



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

MAY 20, 2013

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> 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](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### 1.0 CONSENT CALENDAR:

1.1 **NONE**

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

- 2.1 **PLOT PLAN NO. 25282** - CEQA Exempt - Applicant: Donald Waits – Fifth/First Supervisorial District – Location: Northerly of Poppy Hill Drive, southerly of Betty Street, easterly of Marie Street, westerly of Phillips Street - **REQUEST:** The Plot Plan is a proposal to construct 1,500 square foot detached metal garage on 19.71 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25271** - CEQA Exempt - Applicant: Rudolfo Trevino – First/First Supervisorial District – Location: Northerly of Cajalco Road, southerly of Bridlewood Road, easterly of Silver Summit, westerly of Aspen Leaf Drive - **REQUEST:** The Plot Plan is a proposal to construct a 196 square foot Patio/BBQ cover and a 1,200 square foot detached garage on 0.72 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25338** - CEQA Exempt - Applicant: Jim Marsh – Third/Third Supervisorial District – Location: Westerly of Meridian Street, easterly of Stanford Street, southerly on Crest Drive - **REQUEST:** The Plot Plan is a proposal to attach a 1,500 square foot garage to existing 406 square foot garage on 0.56 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25277** - CEQA Exempt - Applicant: Elliot Barton Lander Trust – Fourth/Fourth Supervisorial District – Location: Northerly of Sondgroth, southerly of Mesa Trail, easterly of Coyote Road, westerly of Verbena Road - **REQUEST:** The Plot Plan is a proposal to construct a detached 988 square foot garage on 5 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.5 **TENTATIVE PARCEL MAP NO. 35864** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Chad Davies – Fifth/First Supervisorial District – Location: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail – **REQUEST** - The Tentative Parcel Map is a Schedule “H” subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. Continued from May 6, 2013. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS:

Agenda Item No.: 2517  
Supervisory District: Fifth/First  
Project Planner: Bahelila Boothe  
Director's Hearing: May 20, 2013

PLOT PLAN NO: 25282  
Applicant: Donald Waits  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

### ISSUES OF RELEVANCE:

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

### RECOMMENDATIONS:

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

### CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) and Rural Residential (5 Acres Minimum) on the Mead Valley Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.



4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Rural Residential (R-R zone).
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 1,500 square foot detached metal garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,500 square foot metal garage is compatible with the character of the surrounding community.
8. The detached accessory 1,500 square foot metal garage is located over 105 feet from the main building and consistent with the character of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 2 PPA - HOLD HARMLESS

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 No. 25282 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

10. GENERAL CONDITIONS

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 PPA - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 PPA - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

10.BS GRADE. 5 PPA - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

10. GENERAL CONDITIONS

10.BS GRADE. 5 PPA - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

FIRE DEPARTMENT

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

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

10. GENERAL CONDITIONS

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

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

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

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

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

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:



PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

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 #: PP25282

Parcel: 345-240-016

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.

60. PRIOR TO GRADING PRMT ISSUANCE

04/16/13  
14:04

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA - 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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 PPA - SITE EVALUATION

RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

existing grading - if any.

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

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

INEFFECT

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

BS PLNCK DEPARTMENT

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

RECOMMND

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

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

FIRE DEPARTMENT

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

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25282

Parcel: 345-240-016

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

## Boothe, Bahelila


---

**From:** Boothe, Bahelila  
**Sent:** Monday, April 01, 2013 3:43 PM  
**To:** Boothe, Bahelila  
**Subject:** FW: PP25282

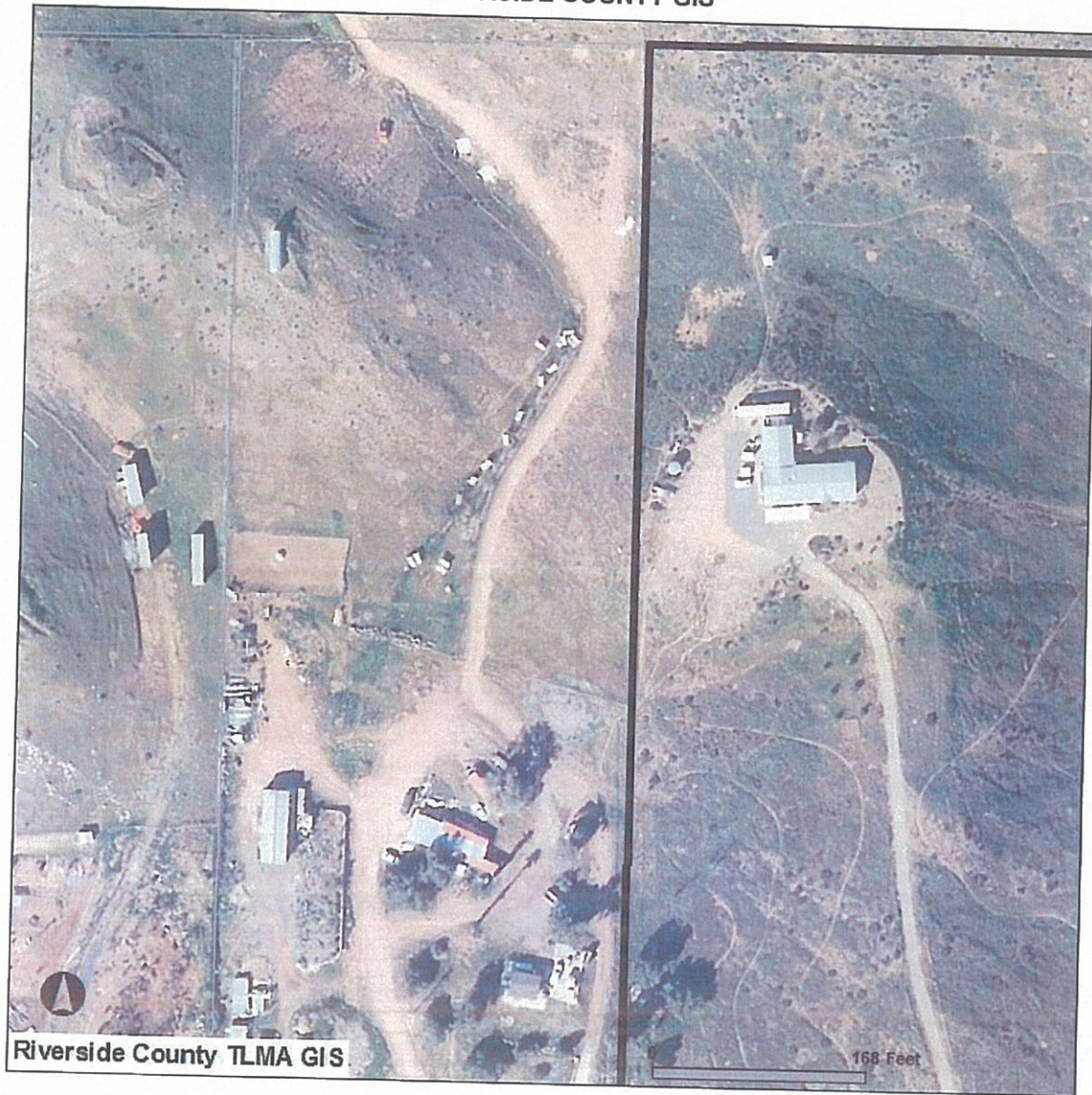
**From:** Jones, David  
**Sent:** Thursday, February 07, 2013 3:57 PM  
**To:** Boothe, Bahelila  
**Subject:** PP25282

The site is not located in any of the County's geologic hazard potential zone. The site is located in an area of undetermined potential for paleo resources and it appears the site has been disturbed by previous grading activity. Thus, in accordance with the General Plan policies, GEO, PDP, and PDA reports are not required for this case.

