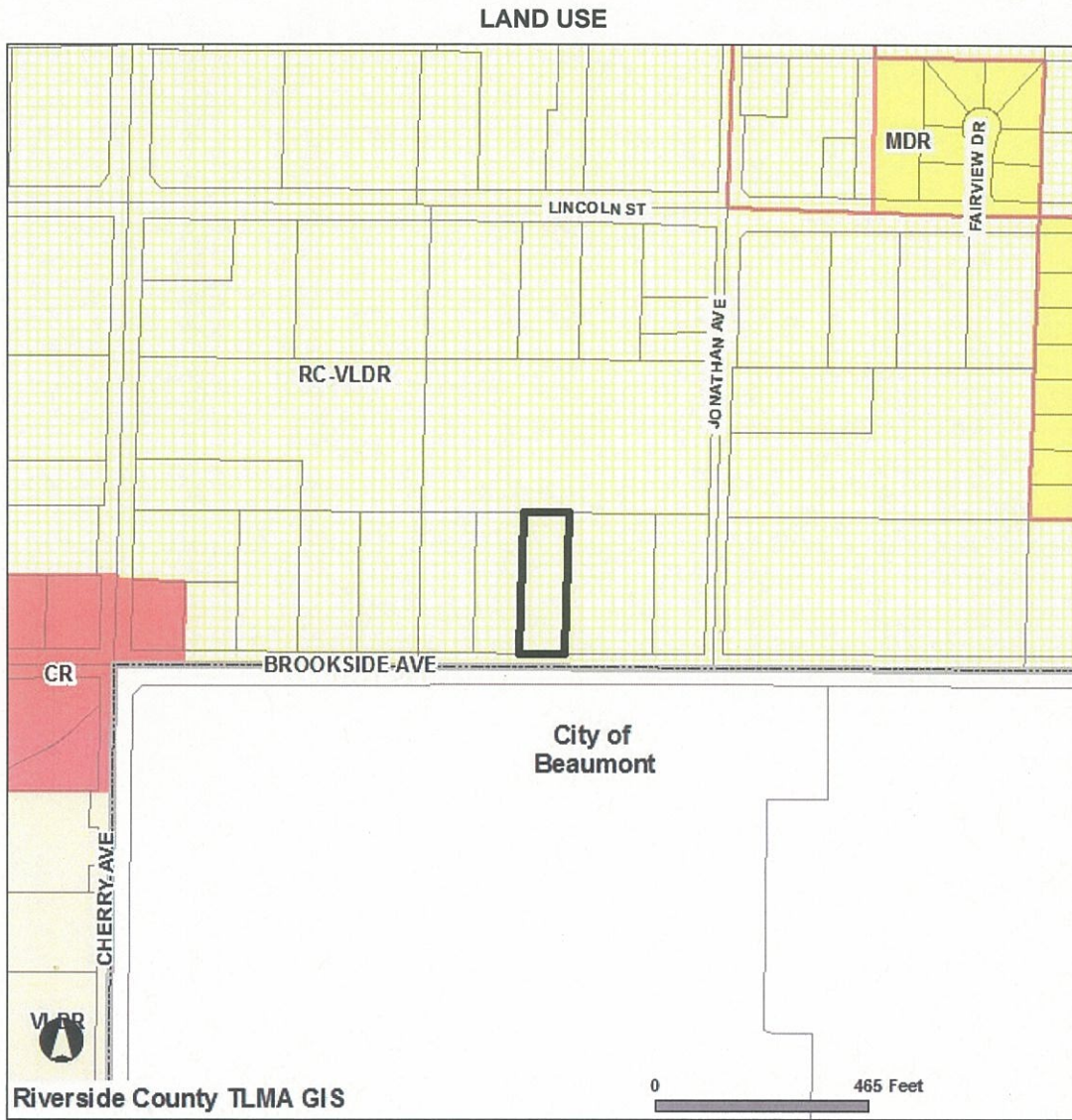


IMPORTANT

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Version 121101



Selected parcel(s):
402-260-010

LAND USE

- SELECTED PARCEL
- PARCELS
- VLDR - VERY LOW DENSITY RESIDENTIAL
- N INTERSTATES
- CR - COMMERCIAL RETAIL
- N HIGHWAYS
- MDR - MEDIUM DENSITY RESIDENTIAL
- CITY
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

IMPORTANT

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2011 AERIAL



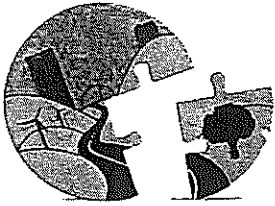
Selected parcel(s):
402-260-010

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

IMPORTANT
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**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25298 DATE SUBMITTED: 1-28-13

APPLICATION INFORMATION

Applicant's Name: Terry Ihle E-Mail: Terry.Ihle@gmail.com

Mailing Address: 40200 Brookside Ave
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (951) 769-9174 Fax No: ()

Engineer/Representative's Name: N/A E-Mail:

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: Christina and Terry Ihle E-Mail: Terry.Ihle@gmail.com

Mailing Address: 40200 Brookside Ave
Cherry Valley CA 92223
City State ZIP

Daytime Phone No: (951) 769-9174 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

6892

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 30,000 sq ft

General location (nearby or cross streets): North of Brookside Ave, South of Lincoln St., East of Cherry Ave West of Jonathan St.

Thomas Brothers Map, edition year, page no., and coordinates: N/A

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.

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).

Terry Ihle PRINTED NAME OF APPLICANT Terry Ihle 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):

Terry Ihle PRINTED NAME OF PROPERTY OWNER(S) Terry Ihle SIGNATURE OF PROPERTY OWNER(S)
Christina M. Ihle PRINTED NAME OF PROPERTY OWNER(S) Christina M. Ihle SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

Storage building

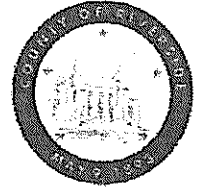
Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 402-260-010



**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 Terry Ihle hereafter "Applicant" and Same "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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
402-260-010

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

402-260-010-1

OWNER NAME / ADDRESS

CHRISTINA M IHLE
40200 BROOKSIDE AVE
BEAUMONT, CA. 92223

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 2/54 SB
SUBDIVISION NAME: CHERRY VALLEY LAND & WATER CO
LOT/PARCEL: 4, BLOCK: P
Par. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.7 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1740 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(567 SQ. FT), CONST'D 1961SHAKE, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 691 GRID: A5

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

2784/2784 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING**LAND USE DESIGNATIONS**

RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

THE PASS

COMMUNITY ADVISORY COUNCILS

SAN GORGONIO PASS (MAC)

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

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

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.

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

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

90

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

HYDROLOGY**FLOOD PLAIN REVIEW**
NOT REQUIRED**WATER DISTRICT**
SGPWA**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SANTA ANA RIVER

GEOLOGIC**FAULT ZONE**
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
LOW**SUBSIDENCE**
SUSCEPTIBLE**PALEONTOLOGICAL SENSITIVITY**
UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS**SCHOOL DISTRICT**
BEAUMONT UNIFIED**COMMUNITIES**
CHERRY VALLEY**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
CHERRY VALLEY #27 -
STREET LIGHTING**LIGHTING (ORD. 655)**
ZONE B, 42.09 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
043809**FARMLAND**
OTHER LANDS
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
223961	CONVERT BREEZEWAY TO ENCL FAM RM	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BXX002710	SHEET AND INSTALL COMP ROOF	FINAL
BZ121318	CONVERT LIQUID PROPANE TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ165219	REGISTER HORSE BARN	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ165234	ACC ROOMS TO HORSE BARN	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ300631	REPLACEMENT PIT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ91690	PONY BARN	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
PP23968	1935 SQ. FT. DETACHED ACCESSORY STRUCTURE	DH

REPORT PRINTED ON...Mon Feb 11 11:19:03 2013
Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2013,

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

APN (s) or case numbers PP 25298 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

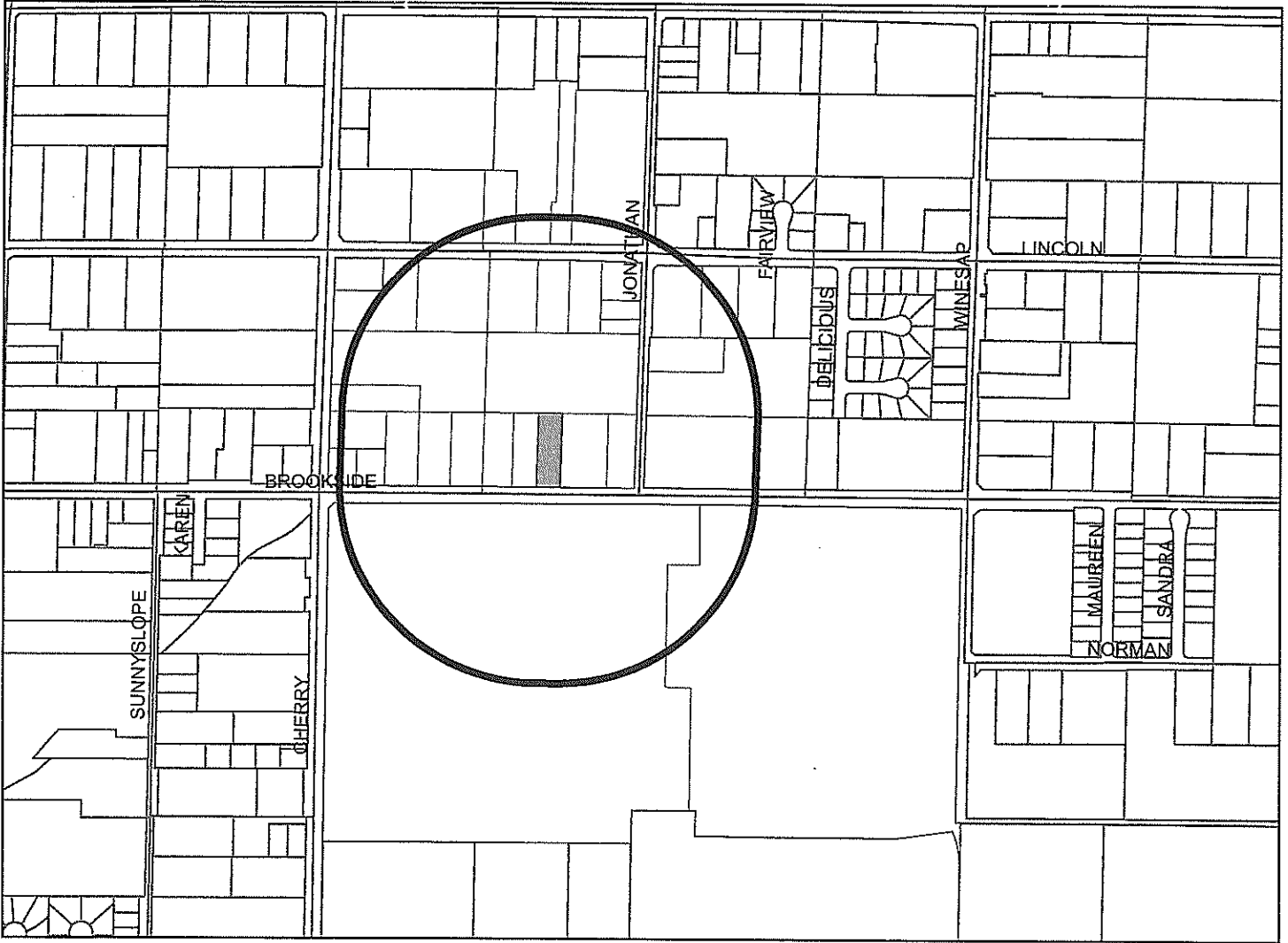
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25298 (800 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 402-260-002 | 402-200-005 | 402-260-011 | 402-260-003 | 402-200-018 | 402-260-015 | 402-250-007 | 402-210-025 | 402-260-004 | 402-260-001 |
| 402-250-009 | 402-200-016 | 402-250-004 | 402-250-012 | 402-270-005 | 402-270-006 | 402-270-007 | 402-260-012 | 402-190-007 | 402-270-002 |
| 402-260-013 | 402-260-014 | 402-270-004 | 402-260-007 | 408-090-020 | 408-090-021 | 402-250-005 | 402-250-008 | 402-250-011 | 402-250-010 |
| 402-250-006 | 402-260-010 | 402-200-017 | 402-270-003 | 402-250-001 | 402-260-006 | | | | |



525 262.5 0

525 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: 402190007, APN: 402190007
JOHN SENSENDORF
344 W 19TH ST
UPLAND CA 91784

ASMT: 402250004, APN: 402250004
HOWARD CLASEN
10878 CHERRY AVE
CHERRY VALLEY CA 92223

ASMT: 402200005, APN: 402200005
ALBERT MADRID
10350 NANCY AVE
CHERRY VALLEY CA 92223

ASMT: 402250005, APN: 402250005
FLORENCE SANDBERG, ETAL
199 LOOPY LN
OLA AR 72853

ASMT: 402200016, APN: 402200016
KATHLEEN HANNEMANN, ETAL
40170 LINCOLN AVE
BEAUMONT, CA. 92223

ASMT: 402250006, APN: 402250006
SHAWN DUNN
40112 BROOKSIDE AVE
CHERRY VALLEY CA 92223

ASMT: 402200017, APN: 402200017
TIMOTHY SAMANDARI
40150 LINCOLN ST
CHERRY VALLEY CA 92223

ASMT: 402250007, APN: 402250007
ISABELLE BONAIME, ETAL
40090 BROOKSIDE AVE
BEAUMONT CA 92223

ASMT: 402200018, APN: 402200018
CATHY HANES
40190 LINCOLN ST
BEAUMONT, CA. 92223

ASMT: 402250008, APN: 402250008
JOYCE BONAIME, ETAL
40076 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 402210025, APN: 402210025
LELANIE DENILA, ETAL
7535 WEAVER ST
HIGHLAND CA 92346

ASMT: 402250009, APN: 402250009
DIANE DUNN
13909 1/2 E AMAR RD STE G
LA PUENTE CA 91747

ASMT: 402250001, APN: 402250001
LA MAE HETZEL, ETAL
40085 LINCOLN ST
BEAUMONT, CA. 92223

ASMT: 402250010, APN: 402250010
ROSE TESONE
4377 ASHLEY PL
SANTA MARIA CA 93455

ASMT: 402250011, APN: 402250011
ELIZABETH DILWORTH, ETAL
39832 LINCOLN ST
CHERRY VALLEY CA 92223

ASMT: 402260007, APN: 402260007
JUDITH SUMICH, ETAL
P O BOX 1413
PALM SPRINGS CA 92263

ASMT: 402250012, APN: 402250012
GERALSINE OFFERDAHL, ETAL
10850 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 402260010, APN: 402260010
CHRISTINA IHLE, ETAL
C/O CHRISTINA M IHLE
40200 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 402260001, APN: 402260001
DEUTSCHE BANK NATL TRUST CO
C/O AMERICAS SVCING CO
3476 STATEVIEW BLV
FT MILL SC 29715

ASMT: 402260011, APN: 402260011
BEVERLY WITHERSPOON
40194 BROOKSIDE AVE
BEAUMONT CA 92223

ASMT: 402260002, APN: 402260002
BEATRIZ SANTANA, ETAL
39402 ORCHARD ST
CHERRY VALLEY CA 92223

ASMT: 402260012, APN: 402260012
ANNA PEARSON, ETAL
40142 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 402260003, APN: 402260003
CAROLYN EMORD
C/O INLAND FINANCIAL & INSURANCE
3162 W RAMSEY ST
BANNING CA 92220

ASMT: 402260013, APN: 402260013
LUCILLE ROGERS
40163 LINCOLN AVE
BEAUMONT CA 92223

ASMT: 402260004, APN: 402260004
DOREEN YDROGO, ETAL
40211 LINCOLN ST
BEAUMONT, CA. 92223

ASMT: 402260014, APN: 402260014
LUCILLE ROGERS
40163 LINCOLN ST
BEAUMONT, CA. 92223

ASMT: 402260006, APN: 402260006
WENDY NIELSEN
10885 JONATHAN AVE
BEAUMONT, CA. 92223

ASMT: 402260015, APN: 402260015
CHRISTOPHER TAGUE
40220 BROOKSIDE AVE
CHERRY VALLEY CA 92223

ASMT: 402270002, APN: 402270002
JUDY MAUL
10878 JONATHAN AVE
BEAUMONT, CA. 92223

ASMT: 402270003, APN: 402270003
BUSAMALEE GREENFIELD, ETAL
2161 JOYCE DR
PALM SPRINGS CA 92262

ASMT: 402270004, APN: 402270004
MARIANO AGUIRRE
40376 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 402270005, APN: 402270005
RANDALL BUMPUS, ETAL
RANDALL LEE BUMPUS
10832 JONATHAN AVE
BEAUMONT, CA. 92223

ASMT: 408090021, APN: 408090021
PARDEE HOMES
C/O JON E LASH
10880 WILSHIRE BLV NO 1900
LOS ANGELES CA 90024

Agenda Item No.: 2^{1st}.4
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: May 6, 2013

PLOT PLAN NO: 25303
Applicant: David Sunstedt
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 2,220 square foot detached metal Quonset garage on 2.43 acres.

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25303 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.

Handwritten signature and date:
4/9/13

4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Light Agricultural (A-1-1) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the A-1-1 zone.
6. The proposed existing unpermitted 2,220 square foot detached metal quonset garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,220 square foot detached metal ^{as no cars} Quonset garage is compatible with the character of the surrounding community.
8. The detached existing unpermitted 2,200 square foot detached metal Quonset garage is located 22 feet from the main building and compatible with 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 #: PP25303

Parcel: 266-211-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an existing unpermitted 2,220 square foot detached metal quonset garage on 2.43 acres.

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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25303

Parcel: 266-211-009

10. GENERAL CONDITIONS

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

No. 25303 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25303, Exhibit A, dated 2/26/13 (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25303, Exhibit B, dated 2/26/13 (Elevations)

BS PLNCK DEPARTMENT

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

PERMIT ISSUANCE:

The applicant shall obtain the required building permit(s) from the building department prior to the use and/or occupancy of the structure on the property.

The applicant shall obtain the required building permit(s) from the building department for the detached garage (Quonset hut) constructed without permit prior to any further use or occupancy of the structure.

CODE/ORDINANCE REQUIREMENTS:

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

CWP

Where any building, structure, equipment, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policy with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s).

Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department within 30 DAYS from approval date of

PLOT PLAN:ADMINISTRATIVE Case #: PP25303

Parcel: 266-211-009

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE BUILD & SAFETY PLNCK (cont.)

RECOMMND

this plot plan planning case.

NOTE: The approval of the current planning case is for the use and allowance of the placement of a certain building or structure only. At no time shall the planning case approval mean to allow the use or occupancy of the building or structure in question. The current building/structure constructed and/or placed on the property without permit shall not be used or occupied until a final approved building inspection has been received.

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. 25303 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:

PLOT PLAN:ADMINISTRATIVE Case #: PP25303

Parcel: 266-211-009

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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,

PLOT PLAN:ADMINISTRATIVE Case #: PP25303

Parcel: 266-211-009

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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 2,200 square foot quonset metal garage, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety.