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

  
David L. Jones  
Chief Engineering Geologist  
TLMA- Planning

RIVERSIDE COUNTY GIS

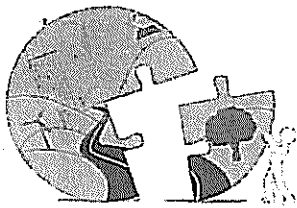


**Selected parcel(s):**  
345-240-016

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Jan 17 13:46:25 2013  
Version 121101



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

Carolyn Syms Luna  
Director

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

**APPLICATION INFORMATION**

Applicant's Name: Donald A. Waits, Jr. E-Mail: Waits@aol.com

Mailing Address: 22876 Margarth St.  
Perris CA 92570  
City State ZIP

Daytime Phone No: (510) 334-8305 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Donald A. Waits, Jr. E-Mail: Waits@aol.com

Mailing Address: 22876 Margarth Street  
Perris CA 92570  
City State ZIP

Daytime Phone No: (510) 334-8305 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Donald A. Waits, Jr. E-Mail: Waits@aol.com

Mailing Address: 22876 Margarth St.  
Perris CA 92570  
City State ZIP

Daytime Phone No: (510) 334-8305 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).

Donald A. Waits Jr                      Donald A. Waits Jr  
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):

Donald A Waits Jr                      Donald A. Waits Jr  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
Wendy M. Waits                      Wendy M. Waits  
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): Construction of 30' x 50' metal accessory building on a concrete pad to be used for a garage/storage building. This building will have 3 roll-up doors and 1 walk-in door.

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 345-240-016

**APPLICATION FOR MINOR PLOT PLAN**

Section: 11 Township: 5 South Range: 4 West

Approximate Gross Acreage: 19.71

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

Thomas Brothers Map, edition year, page no., and coordinates: 807-D7 + 837-D1 2001

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

**COMMERCIAL/INDUSTRIAL**

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

**ACCESSORY BUILDING**

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

**GUEST HOUSE**

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



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



George A. Johnson  
Agency Director

<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
---	---	---	--	--	--

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Donald A. Waits, Jr. hereafter "Applicant" and Donald A. Waits, Jr. Property Owner".

Description of application/permit use:

Application for Minor Plot Plan  
for Accessory Building to be used as garage/storage.

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

**Section 1. Deposit-based Fees**

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

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

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

- 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.
- L. 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): 345-240-016

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

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Donald A. Waits, Jr. Phone No.: 510-334-8305

Firm Name: \_\_\_\_\_ Email: Waits@aol.com

Address: 22876 Margarth St.  
Perris CA 92570

3. APPLICANT INFORMATION:

Applicant Name: Donald A. Waits, Jr. Phone No.: 510-334-8305

Firm Name: \_\_\_\_\_ Email: Waits@aol.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

4. SIGNATURES:

Signature of Applicant: Donald A Waits Jr Date: 1/14/13

Print Name and Title: Owner Donald A WAITS JR

Signature of Property Owner: Donald A Waits Jr Date: 1/14/13

Print Name and Title: Donald A WAITS JR Owner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
345-240-016

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

345-240-016-7

**OWNER NAME / ADDRESS**

DONALD A WAITS  
WENDY M WAITS  
22876 MARGARTH ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 19.71 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1960 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(625 SQ. FT), CONST'D 2003COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: D7

PAGE: 837 GRID: D1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: PERRIS

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

KEVIN JEFFRIES, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR4W SEC 11

**ELEVATION RANGE**

1516/1604 FEET

**PREVIOUS APN**

345-240-007

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RM

RR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

MEAD VALLEY

**COMMUNITY ADVISORY COUNCILS**

PERRIS VALLEY (MAC)

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

ROAD BOOK PAGE

63

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

EMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

**GEOLOGIC**

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

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

**MISCELLANEOUS**

SCHOOL DISTRICT

PERRIS & PERRIS UNION HIGH

COMMUNITIES

GOOD HOPE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 35.39 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042902

FARMLAND

OTHER LANDS

TAX RATE AREAS

087014

\*COUNTY FREE LIBRARY

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

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
BGR030041	GRADING 1 RES LOT	
BMR030163	MOBILE HOME SITE PREP	EXPIRED
BMR030164	MOBILE HOME INSTALLATION (PF)	FINAL
BMR030165	PERMANENT FOUNDATION TO MOBILE HOME	FINAL
BXX035291	620SF GARAGE TO MOBILEHOME	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS030194	SEPTIC VERIFICATION	APPLIED
EHW030113	NEW INDIVIDUAL WELL	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT033226	CPM01274	
MT034951	CPM01274	PAID
MT034952	CPM01274	PAID
MT034953	CPM01274	PAID

REPORT PRINTED ON...Tue Jan 15 12:30:06 2013  
Version 121101



PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers PP 25282 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

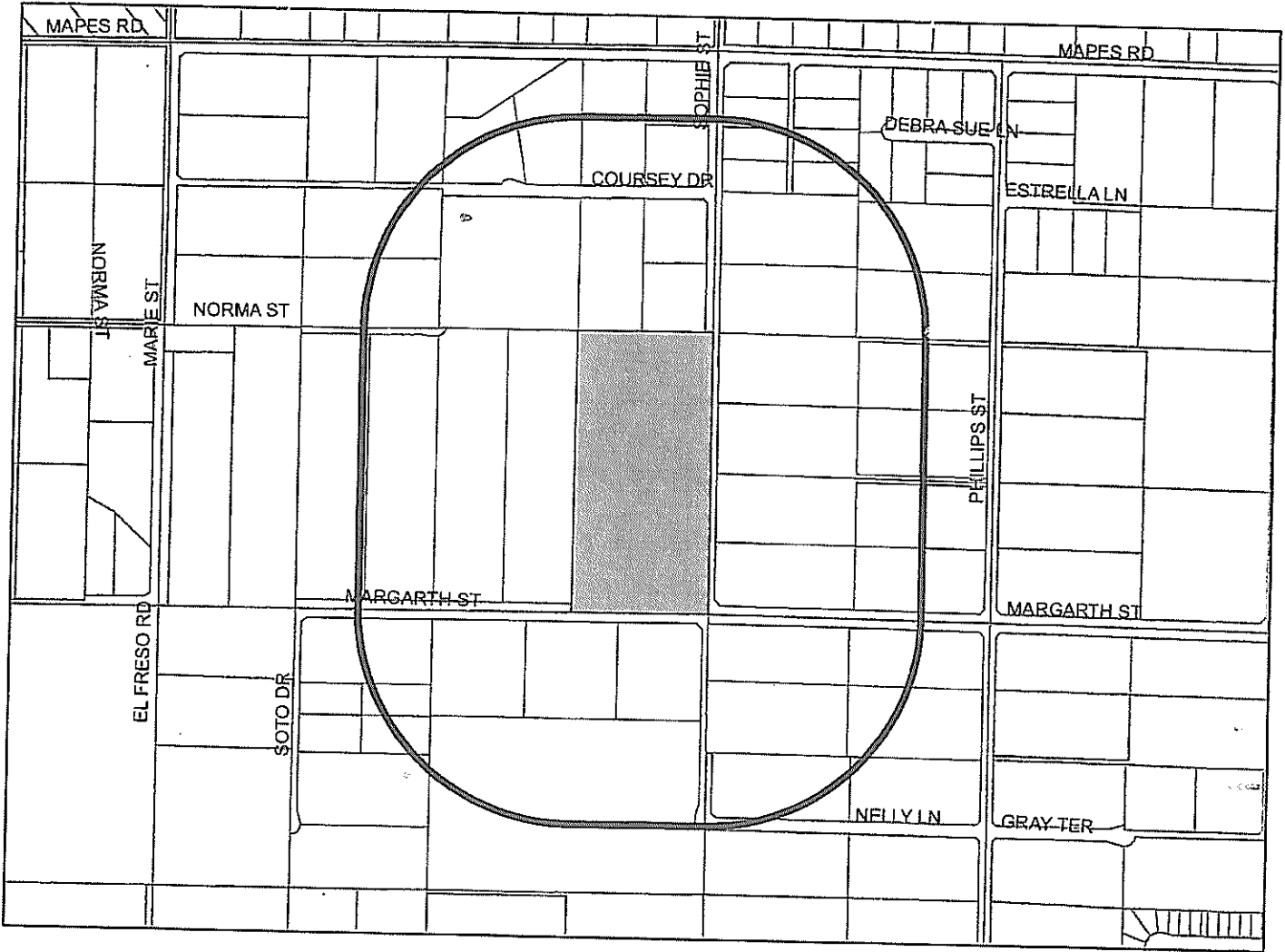
TITLE GIS Analyst

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

Riverside, Ca. 92502

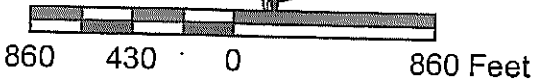
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**PP25282 (1000 feet buffer)**



**Selected Parcels**

345-230-012	342-280-049	345-230-019	345-230-027	342-290-014	345-230-026	342-290-015	342-280-028	342-280-054	342-280-055
345-230-023	345-230-020	345-240-016	342-280-044	345-230-021	345-250-018	342-290-026	345-250-015	345-240-011	345-250-006
345-230-024	345-240-013	345-250-007	342-280-047	345-250-020	342-280-043	342-280-042	342-290-025	345-240-014	345-240-012
345-230-031	345-230-025	342-280-050	345-230-011	342-280-040	342-280-037	342-280-038	345-250-023	342-280-046	342-280-045
342-280-041	342-280-048	342-280-039	342-290-012	345-250-022	345-250-021	345-230-022	342-290-021	342-280-036	



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: 342280028, APN: 342280028  
ALEJANDRO LOPEZ, ETAL  
C/O ALEJANDRO LOPEZ  
10252 56TH ST  
MIRA LOMA CA 91752

ASMT: 342280042, APN: 342280042  
GUILLERMINA CEJA, ETAL  
6181 SHAWNEE RD  
WESTMINSTER CA 92683

ASMT: 342280036, APN: 342280036  
WILLIAM PETERSON  
25125 PHILLIPS ST  
PERRIS, CA. 92570

ASMT: 342280043, APN: 342280043  
RACHEL BRECKENRIDGE, ETAL  
P O BOX 625  
PERRIS CA 92572

ASMT: 342280037, APN: 342280037  
DELFINA PEREZ, ETAL  
25245 PHILLIPS ST  
PERRIS, CA. 92570

ASMT: 342280044, APN: 342280044  
JAMES MARTIN, ETAL  
1146 WHITMAN AVE  
CLAREMONT CA 91711

ASMT: 342280038, APN: 342280038  
NHAC LUU TRAN  
25275 PHILLIPS ST  
PERRIS, CA. 92570

ASMT: 342280045, APN: 342280045  
LUZ GONZALEZ, ETAL  
10016 JACKSON AVE  
SOUTH GATE CA 90280

ASMT: 342280039, APN: 342280039  
APRIL AHMED, ETAL  
25343 PHILLIPS ST  
PERRIS, CA. 92570

ASMT: 342280046, APN: 342280046  
ROBERTA REYES, ETAL  
26206 SOPHIE ST  
PERRIS CA 92570

ASMT: 342280040, APN: 342280040  
MARTHA BENSON  
17034 HAZELWOOD DR  
RIVERSIDE CA 92503

ASMT: 342280047, APN: 342280047  
ADELA NIEVES, ETAL  
25140 SOPHIE ST  
PERRIS, CA. 92570

ASMT: 342280041, APN: 342280041  
HERIBERTO RUIZ, ETAL  
3525 18TH AVE  
ROCK ISLAND IL 61201

ASMT: 342280048, APN: 342280048  
SAL GONZALEZ  
41847 CAMINO DE LA TORRE  
TEMECULA CA 92592





ASMT: 342280049, APN: 342280049  
BANK OF AMERICA  
C/O FHA #048217128  
400 COUNTRYWIDE WAY SV35  
SIMI VALLEY CA 93065

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 345230021, APN: 345230021  
EVA ARROYO  
30332 NUEVO RD  
NUEVO CA 92567



ASMT: 345230022, APN: 345230022  
IRENE VALDEZ, ETAL  
25045 SOPHIE RD  
PERRIS, CA. 92570

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

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

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

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

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

ASMT: 345230025, APN: 345230025  
JEANNETTE DOMINGO, ETAL  
10168 SPRING MANOR CT  
SAN DIEGO CA 92126

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

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

ASMT: 345240016, APN: 345240016  
WENDY WAITS, ETAL  
22876 MARGARTH ST  
PERRIS, CA. 92570

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

ASMT: 345250006, APN: 345250006  
VERONICA MEDINA, ETAL  
4570 W 173RD ST  
LAWNDALE CA 90260

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

ASMT: 345250007, APN: 345250007  
GONZALO MUNOZ  
25610 SOTO DR  
PERRIS CA 92570



ASMT: 345250015, APN: 345250015  
LEONOR ZEPEDA, ETAL  
22695 MARGARTH ST  
PERRIS, CA. 92570

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

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

ASMT: 345250021, APN: 345250021  
VALORY ASHBAUGH  
P O BOX 6174  
ORANGE CA 92863

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

ASMT: 345250023, APN: 345250023  
ENRIQUE DENIZ, ETAL  
25625 SOPHIE ST  
PERRIS CA 92570

2-2

Agenda Item No.:  
Supervisory District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: May 20, 2013

PLOT PLAN NO: 25271  
Applicant: Rudolfo Trevino  
CEQA Exempt

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

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

**ISSUES OF RELEVANCE:**

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

**RECOMMENDATIONS:**

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

**CONCLUSIONS:**

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

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

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

4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Specific Plan (SP) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the SP zone.
6. The proposed 196 square foot BBQ cover and 1,200 square foot detached garage are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 196 square foot BBQ cover and 1,200 square foot detached garage are compatible with the character of the surrounding community.
8. The detached accessory 196 square foot BBQ and 1,200 square foot detached garage are located 44 feet from the main building and consistent with the characteristics of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".



PLOT PLAN:ADMINISTRATIVE Case #: PP25271

Parcel: 321-521-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

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

10. EVERY. 2                    PPA - HOLD HARMLESS                    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 #: PP25271

Parcel: 321-521-001

10. GENERAL CONDITIONS

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

RECOMMND

No. 25271 shall be henceforth defined as follows:

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

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

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

BS PLNCK DEPARTMENT

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

RECOMMND

PERMIT ISSUANCE:

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

CODE/ORDINANCE REQUIREMENTS:

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25271

Parcel: 321-521-001

10. GENERAL CONDITIONS

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

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

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25271

Parcel: 321-521-001

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

04/23/13  
10:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25271

Parcel: 321-521-001

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

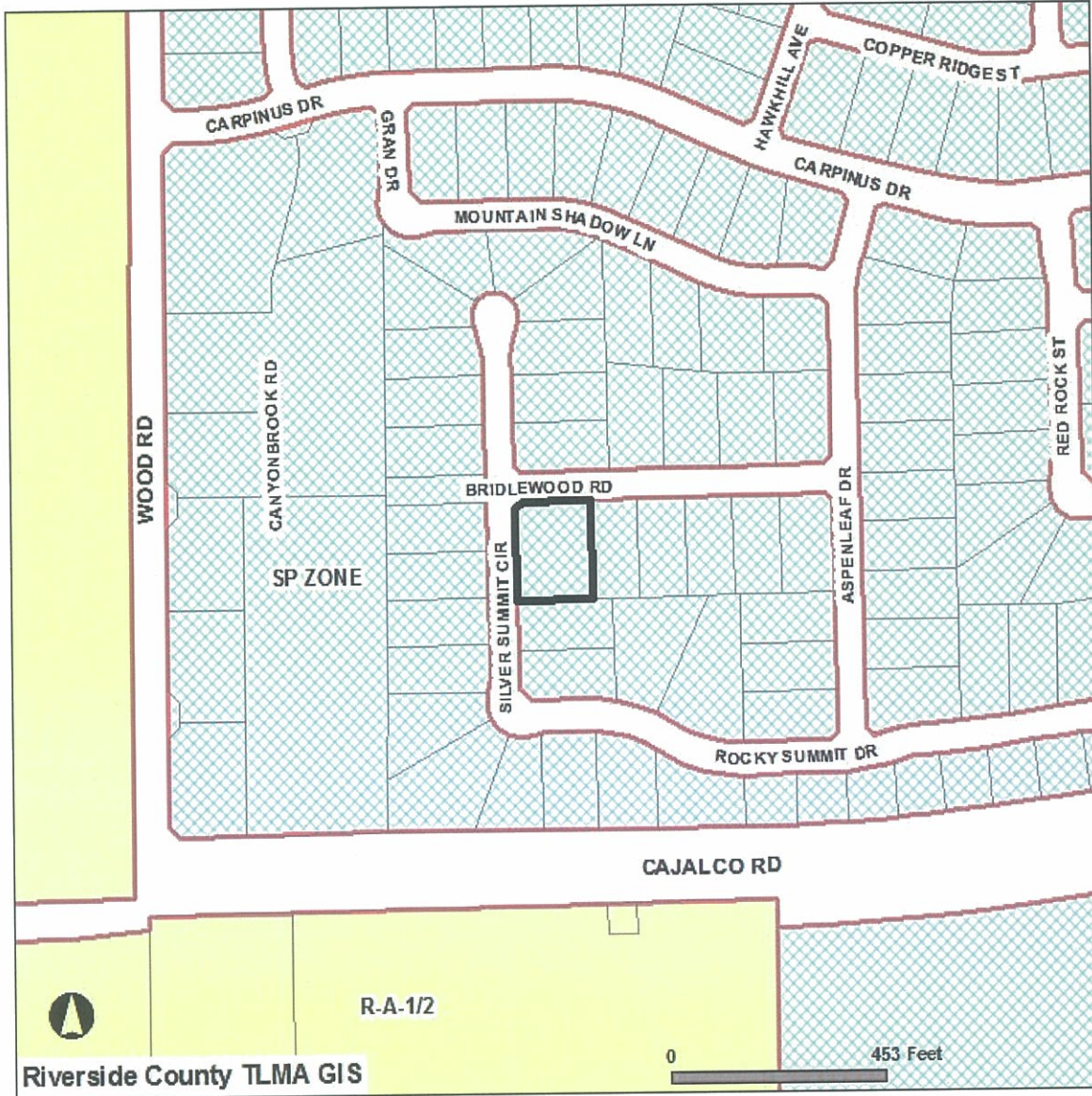
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

ZONING



Selected parcel(s):  
321-521-001

ZONING

-  SELECTED PARCEL
-  ZONING BOUNDARY
-  INTERSTATES
-  R-A-1/2
-  HIGHWAYS
-  SP ZONE
-  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...Tue Apr 23 10:36:41 2013

Version 130225



Selected parcel(s):  
321-521-001

**LAND USE**

- SELECTED PARCEL
- N INTERSTATES
- / HIGHWAYS
- PARCELS
- CR - COMMERCIAL RETAIL
- OS-C - CONSERVATION
- PF - PUBLIC FACILITIES
- LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL

**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Apr 23 10:34:28 2013

Version 130225

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
321-521-001

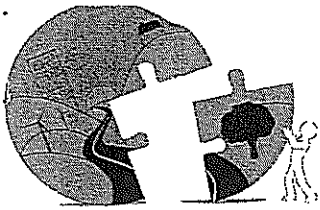
**\*IMPORTANT\***

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

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

Version 121101





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

### APPLICATION INFORMATION

Applicant's Name: Rudy Trevino E-Mail: \_\_\_\_\_

Mailing Address: 19181 Bridlewood Rd  
Peeteris CA 92570  
City State ZIP

Daytime Phone No: (951) 941-8953 Fax No: (951) 776-0368

Engineer/Representative's Name: Delvin Poguirz E-Mail: \_\_\_\_\_

Mailing Address: P.O. Box 3174 (OCP Design)  
Pomona CA 92334-3174  
City State ZIP

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

Property Owner's Name: Rudy Trevino E-Mail: Linda.Ruf@att.net

Mailing Address: 19181 Bridlewood Rd  
Peeteris CA 92570  
City State ZIP

Daytime Phone No: (951) 941-8953 Fax No: (951) 776-0368

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

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

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).

RUDY TREUNO  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

SIGNATURE OF PROPERTY OWNER(S):

RUDY TREUNO  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

LIVIER TREUNO  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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): \_\_\_\_\_

Bar-B-Q Rest & 4 Corner Pillars  
future garage

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 321-521-001

**APPLICATION FOR MINOR PLOT PLAN**

Section: 8 Township: 4S Range: 4W

Approximate Gross Acreage: 1 Acre

General location (nearby or cross streets): North of Calijaco, South of Bridlewood Rd, East of Silver Summit, West of Aspen Leaf.

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

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

**COMMERCIAL/INDUSTRIAL**

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

**ACCESSORY BUILDING**

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

*see pages 12, 13 + 14*

**GUEST HOUSE**

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



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



George A. Johnson  
Agency Director

<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> Luña 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 Ruoy TREVIÑO hereafter "Applicant" and Ruoy TREVIÑO "Property Owner".

Description of application/permit use:

BAR - B - Q Road ; 4 pillars -

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

**Section 1. Deposit-based Fees**

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

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

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

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

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): \_\_\_\_\_

Property Location or Address:  
19181 Bridlewood Rd Perris CA 92570

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Rudy Trevino  
 Firm Name: \_\_\_\_\_  
 Address: 19181 Bridlewood Rd  
Perris CA 92570

Phone No.: 951-776-0368  
 Email: Luvie.Rudj@att.net

**3. APPLICANT INFORMATION:**

Applicant Name: Rudy Trevino  
 Firm Name: \_\_\_\_\_  
 Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone No.: 951-776-0368  
 Email: Luvie.Rudj@att.net

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 12-12-12  
 Print Name and Title: RUDY TREVINO Property owner

Signature of Property Owner: [Signature] Date: 12-12-12  
 Print Name and Title: LIVIER TREVINO Property owner

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

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

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
 321-521-001

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

321-521-001-7

**OWNER NAME / ADDRESS**

RUDOLFO TREVINO  
 LIVIER MAGANA  
 19181 BRIDLEWOOD RD  
 PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
 19181 BRIDLEWOOD RD  
 PERRIS CA. 92570

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 428/85  
SUBDIVISION NAME: TR 33465  
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 33465

**LOT SIZE**

RECORDED LOT SIZE IS 0.72 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3106 SQFT., 5 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(670 SQ. FT), CONST'D 2008 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: D3

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR4W SEC 8

**ELEVATION RANGE**

1600/1604 FEET

**PREVIOUS APN**

321-130-050

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

CR  
RC-LDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**COMMUNITY ADVISORY COUNCILS**

MEAD VALLEY (MAC)

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CAJALCO WOOD POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

SP ZONE (CZ 6681)