04/09/13
13:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25303

Parcel: 266-211-009

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.

LAND USE



Selected parcel(s):
266-211-009

LAND USE

- SELECTED PARCEL
-  INTERSTATES
-  HIGHWAYS
- PARCELS
-  RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

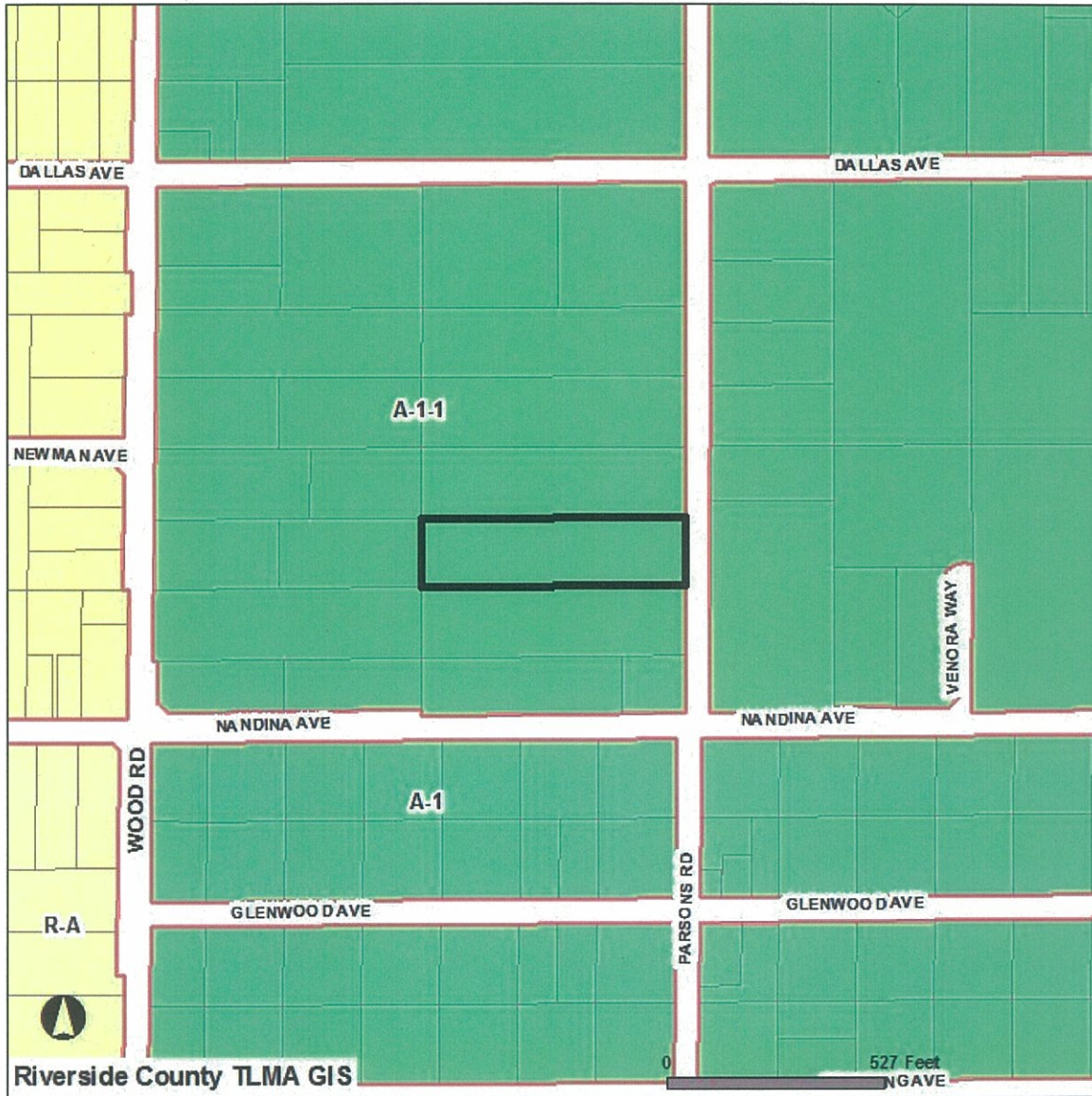
IMPORTANT

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Version 130225

ZONING



Selected parcel(s):
266-211-009

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- A-1, A-1-1
- N HIGHWAYS
- R-A
- PARCELS

IMPORTANT
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Version 130225

2011 AERIAL



Selected parcel(s):
266-211-009

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT

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Version 130225

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-211-009

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

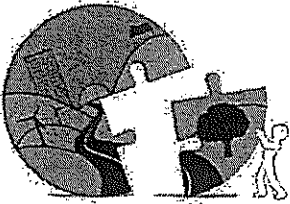
PARCELS

IMPORTANT

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Version 130225



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: DP 25303 DATE SUBMITTED: 2/19/13

APPLICATION INFORMATION

Applicant's Name: DAVID R. SUNSTEDT E-Mail: _____

Mailing Address: 17417 PARSONS Rd
Riverside CA 92508
City State ZIP

Daytime Phone No: (661) 713-2361 Fax No: () _____

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

Mailing Address: _____
Applicant/owner
Street
City State ZIP

Daytime Phone No: (661) 713-2361 Fax No: () _____

Property Owner's Name: DAVID R. SUNSTEDT E-Mail: _____

Mailing Address: 17417 PARSONS Rd
Riverside CA 92508
City State ZIP

Daytime Phone No: () SAME 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

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).

DAVID R. SUNSTEDT David R. Sunstedt
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):

DAVID R. SUNSTEDT David R. Sunstedt
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): _____

2720 square foot detached garage

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 266-211-009

APPLICATION FOR MINOR PLOT PLAN

Section: 32 Township: 35 Range: 4W

Approximate Gross Acreage: 2.43

General location (nearby or cross streets): North of MARK HAM, South of VAN BURN, East of WOOD RD, West of BARTON

Thomas Brothers Map, edition year, page no., and coordinates: 46 D-6

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

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

GUEST HOUSE

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-211-009

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

266-211-009-3

OWNER NAME / ADDRESS

DAVID R SUNSTEDT
17417 PARSONS RD
RIVERSIDE, CA. 92508

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 11/62
SUBDIVISION NAME: WOODCREST AC
LOT/PARCEL: 58, BLOCK: NOT AVAILABLE
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.43 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1828 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(768 SQ. FT), CONST'D 1991TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 746 GRID: D6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR4W SEC 32

ELEVATION RANGE

1640/1668 FEET

PREVIOUS APN

114-200-131

PLANNING

LAND USE DESIGNATIONS

RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS

WOODCREST (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-1

ZONING DISTRICTS AND ZONING AREAS

WOODCREST DISTRICT

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
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)
DEVELOPED/DISTURBED LAND
RIPARIAN SCRUB, WOODLAND, FOREST.

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

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

ROAD BOOK PAGE
54

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
VAL VERDE UNIFIED

COMMUNITIES
GLEN VALLEY

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 44.12 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042009

FARMLAND
OTHER LANDS

TAX RATE AREAS
098024
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1201960	NEIGHBORHOOD ENFORCEMENT	Mar. 28, 2012

BUILDING PERMITS

Case #	Description	Status
305967	DWELL & ATT. GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
311276	DWLG & ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
311281	GRADING - 1 RES LOT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BELO10230	UPGRADE ELEC TO 200 AMP - DWLG	FINAL

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 Feb 19 12:35:23 2013
Version 121101

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/2/2013,

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

APN (s) or case numbers PP 25303 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

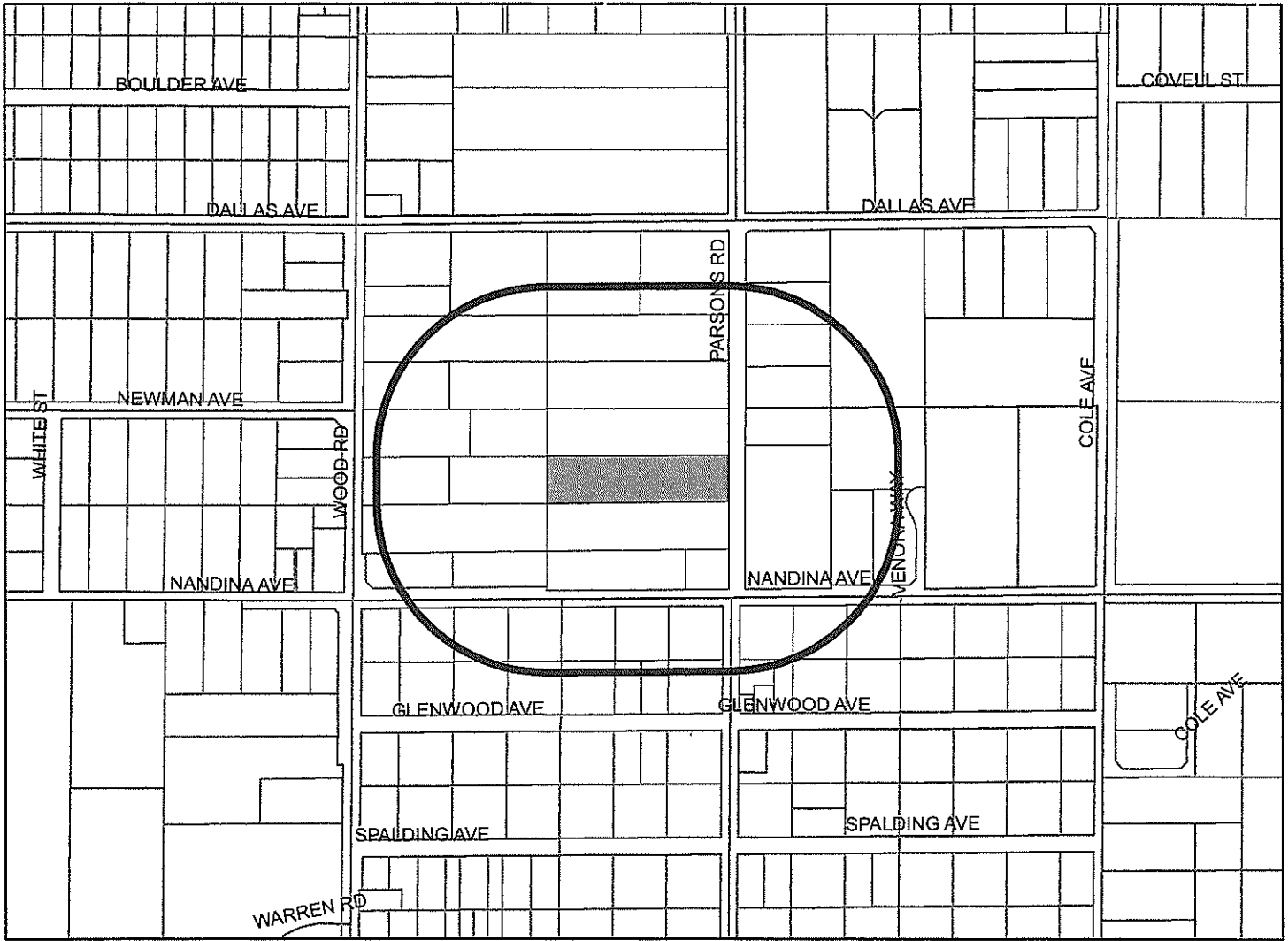
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25303 (600 feet buffer)