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

H.B. RANCHES  
PLAN NUMBER: #229  
PLANNING AREA: NOT AVAILABLE  
ADOPTED DATE: 10/4/1988

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

***ENVIRONMENTAL***

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

00227

**VEGETATION (2005)**

AGRICULTURAL LAND

---

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

---

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

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

LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

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



NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

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

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

### **ROAD BOOK PAGE**

57B

### **TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

### **CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

CONTACT FARAH KHORASHADI IN THE TRANSPORTATION DEPARTMENT AT (951)955-2091.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL

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

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

VAL VERDE UNIFIED

### **COMMUNITIES**

GLEN VALLEY

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

MEAD VALLEY #117 -  
STREET LIGHTING

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

ZONE B, 42.63 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042008

PRIME FARMLAND  
 STATEWIDE IMPORTANCE  
 URBAN-BUILT UP LAND

**TAX RATE AREAS**

- 098005
- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 13TH FRINGE
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUN WATER IMP DIST U-2
- WMWD IMP U-2 3RD FR

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1204893	NEIGHBORHOOD ENFORCEMENT	Aug. 28, 2012

**BUILDING PERMITS**

Case #	Description	Status
BEL031171	TEMP POWER POLE FOR TEMP CONST TRAILER (BXX040822)	FINAL
BEL040472	TEMP POWER SALES TRLR TR23536 LOT 1	FINAL
BEL051370	ELECTRIC METER PEDESTAL FOR IRRIGATION ONLY	EXPIRED
BEL070917	TEMP POWER FOR TR29648-1 LOT 44	FINAL
BEL071225	ELECTRICAL POWER TO PEDESTAL METER IRRIGATION	FINAL
BEL071389	IRRIGATION WATER METER	EXPIRED
BEL080372	TEMP POWER FOR CONSTRUCTION LOTS 1-15 (TR33465)	FINAL
BEL080443	ELECTRIC METER PEDESTAL	FINAL
BGR021291	ROUGH GRADE TR29648,TR29648-1 & LOT 1/TR23536	FINAL
BGR040053	GRADING FOR FUTURE COMMERCIAL USE	EXPIRED
BGR041750	PRECISE GRADING TR29648 LOTS 3-21,35-37	FINAL
BGR041786	PRECISE GRADING TR29648 LOTS 1-2,22-30,46-47,71-73	FINAL
BGR041801	PRECISE GRADING TR29648 LOTS 31-34,38-45,48-52	FINAL
BGR051729	STOCKPILE FOR PM23536	EXPIRED
BGR070070	ROUGH GRADE FOR TR33465 LOTS 1-15	FINAL
BGR070569	PRECISE GRADING TR33465 LOTS 2-16	FINAL
BMN040005	SITE PREPARATION FOR TEMPORARY SALES TRAILER	FINAL
BMN040006	INSTALL TEMPORARY SALES TRAILER	FINAL
BPT080735	15X59' SOL PATIO CVR GAS&ELEC/2 CNTY STD PILASTERS	FINAL
BPT120015	FREE STAND SOLID PATIO W/ELEC	FINAL
BRS050001	DWELLING & ATTACHED GARAGE (PRODUCTION MODEL)	FINAL
BRS050002	DWELLING & ATTACHED GARAGE (PRODUCTION MODEL)	FINAL
BRS050003	DWELLING & ATTACHED GARAGE (PRODUCTION MODEL)	FINAL
BRS050004	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1C	FINAL
BRS050009	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3C	FINAL
BRS050011	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2B	FINAL
BRS050012	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1A	FINAL
BRS050013	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1C	FINAL
BRS050014	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3B	FINAL
BRS050015	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3A	FINAL
BRS050016	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2C	FINAL

**PROPERTY OWNERS CERTIFICATION FORM**

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

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

APN (s) or case numbers PP 25271 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

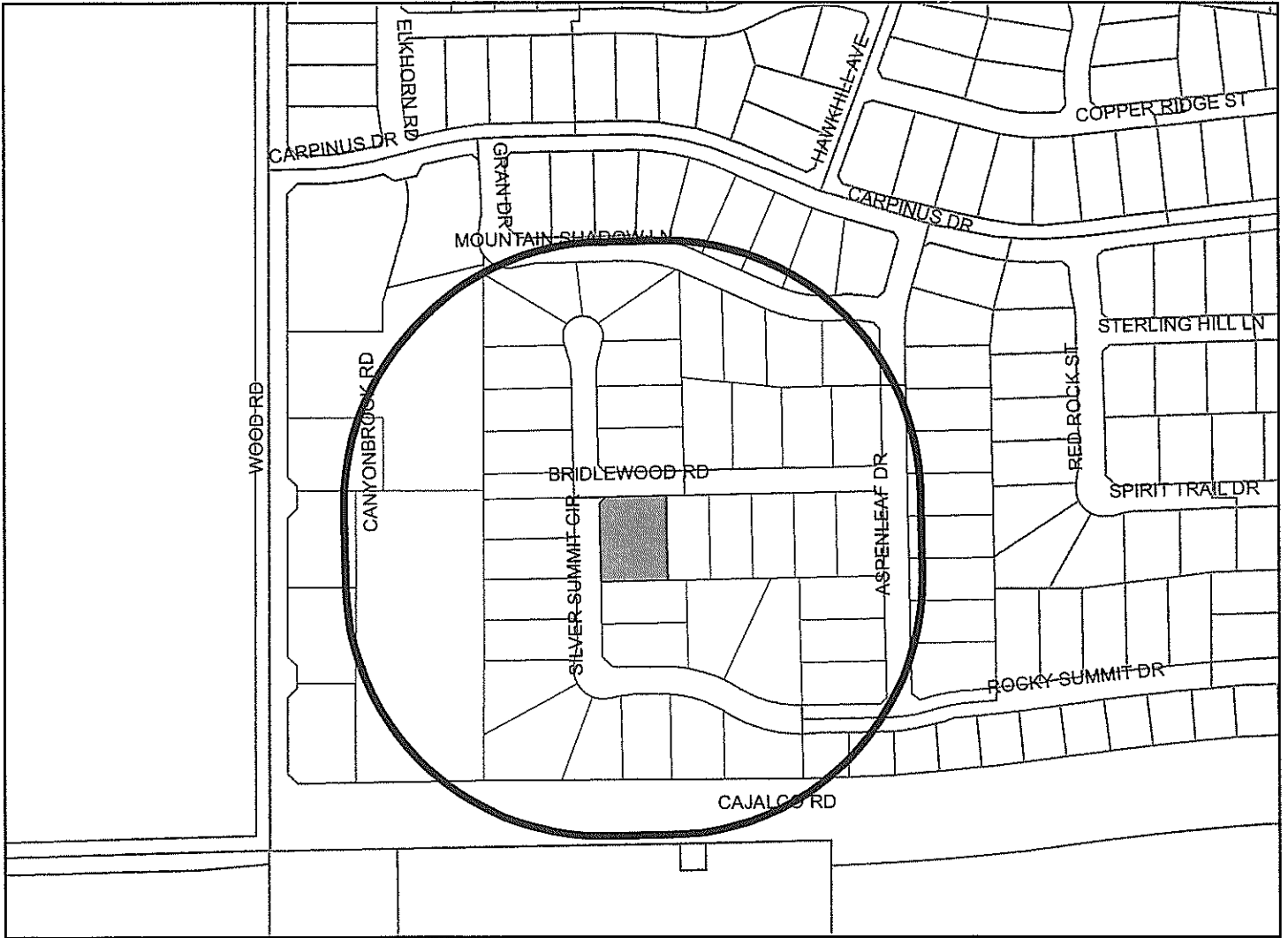
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25271 (600 feet buffer)**



**Selected Parcels**

321-501-001	321-510-005	321-510-013	321-520-007	321-511-008	321-511-005	321-130-054	321-130-055	321-130-056	321-130-059
321-130-060	321-500-005	321-500-010	321-510-015	321-520-010	321-493-001	321-510-014	321-501-008	321-510-012	321-510-009
321-510-007	321-501-007	321-520-006	321-500-007	321-500-004	321-520-004	321-510-003	321-510-004	321-500-008	321-520-005
321-520-002	321-521-002	321-510-006	321-510-010	321-520-003	321-501-005	321-520-001	321-521-003	321-502-003	321-510-002
321-511-006	321-521-004	321-520-009	321-502-004	321-510-001	321-501-003	321-500-006	321-501-004	321-500-009	321-510-011
321-502-002	321-510-008	321-501-006	321-502-001	321-511-007	321-521-001	321-501-002	321-493-002	321-520-008	321-521-005



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: 321130060, APN: 321130060  
C LAND BOULDER, ETAL  
341 W 2ND ST NO 1  
SAN BERNARDINO CA 92401

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 321501004, APN: 321501004  
ARTICIA WHEELER, ETAL  
19271 BRIDLEWOOD RD  
PERRIS, CA. 92570



ASMT: 321501005, APN: 321501005  
JOSEMARIA AGUIRRE  
19253 BRIDLEWOOD RD  
PERRIS, CA. 92570

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

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

ASMT: 321510001, APN: 321510001  
RAYMOND ROMERO  
19295 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510002, APN: 321510002  
JUAN MORENO, ETAL  
19277 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510003, APN: 321510003  
JAIME GOMEZ, ETAL  
19259 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510004, APN: 321510004  
ERNEST SANTAMARIA  
19241 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510005, APN: 321510005  
ANGELINA JACOBUS  
19223 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510006, APN: 321510006  
PATRICIA AGUILAR, ETAL  
19238 SILVER SUMMIT CIR  
PERRIS, CA. 92570



ASMT: 321510007, APN: 321510007  
CYNTHIA GODDARD  
6533 SANDY LN  
RIVERSIDE CA 92505

ASMT: 321510014, APN: 321510014  
ELVA SOSA, ETAL  
19247 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510008, APN: 321510008  
LISA JAMES, ETAL  
19274 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321511005, APN: 321511005  
KENNETH JOHNSON, ETAL  
19180 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510009, APN: 321510009  
LISA MIRABAL, ETAL  
19292 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321511006, APN: 321511006  
MICAELA ESPINOZA, ETAL  
19198 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510010, APN: 321510010  
JOHN GAMBINA  
19310 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321511007, APN: 321511007  
ANNE SONNACK GARCIA, ETAL  
19216 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510011, APN: 321510011  
KRISTINA EARLY, ETAL  
19193 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321511008, APN: 321511008  
ARTURO ESPINOZA  
19234 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510012, APN: 321510012  
CHRISTOPHER HARRIS  
19211 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321520001, APN: 321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321510013, APN: 321510013  
ANTONIO CARDELLA  
19229 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321520002, APN: 321520002  
ROBERT EDWA, ETAL  
P O BOX 545  
PERRIS CA 92572

ASMT: 321520003, APN: 321520003  
GAUDENCIA GONZALEZ, ETAL  
19349 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321520004, APN: 321520004  
SUSAN WEST, ETAL  
19367 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

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

ASMT: 321521002, APN: 321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

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

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

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

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

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

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

ASMT: 321130060, APN: 321130060  
C LAND BOULDER, ETAL  
341 W 2ND ST NO 1  
SAN BERNARDINO CA 92401



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

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

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

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

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

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

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

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

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

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

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

ASMT: 321501004, APN: 321501004  
ARTICIA WHEELER, ETAL  
19271 BRIDLEWOOD RD  
PERRIS, CA. 92570

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

ASMT: 321501005, APN: 321501005  
JOSEMARIA AGUIRRE  
19253 BRIDLEWOOD RD  
PERRIS, CA. 92570



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

ASMT: 321510001, APN: 321510001  
RAYMOND ROMERO  
19295 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510002, APN: 321510002  
JUAN MORENO, ETAL  
19277 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510003, APN: 321510003  
JAIME GOMEZ, ETAL  
19259 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510004, APN: 321510004  
ERNEST SANTAMARIA  
19241 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510005, APN: 321510005  
ANGELINA JACOBUS  
19223 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510006, APN: 321510006  
PATRICIA AGUILAR, ETAL  
19238 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

ASMT: 321510007, APN: 321510007  
CYNTHIA GODDARD  
6533 SANDY LN  
RIVERSIDE CA 92505



ASMT: 321510008, APN: 321510008  
LISA JAMES, ETAL  
19274 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321511005, APN: 321511005  
KENNETH JOHNSON, ETAL  
19180 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510009, APN: 321510009  
LISA MIRABAL, ETAL  
19292 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321511006, APN: 321511006  
MICAELA ESPINOZA, ETAL  
19198 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510010, APN: 321510010  
JOHN GAMBINA  
19310 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321511007, APN: 321511007  
ANNE SONNACK GARCIA, ETAL  
19216 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510011, APN: 321510011  
KRISTINA EARLY, ETAL  
19193 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321511008, APN: 321511008  
ARTURO ESPINOZA  
19234 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321510012, APN: 321510012  
CHRISTOPHER HARRIS  
19211 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321520001, APN: 321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321510013, APN: 321510013  
ANTONIO CARDELLA  
19229 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321520002, APN: 321520002  
ROBERT EDWA, ETAL  
P O BOX 545  
PERRIS CA 92572

ASMT: 321510014, APN: 321510014  
ELVA SOSA, ETAL  
19247 MOUNTAIN SHADOW LN  
PERRIS, CA. 92570

ASMT: 321520003, APN: 321520003  
GAUDENCIA GONZALEZ, ETAL  
19349 SILVER SUMMIT CIR  
PERRIS, CA. 92570



ASMT: 321520004, APN: 321520004  
SUSAN WEST, ETAL  
19367 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

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

ASMT: 321521002, APN: 321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS, CA. 92570

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

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

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

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

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

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

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

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



Agenda Item No.: 2 • 3  
Supervisory District: Third/Third  
Project Planner: Bahelila Boothe  
Director's Hearing: May 20, 2013

PLOT PLAN NO: 25338  
Applicant: Jim Marsh  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

### ISSUES OF RELEVANCE:

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

### RECOMMENDATIONS:

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

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Agricultural: Agricultural (20 Acres Minimum) on The Pass Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Single Family Residential R-1 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-1 Zone.
6. The proposed 1,500 square foot garage to existing detached 406 square foot garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 95 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.

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

**CONCLUSIONS:**

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25338

Parcel: 450-180-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

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

10. EVERY. 2 PPA - HOLD HARMLESS 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 #: PP25338

Parcel: 450-180-016

10. GENERAL CONDITIONS

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

No. 25338 shall be henceforth defined as follows:

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

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

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

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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



PLOT PLAN:ADMINISTRATIVE Case #: PP25338

Parcel: 450-180-016

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25338

Parcel: 450-180-016

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

04/23/13  
11:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25338

Parcel: 450-180-016

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

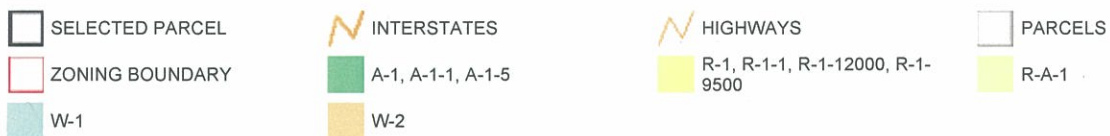
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