Selected Parcels

266-211-003 266-241-007 266-212-017 266-211-008 266-212-013 266-211-014 266-211-009 266-211-011 266-241-002 266-212-014
 266-211-007 266-251-002 266-241-004 266-211-005 266-212-015 266-261-001 266-261-003 266-241-008 266-211-020 266-211-006
 266-212-016 266-212-009 266-211-004 266-211-022 266-212-011 266-251-001 266-261-002 266-251-004 266-251-006 266-251-007
 266-211-012 266-251-005 266-251-003 266-211-010 266-211-015 266-211-016 266-211-017 266-211-018 266-211-019 266-211-023
 266-261-007 266-261-004 266-212-010 266-241-003 266-212-002 266-211-021



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ASMT: 266211003, APN: 266211003
SALLY QUINTERO, ETAL
515 N TOWNSEND ST
SANTA ANA CA 92703

ASMT: 266211011, APN: 266211011
DAVID TORRES
17485 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266211004, APN: 266211004
JOSE ESCOBAR, ETAL
1502 W FARLINGTON ST
WEST COVINA CA 91790

ASMT: 266211012, APN: 266211012
BELINDA MOLINA, ETAL
19160 NANDINA AVE
RIVERSIDE CA 92508

ASMT: 266211005, APN: 266211005
HENRY MALONE, ETAL
17265 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266211014, APN: 266211014
DANIEL MORALES
17344 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 266211006, APN: 266211006
MICHAEL BURKE, ETAL
17341 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266211019, APN: 266211019
MARTHA VASQUEZ, ETAL
18410 AVENUE B
PERRIS CA 92570

ASMT: 266211007, APN: 266211007
CLARA STINSON, ETAL
630 W 118TH ST
LOS ANGELES CA 90041

ASMT: 266211020, APN: 266211020
INEZ TUCKER
17358 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 266211008, APN: 266211008
BRIAN PFEIFFER
17391 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266211021, APN: 266211021
SUSAN HACKBARTH, ETAL
17350 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 266211009, APN: 266211009
DAVID SUNSTEDT
17417 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266211022, APN: 266211022
KELLY BAILEY, ETAL
19044 NANDINA AVE
RIVERSIDE, CA. 92508



ASMT: 266211023, APN: 266211023
OILDA BRITO, ETAL
19100 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 266212015, APN: 266212015
EN NGO, ETAL
18632 STRATHERN ST
RESEDA CA 91335

ASMT: 266212002, APN: 266212002
YOLANDA MADAN, ETAL
125 E 220TH ST
CARSON CA 90745

ASMT: 266212016, APN: 266212016
ROSAURA ANGULO, ETAL
17394 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266212009, APN: 266212009
JORGE GUERRERO
19290 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266212017, APN: 266212017
PHUONG TRAN, ETAL
6931 AUBURN DR
HUNTINGTON BEACH CA 92647

ASMT: 266212010, APN: 266212010
VIOLA LINDSEY, ETAL
P O BOX 55292
RIVERSIDE CA 92517

ASMT: 266241002, APN: 266241002
MARY MASELLA, ETAL
19055 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266212011, APN: 266212011
LENA HOOKS, ETAL
19300 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266241003, APN: 266241003
KIMBERLY MILLER, ETAL
19065 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266212013, APN: 266212013
CHARLES RODRIGUEZ
17320 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266241004, APN: 266241004
LEONOR ORTIZ, ETAL
19095 NANDINI AVE
RIVERSIDE, CA. 92508

ASMT: 266212014, APN: 266212014
DOMINIQUE BIDEGARAY
P O BOX 7804
RIVERSIDE CA 92513

ASMT: 266241007, APN: 266241007
SANDRA NAVA, ETAL
19079 GLENWOOD AVE
RIVERSIDE, CA. 92508

ASMT: 266241008, APN: 266241008
LIVIA DIAZ, ETAL
28070 COTTON TAIL DR
QUAIL VALLEY CA 92587

ASMT: 266251007, APN: 266251007
ALLIE RISER, ETAL
427 S KEENE AVE
COMPTON CA 90220

ASMT: 266251001, APN: 266251001
MICHELLE ROSBOROUGH, ETAL
8742 BRIACLIFF LN
RIVERSIDE CA 92508

ASMT: 266261001, APN: 266261001
FIRST COMMUNITY CHURCH OF GOD IN CHRIS
17510 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266251002, APN: 266251002
RICHARD MCKINNON, ETAL
19185 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266261002, APN: 266261002
LEONEL ROBLES
390 N MCKINLEY ST NO 106
CORONA CA 92879

ASMT: 266251003, APN: 266251003
RAMI KHOURI
17535 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266261003, APN: 266261003
ARBURDEA REYNOLDS, ETAL
2178 GARLAND WAY
HEMET CA 92544

ASMT: 266251004, APN: 266251004
LINCOLN CREW INC
1026 FULLER ST
SANTA ANA CA 92701

ASMT: 266261004, APN: 266261004
SUSAN MOORE, ETAL
17550 PARSONS RD
RIVERSIDE, CA. 92508

ASMT: 266251005, APN: 266251005
PATRICK CARR
P O BOX 121
PATTON CA 92369

ASMT: 266261007, APN: 266261007
ROBERT NEWMAN
19280 GLENWOOD AVE
RIVERSIDE, CA. 92508

ASMT: 266251006, APN: 266251006
MARTHA RAMOS
19190 GLENWOOD AVE
RIVERSIDE, CA. 92508

Agenda Item No.: 2 • 5
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisorial District: Fifth/First
Project Planner: Damaris Abraham
Director's Hearing: May 6, 2013

TENTATIVE PARCEL MAP NO. 35864
Environmental Assessment No. 42028
Applicant: Chad Davies
Engineer/Representative: Andrew Orosco

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)
2. Surrounding General Plan Land Use: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north
Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west
Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east
3. Existing Zoning: Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼)
5. Surrounding Zoning: Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west
Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south
6. Existing Land Use: Vacant
7. Surrounding Land Use: Single family residences on large lots to the north, east, and west
Vacant to the south
8. Project Data: Total Acreage: 20.57
Total Proposed Parcels: 2
Proposed Min. Parcel Size: 8.42 Acres
Schedule: "H"
9. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42028**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35864**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Reche Canyon/Badlands Area Plan.
2. The proposed 8.4 acre Parcel 1 exceeds the 2 acre minimum parcel size required by the Rural Community: Estate Density Residential designation and the proposed 12.1 acre Parcel 2 exceeds the 10 acre minimum parcel size required by the Rural: Rural Mountainous designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east.
4. The zoning for the subject site is Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼).
5. The proposed subdivision of 20.57 acres into two (2) residential parcels with a minimum size of 8.42 gross acres is consistent with the required lot area dimensions and development standards set forth in the R-A-2¼ zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south.
7. Single family residences are located within the project vicinity and the project is near the Box Springs Mountain Reserve.
8. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The project fulfills these requirements.
9. Environmental Assessment No. 42028 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geology/Soils

- c. Hazards & Hazardous Materials
- d. Hydrology/Water Quality
- e. Utilities/Service Systems

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule “H” map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public’s health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project, as conditioned, will not preclude reserve design and is in conformance with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Flood Zone; or,
 - c. A City sphere of influence.
3. The project site is located within:
 - a. A High Fire Area;
 - b. An area susceptible to subsidence;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Moreno Valley Unified School District; and,
 - e. An area with very low liquefaction potential.
4. The subject site is currently designated as Assessor’s Parcel Number 257-220-017.