ZONING



Selected parcel(s):  
450-180-016

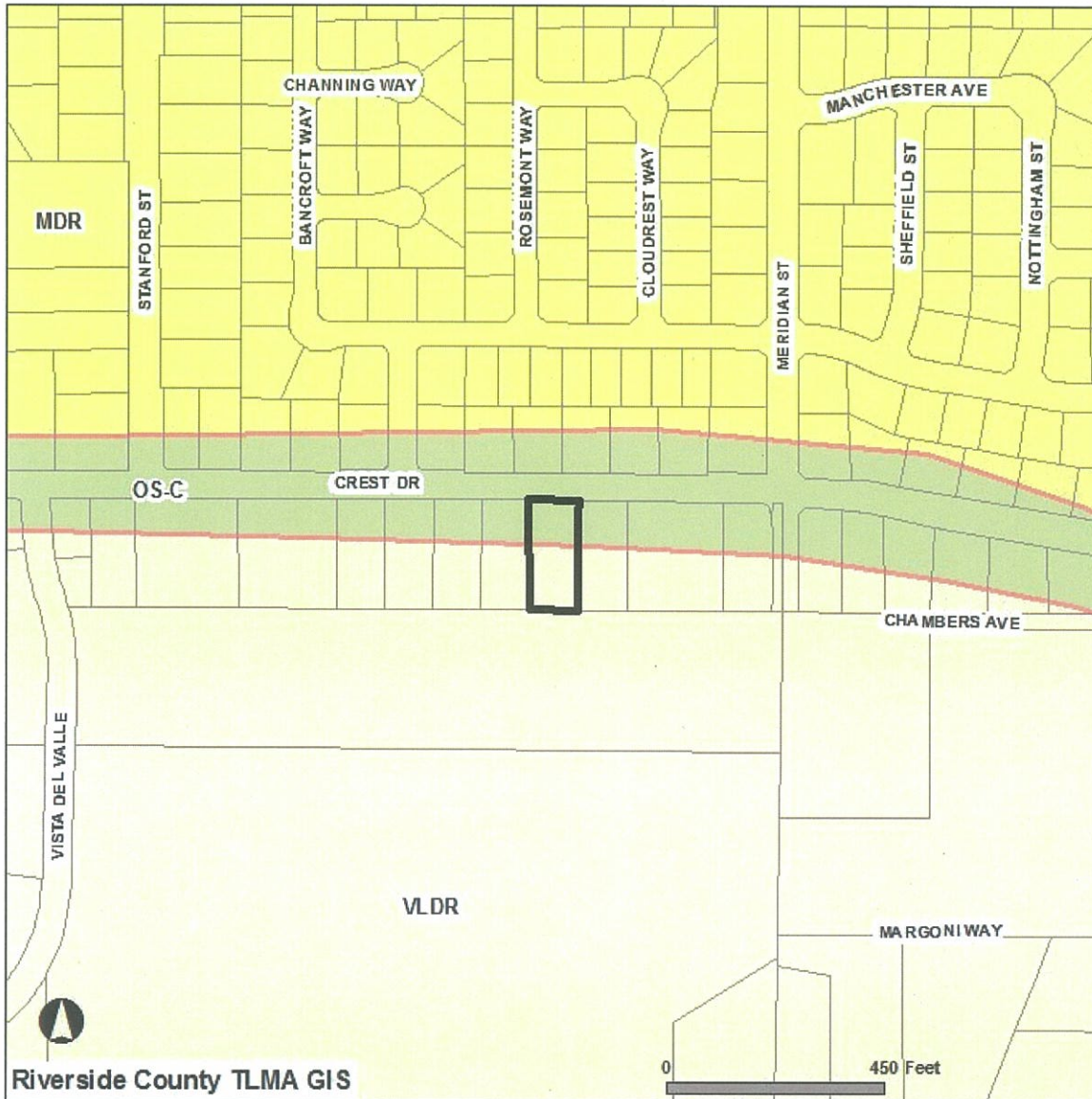
ZONING



**\*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...Tue Apr 09 12:55:53 2013  
 Version 130225

LAND USE



Selected parcel(s):  
450-180-016

LAND USE

- SELECTED PARCEL
- MDR - MEDIUM DENSITY RESIDENTIAL
- OS-C - CONSERVATION
- VLDR - VERY LOW DENSITY RESIDENTIAL
- 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...Tue Apr 09 12:56:52 2013

Version 130225

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
 450-180-016

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

450-180-016-1

**OWNER NAME / ADDRESS**

WAYNE EASTMAN  
 KIM LUREE DUBOIS EASTMAN  
 41939 CREST DR  
 HEMET, CA. 92544

**MAILING ADDRESS**

(SEE OWNER)  
 (SEE SITUS)

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.56 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1392 SQFT., 2 BDRM/ 1.5 BATH, 1 STORY, DETACHED GARAGE(360 SQ. FT), CONST'D 1957SHAKE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 841 GRID: F3

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: HEMET

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: 2006-24-3

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T5SR1W SEC 24

**ELEVATION RANGE**

1724/1732 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING****LAND USE DESIGNATIONS**

OS-C

VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

SAN JACINTO VALLEY

**COMMUNITY ADVISORY COUNCILS**

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1

**ZONING DISTRICTS AND ZONING AREAS**

LITTLE LAKE DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

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  
STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**



NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

116A

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

**FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

---

**GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2-MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.

THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

---

**MISCELLANEOUS**

**SCHOOL DISTRICT**

HEMET UNIFIED

**COMMUNITIES**

EAST HEMET

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 25.50 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043304

**FARMLAND**

LOCAL IMPORTANCE

URBAN-BUILT UP LAND

**TAX RATE AREAS**

071024

•COUNTY FREE LIBRARY

•COUNTY STRUCTURE FIRE PROTECTION

•COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- EASTERN MUN WTR IMP DIST 17
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- LAKE HEMET MUNICIPAL WATER
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

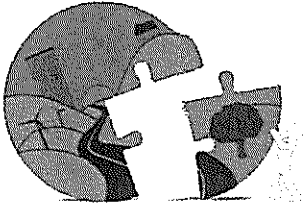
**ENVIRONMENTAL HEALTH PERMITS**

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 Apr 02 09:20:16 2013  
Version 130225



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
Director

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25338 DATE SUBMITTED: 4/2/13

**APPLICATION INFORMATION**

Applicant's Name: Jim Marsh E-Mail: jqqm@msn.com

Mailing Address: 27431 Dartmouth St  
Hemet Street CA 92544  
City State ZIP

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

Engineer/Representative's Name: Jim Marsh E-Mail: jqqm@msn.com

Mailing Address: 27431 Dartmouth St  
hemet Street CA 92544  
City State ZIP

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

Property Owner's Name: Wayne & Kim Eastman E-Mail: \_\_\_\_\_

Mailing Address: 41939 Crest Drive  
Hemet Street CA 92544  
City State ZIP

Daytime Phone No: (951) 764-3953 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).

Jim Marsh \_\_\_\_\_  
*Jim Marsh*  
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):**

Wayne Eastman \_\_\_\_\_  
*Wayne Eastman*  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Kim Eastman \_\_\_\_\_  
*Kim Eastman*  
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): \_\_\_\_\_

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

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 450-180-016

## APPLICATION FOR MINOR PLOT PLAN

Section: 24 Township: 5S Range: 1W

Approximate Gross Acreage: 0.56 acre

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

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

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**

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

#### **COMMERCIAL/INDUSTRIAL**

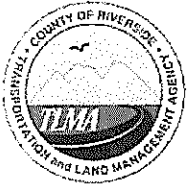
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details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

#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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



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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

**TO BE COMPLETED BY APPLICANT:**

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

and JIM MARSH hereafter "Applicant" and WAYNE EASTMAN " Property Owner".