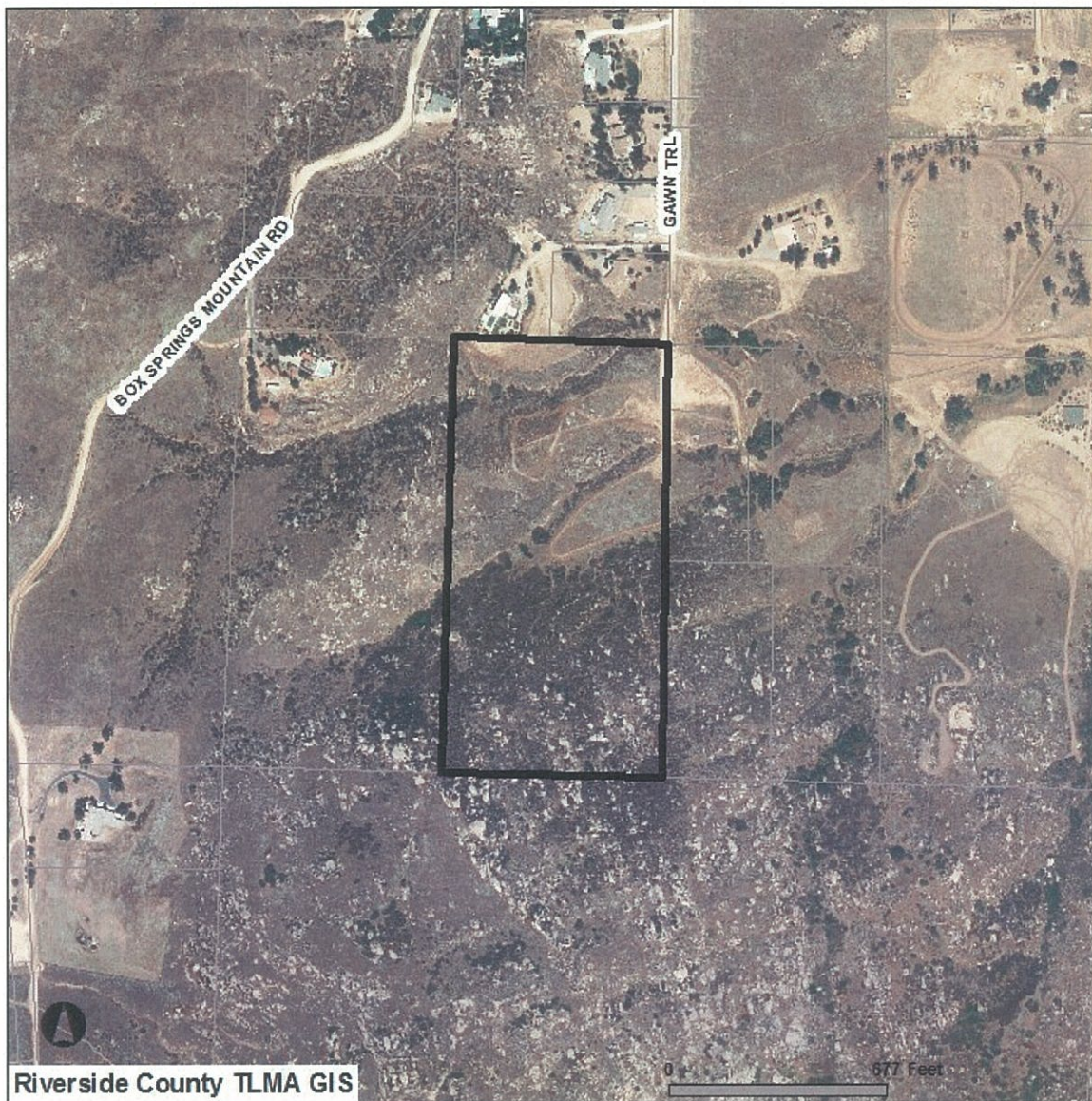
DA:da

Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\Staff Report.PM35864 clean copy.docx

Date Prepared: 02/25/13

Date Revised: 04/03/13

PM35864



Selected parcel(s):
257-220-017

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

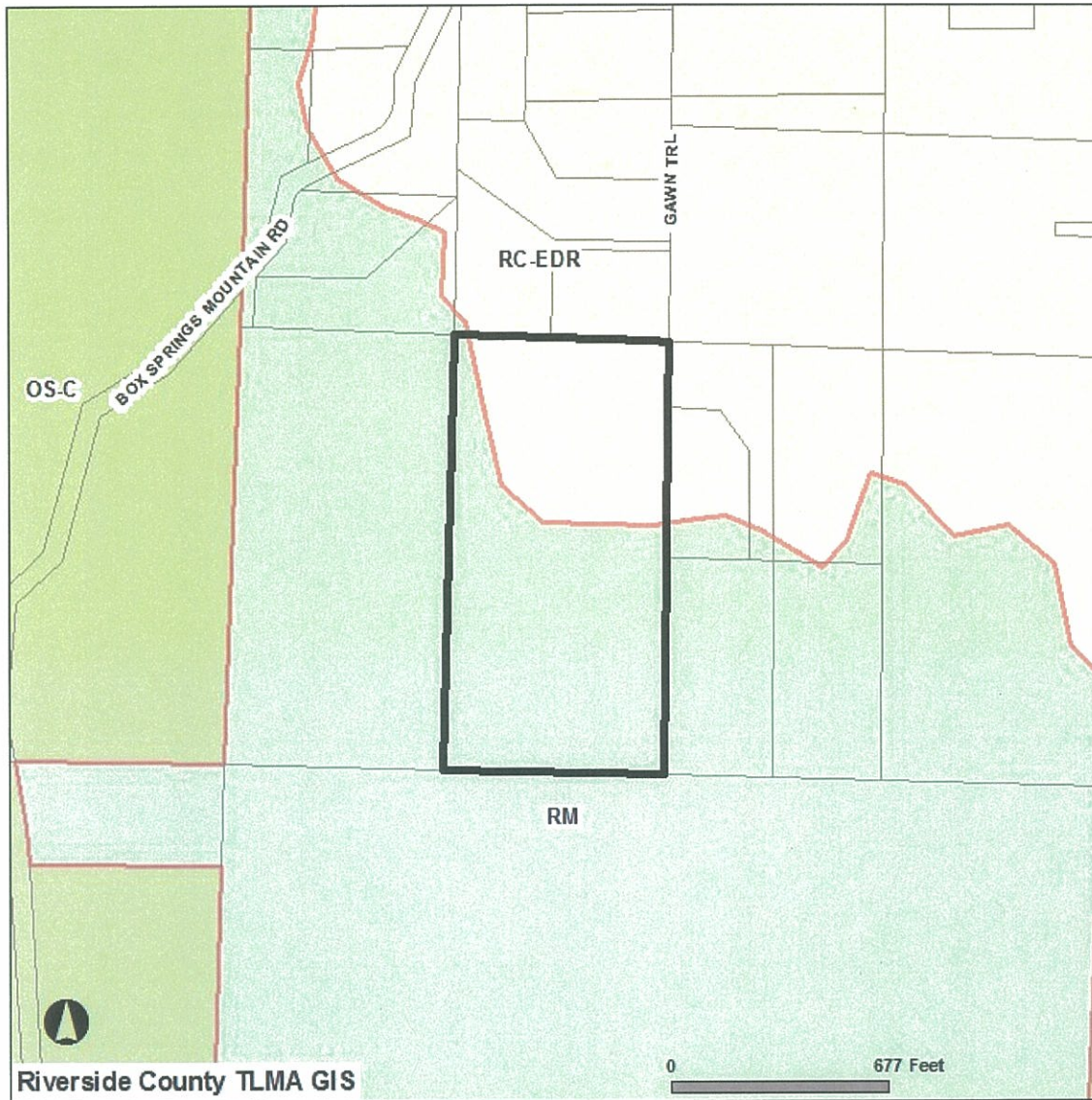
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PM35864



Selected parcel(s):
257-220-017

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- / HIGHWAYS
- PARCELS
- OS-C - CONSERVATION
- EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL
- RM - RURAL MOUNTAINOUS
RESIDENTIAL

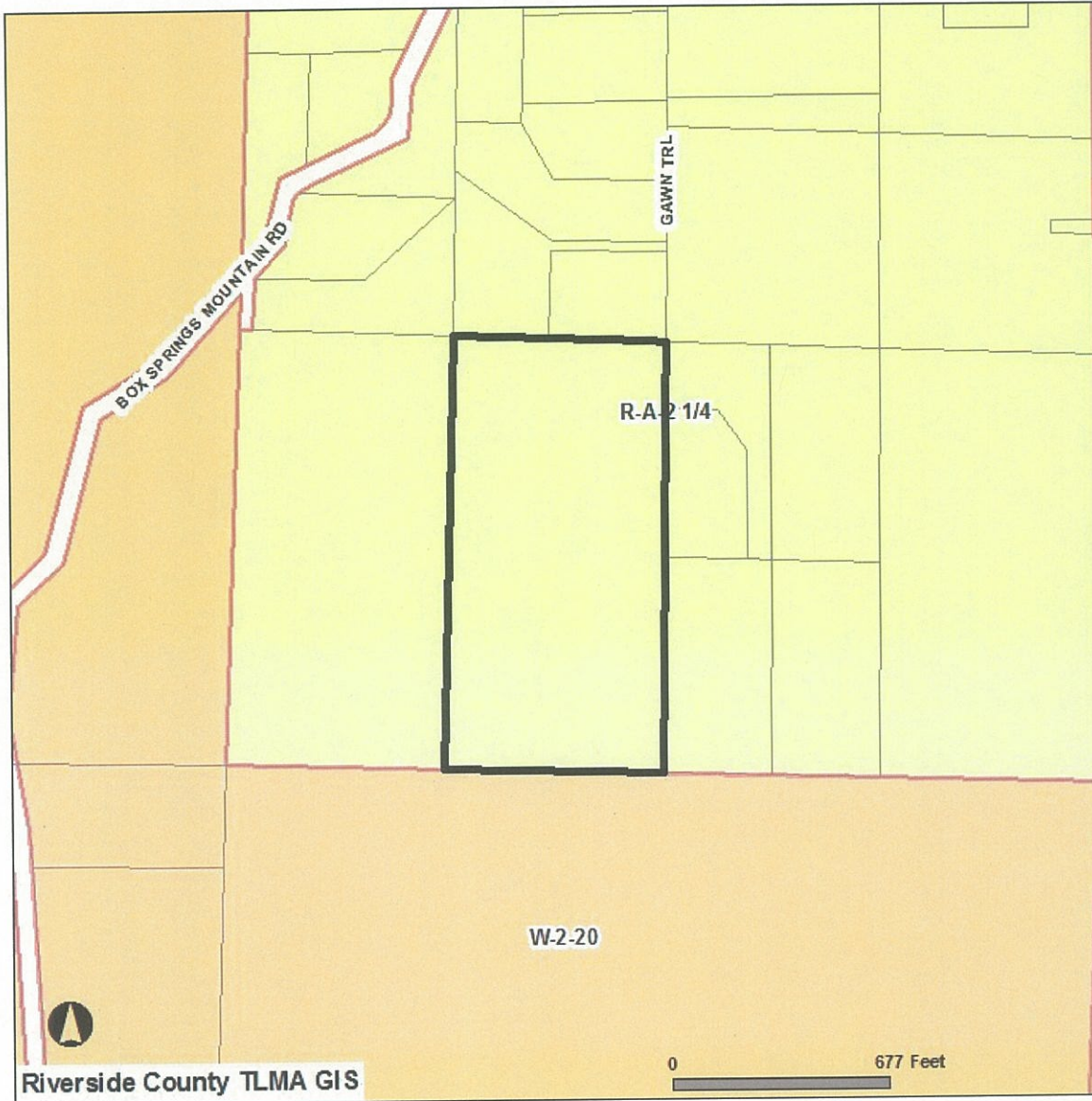
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Version 121101

PM35864



Selected parcel(s):
257-220-017

ZONING

-  SELECTED PARCEL
-  ZONING BOUNDARY

-  INTERSTATES
-  R-A-2 1/4

-  HIGHWAYS
-  W-2-20

-  PARCELS

IMPORTANT

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

A. Project Description:

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

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

C. Total Project Area: 20.57 Gross Acres

Residential Acres: 20.57	Lots: 2	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designation and all other applicable policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

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

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

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

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

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

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

J. Proposed Zoning, if any: Not Applicable

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

March 25, 2013

Date

Damaris Abraham

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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

d) Involve other changes in the existing environment which, due to their location or nature, could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

- a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) The project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/M). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, Environmental Programs Division Review, HANS01855

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01855) and a Joint Project Review (JPR) was completed and concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. According to HANS01855, no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The ECS must include the acreage of the features. A note must also be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) In order to insure protection of Riparian features, an Environmental Constraint Sheet (ECS) must be prepared. The ECS must clearly map and labeled the "Riparian/Riverine Area" and must include the acreage of the features. A note must be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: An Environmental Constraint Sheet (ECS) shall be prepared and shall clearly map and label the "Riparian/Riverine Area" and shall include the acreage of the features. A note shall be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1)

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

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archeologist Review, PD-A-4648

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site, and the project site is currently vacant and does not propose the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.7) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, PD-A-4648

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site. If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.7) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.6) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

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

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.5) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, the project site is located in an area with a low liquefaction potential. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a high potential for landsliding. In addition, numerous rock and boulder outcrops present a potential rockfall hazard for development at the site. An environmental constraints sheet shall be prepared and shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, prior to issuance of grading permits a geologic hazards report that addresses the rockfall and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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landslide hazard for this site shall be submitted to the County Geologist for review and approval. (COA 10.PLANNING.24, 50.PLANNING.25, and 60.PLANNING.21) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: An environmental constraints sheet shall be prepared and shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, prior to issuance of grading permits a geologic hazards report that addresses the rockfall and landslide hazard for this site shall be submitted to the County Geologist for review and approval. (COA 10.PLANNING.24, 50.PLANNING.25, 60.PLANNING.21)

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

15. Ground Subsidence

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review

a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for each lot of Parcel Map

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#35864 based on West Coast Sanitation's Soils Percolation Report Project #160708-GA, dated 7/1/2008. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual. (COA 80.E HEALTH. 2) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: Upon building submittal, at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual shall be submitted to DEH for review. (COA 80.E HEALTH. 2)

Monitoring: Mitigation monitoring will occur during the Building and Safety Plan check process.

19. Erosion

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

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

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 2 residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 primary units, 4 if all parcels also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing green house gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

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

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

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

Source: Project Application Materials

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet for the map with the notation that the project is within a hazardous fire area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in The Riverside County Ordinance No. 787.2. (COA 50 FIRE.1) In addition, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 50.FIRE.2, 50.FIRE.3, 50.FIRE.5, 50.FIRE.8, 60.FIRE.1, and 80.FIRE.1).

Mitigation: The ECS shall note that the project site is located within a Hazardous fire area. Additionally, the Fire Department shall review and approve building setbacks, water, and access for new single family dwellings. (COA 50.FIRE.1, 50.FIRE.2, 50.FIRE.3, 50.FIRE.5, 50.FIRE.8, 60.FIRE.1, and 80.FIRE.1)

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites. A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) The impact is considered less than significant with mitigation incorporated.

b) The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Riverside County Flood Control District for review. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 5) The impact is considered less than significant with mitigation incorporated.

c) The proposed tentative parcel map will ultimately lead to the development of one single family residence on each of the two proposed parcels. As indicated on the tentative map, the development of the residences will require the installation and usage of wells for potable water. The County has no records identifying any existing problems relative to local groundwater resources or the lowering of the local groundwater table levels. It has been concluded that the construction of additional wells for residential use in an area with scattered large lot single family development and vacant properties, and without any known groundwater issues, will not to lead to the substantial depletion of groundwater supplies or lower groundwater tables. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Riverside County Flood Control District for review. (COA 10.FLOOD RI.1, 50.FLOOD RI. 2, and 50.FLOOD RI.5)

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

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites. A 50-foot wide "Flood Hazard Area", centered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) The impact is considered less than significant with mitigation incorporated.

b-c) A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Riverside County Flood Control District for review. (COA 60.FLOOD RI. 1) The impact is considered less than significant with mitigation incorporated.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Riverside County Flood Control District for review. (COA 60.FLOOD RI. 1)

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

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

a) The Tentative Parcel Map is a subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. The subdivision is consistent with the Rural Community; Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designations. The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no significant impact.

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

Monitoring: No monitoring measures are required.

28. Planning

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

b) Be compatible with existing surrounding zoning?

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

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

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

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

Findings of Fact:

a) The proposed project is currently zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼). The development, subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively, is consistent with the standards for the zone. The project will have no significant impact.

b) The site is surrounded by land which is zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) The project site is surrounded single family residences on large lots to the north, east, and west and vacant land to the south. The project is proposing two single family residential parcels with 8.42 acres and 12.12 acres in size which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum). The project is proposing to subdivide 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres respectively. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

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

MINERAL RESOURCES Would the project

29. Mineral Resources

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project site is currently vacant and will not necessitate the construction or replacement of housing elsewhere. No impacts are anticipated.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not induce substantial population growth in the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Moreno Valley Unified School District correspondence, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Moreno Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.
- c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Since the project is to be served water by well, pump, and water tanks, prior to building permit issuance, a water supply permit that shows a satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological), proof that there is adequate quantity to include fire flow and available for intended development will be required to be submitted to the Department of Environmental Health. (COA 80.E HEALTH.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: Prior to issuance of building permits, a water supply permit shall be submitted to the Department of Environmental Health for review. (COA 80.E HEALTH.1)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for each lot of Parcel Map #35864 based on West Coast Sanitation's Soils Percolation Report Project #160708-GA, dated 7/1/2008. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual. A floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.E HEALTH. 2) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: Upon building submittal, at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual shall be submitted to DEH for review. A floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.E HEALTH. 2)

Monitoring: Mitigation monitoring will occur during the Building and Safety Plan check process.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

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: 4/9/2013 9:25 AM
EA.PM35864

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

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

10. EVERY. 2 MAP - HOLD HARMLESS 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 TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

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

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

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35864, shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35864, Amended No. 2, dated January 13, 2011.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

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

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

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

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

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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

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

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

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

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

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

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

EPD DEPARTMENT

10.EPD. 1 EPD- ECS RECOMMND

In order to insure protection of Riparian features an Environmental Constraint Sheet (ECS) must be prepared and included with all transmitted exhibits. The ECS must clearly map and labeled the "Riparian/Riverine Area" and must include the acreage of the features. A note must be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area"

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 10/14/09 RECOMMND

Parcel Map No. 35864 proposes a Schedule H subdivision of 20.57 gross acres into two (2) parcels. The site is located Reche Canyon/Badlands area, east of Box Springs Mountain Road and south of Gawn Trail.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites.

A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 10/14/09 (cont.) RECOMMND

must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

The site is located within the bounds of the Sunnymead Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$6,133 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 MAP WELL DEFINED WATERCOURSES RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

10.FLOOD RI. 3 MAP PERP DRAINAGE PATTERNS RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4

MAP - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

10.PLANNING. 6 GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission

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10. GENERAL CONDITIONS

10.PLANNING. 6 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 7 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

3.Further ground disturbance shall not resume within the

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10. GENERAL CONDITIONS

10.PLANNING. 7 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 9 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 10 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 15 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 2 1/4 Acre Minimum (R-A-2 1/4) zoning classification.

10.PLANNING. 18 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 20 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 22 MAP - SUBMIT BUILDING PLANS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - ROCKFALL/LANDSLIDE RECOMMND

THIS SITE IS MAPPED BY THE COUNTY'S GENERAL PLAN AS HAVING A HIGH POTENTIAL FOR LANDSLIDING. IN ADDITION, NUMEROUS ROCK AND BOULDER OUTCROPS PRESENT A POTENTIAL ROCKFALL HAZARD FOR DEVELOPMENT AT THE SITE. THESE POTENTIAL HAZARDS SHALL BE ADDRESSED DURING SITE GRADING AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET. IN ADDITION, AND ENVIRONMENTAL CONSTRAINTS SHEET (ECS) SHALL BE PREPARED RELATIVE TO THIS POTENTIAL HAZARD, AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Gawn Trail (bulb sliver) exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- SHOW ECS RECOMMND

In order to insure protection or riparian resources an Environmental Constraint Sheet (ECS) must be shown and included with all transmitted exhibits. The ECS must

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 8 MAP-#8-ECS-WATER TANK/WELL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP DELINEATE WC ON ECS (AC) RECOMMND

The natural watercourse(s) which drain(s) a watershed of 74 acres or more shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall also be delineated and labeled on the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 8.42 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 1/4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND
divider's successor-in-interest.

50.PLANNING. 25 MAP - ECS ROCKFALL/LANDSLIDE RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site contain areas of potential slope instability, debris flow, rockfall and/or landslide hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - VACATION/SUR RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Gawn Trail (cul-de-sac bulb sliver). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 4 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way along the extension of Gawn Trail shall be dedicated for public use to provide for a 30 foot half width right-of-way and applicant shall provide a centerline study profile as approved by the Director of Transportation.

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) at the intersection of Gawn Tail and Box Springs Mountain Road in accordance with County standard and as directed by the Transportation Department.

50.TRANS. 6 MAP-DEDICATIONS/ACCEPTANCE/SUR RECOMMND

The applicant shall provide offsite access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public road and utility easements but not accepted by the County, and if acceptance of said road and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 7 MAP - ACCESS RD/AGG. CONST RECOMMND

An access road from the northern project boundary to existing AC paved section of Gawn Trail (APN: 257-220-033) shall be constructed with 24' of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60' full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ACCESS RD/AGG. CONST (cont.) RECOMMND

signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Gawn Trail to existing AC paved portion of Gawn Trail (APN: 257-220-033).

50.TRANS. 8 MAP - AGGREGATE/32' GRADED RECOMMND

Gawn Trail along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 30 foot graded section within a 30 foot half-width dedicated right-of-way as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and

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60. PRIOR TO GRADING PRMT ISSUANCE

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

approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

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

county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - SHOW ECS RECOMMND

Prior to issuance of any grading permit, 50. EPD. 1 Condition of Approval, requiring the recordation of the Environmental Constraint Sheet (ECS) for the protection of riparian resources, shall be recorded and considered met by EPD staff. The Riparian/Riverine Area Not to Be Disturbed, as identified on the Parcel Map and the ECS, shall be mapped and shown on all grading plans to the satisfaction of EPD. If you have any questions please contact EPD biologist Jared Bond, directly at 951-955-0314 or via email at jbond@ctlma.org

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 3 MAP ADP FEES RECOMMND

PM35864 is located within the limits of the Sunnymead Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - ROCKFALL/LANDSLIDE RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, THE DEVELOPER SHALL SUBMIT A GEOLOGIC HAZARDS REPORT THAT ADDRESSES THE ROCKFALL AND LANDSLIDE HAZARD MAPPED ON THIS SITE UNDER THE COUNTY'S GENERAL PLAN. THIS REPORT SHALL INCLUDE

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - ROCKFALL/LANDSLIDE (cont.) RECOMMND

APPROPRIATE MITIGATION RECOMMENDATIONS FOR THESE HAZARDS, A
T A MINIMUM. THIS REPORT WILL REQUIRE REVIEW AND APPROVAL
BY THE COUNTY GEOLOGIST PRIOR TO ISSUANCE OF GRADING
PERMITS.

60.PLANNING. 22 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land
divider/permit holder shall comply with the provisions of
iverside County Ordinance No. 663, which generally requires
the payment of the appropriate fee set forth in that
ordinance. The amount of the fee required to be paid may
vary depending upon a variety of factors, including the
type of development application submitted and the
applicability of any fee reduction or exemption provisions
contained in Riverside County Ordinance No. 663. Said fee
shall be calculated on the approved development project
which is anticipated to be 20.57 acres (gross) in
accordance with the TENTATIVE MAP. If the development is
subsequently revised, this acreage amount may be modified
in order to reflect the revised development project
acreage amount. In the event Riverside County Ordinance
No. 663 is rescinded, this condition will no longer be
applicable. However, should Riverside County Ordinance No.
663 be rescinded and superseded by a subsequent mitigation
fee ordinance, payment of the appropriate fee set forth in
that ordinance shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 WELL/WATER STATEMENT RECOMMND

Since this project is to be served water by well(s), pumps,
and water tanks, a water supply permit will be required.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 WELL/WATER STATEMENT (cont.) RECOMMND

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.
- 3) A complete set of plans for the Department of Environmental Health (DEH) review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

80.E HEALTH. 2 ENV HEALTH CLEARANCER REQUIRED RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#35864 based on West Coast Sanitation's Soils Percolation Report Project#160708-GA dated 7/1/2008.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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

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

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES RECOMMND

PM35864 is located within the limits of the Sunnymead Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP ADP FEES (cont.) RECOMMND
 building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND
 All utility extensions within a lot shall be placed
 underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND
 Impacts to the Moreno Valley Unified School District shall
 be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND
 Prior to issuance of building permits, the Planning
 Department shall determine if the deposit based fees are
 in a negative balance. If so, any outstanding fees shall be
 paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND
 Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND
 Prior to final approval, the Environmental Health
 Department shall determine the status of the deposit based
 fees. If the fees are in a negative status, the permit
 holder shall pay any outstanding balances. Contact the
 accounting section at (951) 955-8982.

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND
 Prior to the issuance of a certificate of occupancy, or
 upon building permit final inspection, whichever comes
 first, the land divider/permit holder shall comply with the
 provisions of Riverside County Ordinance No. 663, which
 generally requires the payment of the appropriate fee set

04/09/13
10:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.) RECOMMND

forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.57 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 14, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Archaeology Section-L. Mouriquand

TENTATIVE PARCEL MAP NO. 35864, AMENDED NO. 1 – EA42028 – Applicant: Chad Davies – Engineer/Representative: Andrew Orosco – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon / Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 20.57 Gross Acres – Zoning: Residential Agricultural – 2 1/4 Acre Minimum (R-A-2 1/4) – **REQUEST: The **Tentative Parcel Map** requests a schedule 'H' subdivision of 20.57 gross acres into two (2) parcels. – APN: 257-220-017**

Note: Previous submittal proposed a subdivision to four (4) parcels.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 15, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner (951) 955-4641, or e-mail at jhorn@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: September 12, 2008

TO:

5th District Supervisor
5th District Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Archaeologist
P.D. Trails Coordinator – J. Jolliffe
Riv. Transit Agency
Riv. Co. Sheriffs Dept.
Riv. Co. Waste Management Dept.
Moreno Valley Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas
Eastern Information Center (UCR)
United States Postal Service, San Bern.

TENTATIVE PARCEL MAP NO. 35864 – EA42028 – Applicant: Chad Davies – Engineer/Representative: Andrew Orosco – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon / Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 20.57 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) – **REQUEST:** The **Tentative Parcel Map** requests a schedule 'H' subdivision of 20.57 gross acres into four (4) parcels. The minimum proposed parcel size is two (2) gross acres. – APN: 257-220-017

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 9, 2008.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady**, Planner, at (951) 955-1888 or email at rbrady@rctlma.org / **MAILSTOP# 1070.**

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

CHAD DAVIES

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

SAM MICELI

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MARGARET MICELI

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 257-220-017

Section: 22 Township: T2SR Range: R4W

Approximate Gross Acreage: 20.75

General location (cross streets, etc.): North of _____, South of BOX SPRINGS MTN ROAD, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2002 868 J-3

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

DIVIDE 20AC INTO 4 PARCELS.

SCHEDULE 'H' SUBDIVISION

Related cases filed in conjunction with this request:

ERP 1823

HANS 1855

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: HANS 1855 BIO STUDY

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 3000 FT

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.5 MILES

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 100 CU.YDS

Estimated amount of fill = cubic yards 100 CU.YDS

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 85962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 09-15-08

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2013.

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

APN (s) or case numbers Pm 35864 For

Company or Individual's Name Planning Department.

Distance buffered 1600'.

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

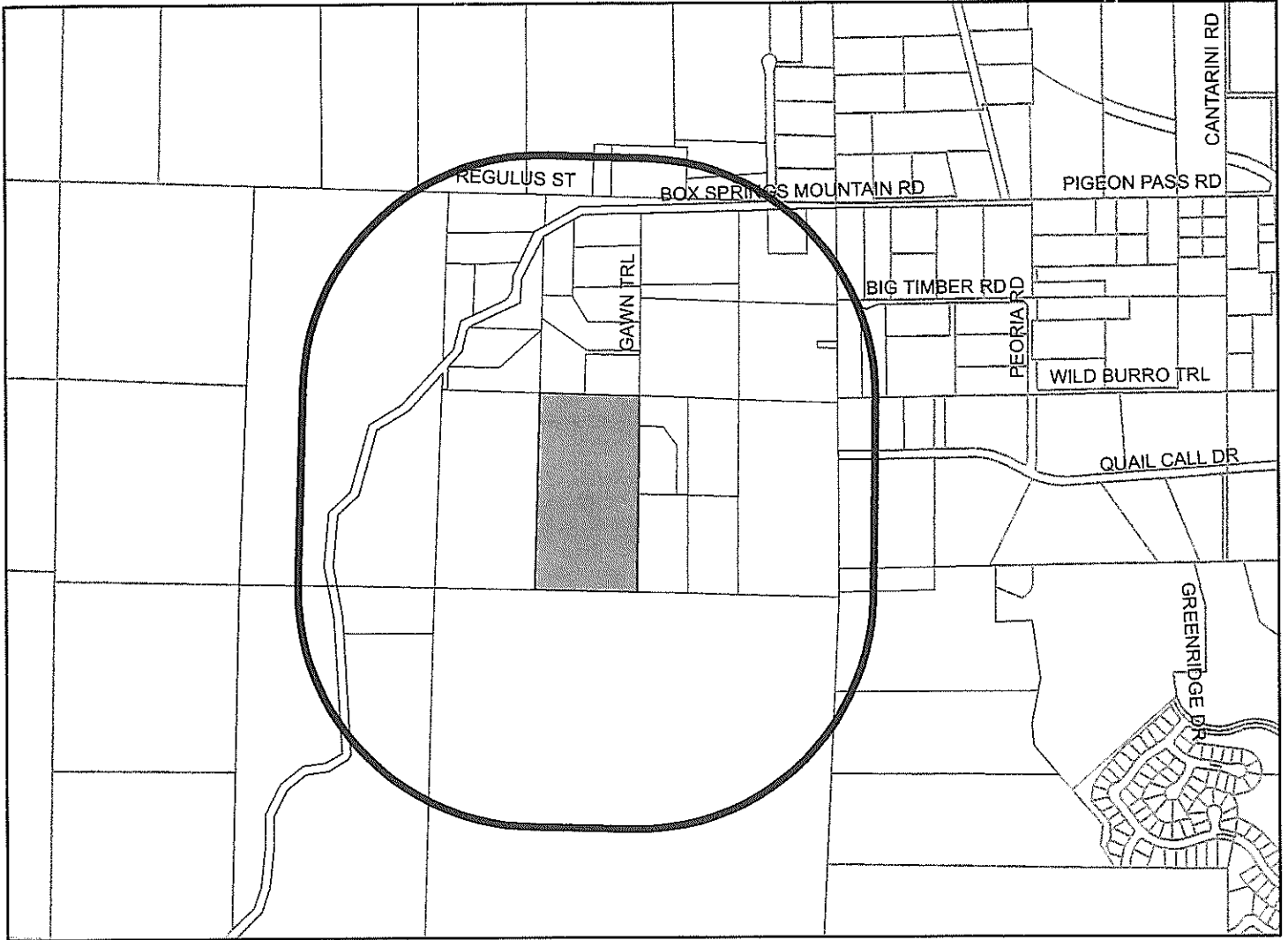
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ DBS
copies
9/20/2012*

PM35864 (1600 foot buffer)



Selected Parcels

257-220-021	259-200-049	257-230-004	257-210-023	257-210-024	257-230-006	257-220-011	257-220-034	257-210-003	257-220-051
257-220-059	257-220-029	257-220-039	257-210-002	257-220-008	257-220-042	257-220-043	257-210-006	257-220-025	257-190-005
259-210-016	259-200-050	257-220-028	257-220-009	257-220-007	257-220-058	257-220-033	257-190-004	257-220-053	257-220-054
257-220-055	257-220-056	257-220-057	259-210-004	259-240-025	259-240-027	257-220-003	257-220-004	257-230-003	257-230-005
257-220-030	257-220-010	259-200-001	257-220-017	257-220-031	257-220-035	257-220-040	257-220-048	259-210-021	257-220-027
257-220-024									



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



ASMT: 257190004, APN: 257190004
JACQUELINE BANKS, ETAL
24801 PLUMTREE CT
MORENO VALLEY CA 92557

ASMT: 257220008, APN: 257220008
ERIC LONGORIA
9210 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257190005, APN: 257190005
GLORIA GONZALEZ
10994 SAN MATEO PL
RANCHO CUCAMONGA CA 91701

ASMT: 257220009, APN: 257220009
LANDEROS RACING STABLES
C/O JORGE LANDEROS
13221 NORTON AVE
CHINO CA 91710

ASMT: 257210002, APN: 257210002
MARIA CUEVAS, ETAL
9228 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220010, APN: 257220010
ROY BLECKERT
C/O ROY A BLECKERT III TRUSTEE
11740 FRANKLIN
MORENO VALLEY CA 92557

ASMT: 257210003, APN: 257210003
CONNIE WESTERVOORDE, ETAL
STE 110 PMB 141
23571 SUNNYMEAD RANCH
MORENO VALLEY CA 92557

ASMT: 257220011, APN: 257220011
CARLOS CORONA
21987 QUAIL CALL DR
MORENO VALLEY CA 91957

ASMT: 257210006, APN: 257210006
GARY MACKENZIE
P O BOX 155
LA CANADA CA 91012

ASMT: 257220021, APN: 257220021
EARNESTINE JONES, ETAL
9303 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257210023, APN: 257210023
MARGARITA PRIETO, ETAL
8965 RUNNING GUN LN
MORENO VALLEY, CA. 92557

ASMT: 257220024, APN: 257220024
KRISTY ZIMMERMAN, ETAL
9015 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220007, APN: 257220007
PHILIP WILKE, ETAL
9219 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220025, APN: 257220025
GEORGIA CARLISLE
9091 GAWN TR
MORENO VALLEY, CA. 92557



ASMT: 257220027, APN: 257220027
TERRANCE BRENNAN
44980 VIEJO DR
HEMET CA 92544

ASMT: 257220039, APN: 257220039
DENNIS REEVE
9275 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220028, APN: 257220028
SANDRA ARBAUGH, ETAL
9262 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220043, APN: 257220043
GARY CARPENTER
9259 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220029, APN: 257220029
CHRISTOPHER YNOSTROZA
4008 HAVENHURST
RIVERSIDE CA 92507

ASMT: 257220057, APN: 257220057
MICHAEL CHRISTIAN
2675 THIRD ST STE K
RIVERSIDE CA 92507

ASMT: 257220030, APN: 257220030
ROBERT PEREZ
3750 CASTLE OAK DR
RIVERSIDE CA 92505

ASMT: 257220058, APN: 257220058
LINDA CHRISTIAN
9235 BOX SPRINGS MOUNTAIN
MORENO VALLEY CA 92557

ASMT: 257220031, APN: 257220031
MARGARET MICELI, ETAL
9135 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220059, APN: 257220059
DEBRA SCHONK, ETAL
9890 RUNNING GUN LN
MORENO VALLEY CA 92557

ASMT: 257220034, APN: 257220034
HEIDI DAVIES, ETAL
9233 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257230004, APN: 257230004
AMY HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220035, APN: 257220035
SANDRA GOULD
9231 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257230005, APN: 257230005
RIVERSIDE COUNTY PARK FACILITIES CORP
P O BOX 3507
RIVERSIDE CA 92519





ASMT: 257230006, APN: 257230006
DEELLEN WILFORD, ETAL
P O BOX 67
ALANREED TX 79002

ASMT: 259200001, APN: 259200001
CAROL BLECKERT, ETAL
11740 FRANKLIN ST
MORENO VALLEY CA 92557

ASMT: 259200049, APN: 259200049
LAURA COWEN, ETAL
22133 BIG TIMBER RD
MORENO VALLEY CA 92557

ASMT: 259200050, APN: 259200050
CAROLINA PACHON, ETAL
22133 BIG TIMBER
MORENO VALLEY, CA. 92557

ASMT: 259210016, APN: 259210016
LINDA MILLER, ETAL
P O BOX 128
MORENO VALLEY CA 92556

ASMT: 259210021, APN: 259210021
SHARON DAWSON
C/O SHARON SCOTT
22105 QUAIL CALL DR
MORENO VALLEY CA 92557

ASMT: 259240027, APN: 259240027
OPEN SPACE DIST, ETAL
C/O DEPT BLDG SERV REAL PROP DIV
3133 MISSION INN AVE
RIVERSIDE CA 92507

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Growth Management,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

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

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

Moreno Valley City Hall
14177 Frederick St.
Moreno Valley, CA 92553

Applicant:
Chad Davies
9233 Gawn Trail
Moreno Valley, CA 92557

Eng-Rep:
Andrew Orosco
P.O. Box 1249
Riverside, CA 92502

Owner:
Sam and Margaret Miceli
9135 Gawn Trail
Moreno Valley, CA 92557

Applicant:
Chad Davies
9233 Gawn Trail
Moreno Valley, CA 92557

Eng-Rep:
Andrew Orosco
P.O. Box 1249
Riverside, CA 92502

Owner:
Sam and Margaret Miceli
9135 Gawn Trail
Moreno Valley, CA 92557



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42028/PM35864
Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Chad Davies
Project Applicant

9233 Gawn Trail, Moreno Valley, CA 92557
Address

The project site is located southerly of Box Springs Mountain Road and westerly of Gawn Trail.
Project Location

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

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 6, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

May 6, 2013
Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 3/11/2013
Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\NOD Form.PM35864.docx

Please charge deposit fee case#: ZEA42028 ZCFG5379 \$.2,220.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM35864

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: March 25, 2013

Applicant/Project Sponsor: Chad Davies Date Submitted: August 26, 2008

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PM35864.docx

Please charge deposit fee case#: ZEA42028 ZCFG5379 \$2,220.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0809001

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

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

Received from: DAVIES CHAD \$64.00
paid by: CK 364
CALIFORNIA FISH & GAME FOR EA42028
paid towards: CFG05379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 26, 2008 12:09
MGARDNER posting date Aug 26, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1111081

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

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

Received from: DAVIES CHAD \$2,101.50
paid by: RC 3018
CALIFORNIA FISH & GAME FOR EA42028
paid towards: CFG05379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 01, 2011 16:15
GLKING posting date Dec 01, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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