Description of application/permit use:

PLAT PLAN FOR 1500' DETACHED GARAGE

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

**Section 1. Deposit-based Fees**

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

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

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

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement 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): 450-180-016

Property Location or Address:  
41939 CREST DRIVE, HEMET CA 92544

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: WAYNE EASTMAN Phone No.: 951-764-3953

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 41939 CREST DRIVE  
HEMET CA 92544

**3. APPLICANT INFORMATION:**

Applicant Name: JIM MARSH Phone No.: 951-658-4733

Firm Name: \_\_\_\_\_ Email: jgm@msn.com

Address (if different from property owner)  
27431 DARTMOUTH ST  
HEMET CA 92544

**4. SIGNATURES:**

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

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

Signature of the County of Riverside, by [Signature] Date: 4/2/13  
Print Name and Title: Franklin Stewart (2) Sr Technical

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP25338</u>
Set #:	_____ Application Date: <u>4/2/13</u>

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 4/11/2013

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

APN (s) or case numbers PP25338 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

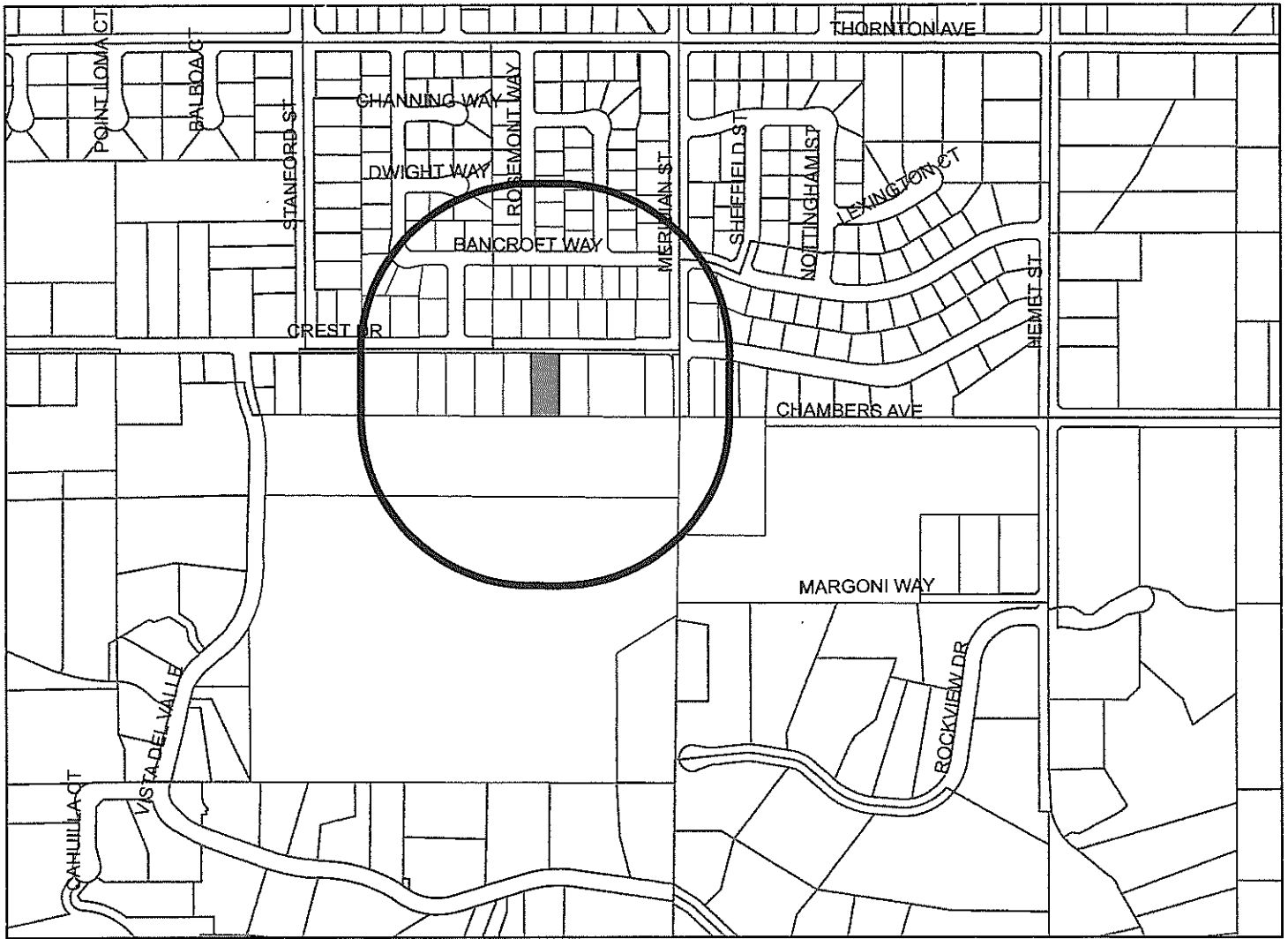
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PP25338 (600 feet buffer)**



**Selected Parcels**

450-154-019	450-141-030	450-154-002	450-154-007	450-142-014	450-152-010	450-153-001	450-151-008	450-180-014	555-494-002
450-142-018	450-141-013	555-481-001	450-141-012	450-154-020	450-152-002	450-152-001	450-143-001	450-142-015	450-152-009
450-180-020	450-180-029	555-450-001	450-152-011	450-152-008	450-154-003	450-180-015	450-180-028	450-153-021	450-154-016
450-154-009	450-143-002	450-154-008	555-494-001	450-151-006	450-153-003	450-141-028	450-180-011	450-142-019	450-154-001
450-154-010	450-180-013	450-154-004	450-180-012	555-491-001	450-180-027	555-450-007	450-180-021	450-180-022	450-152-003
450-154-018	555-491-024	450-154-017	450-142-020	450-142-016	450-142-017	450-153-002	450-154-006	450-141-027	450-153-020
555-491-025	450-141-015	450-180-016	450-154-005	450-141-014	450-151-007	555-491-002			



440 220 0 440 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: 450141012, APN: 450141012  
FRANK VALDEZ, ETAL  
C/O FRANK VALDEZ  
27433 PIEDMONT WAY  
HEMET, CA. 92544

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 450142020, APN: 450142020  
ABDOLREZA FALATOONZADEH, ETAL  
9051 WHIRLAWAY CT  
ALTA LOMA CA 91737



ASMT: 450143001, APN: 450143001  
JERI SANCHEZ, ETAL  
27410 PIEDMONT WAY  
HEMET, CA. 92544

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 450153002, APN: 450153002  
CINDY LORD, ETAL  
43160 E WHITTIER  
HEMET CA 92544

ASMT: 450153003, APN: 450153003  
LOMA LINDA RENTALS INC  
C/O LLSRP  
25612 BARTON RD NO 326  
LOMA LINDA CA 92354

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

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

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

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

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

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

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

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

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

ASMT: 450154004, APN: 450154004  
SHARALEE FLESCHE, ETAL  
1665 N BEVERLY GLEN BLV  
LOS ANGELES CA 90077

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

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

ASMT: 450154017, APN: 450154017  
ANNALESIA STEWART, ETAL  
41954 CREST DR  
HEMET, CA. 92544

ASMT: 450154018, APN: 450154018  
PRIM CLARK, ETAL  
P O BOX 835  
HEMET CA 92546

ASMT: 450180015, APN: 450180015  
DEBBIE BAKER, ETAL  
40830 RESEDA SPRINGS RD  
HEMET CA 92544

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

ASMT: 450180016, APN: 450180016  
KIM DUBOIS EASTMAN, ETAL  
41939 CREST DR  
HEMET, CA. 92544

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

ASMT: 450180022, APN: 450180022  
JUDITH MCPHERSON, ETAL  
41187 THORNTON AVE  
HEMET CA 92544

ASMT: 450180011, APN: 450180011  
MARILYN HEIN  
41857 CREST DR  
HEMET, CA. 92544

ASMT: 450180027, APN: 450180027  
DONNA SHERMAN, ETAL  
41955 CREST DR  
HEMET, CA. 92544

ASMT: 450180012, APN: 450180012  
MELISSA ANADY, ETAL  
41875 CREST DR  
HEMET, CA. 92544

ASMT: 450180028, APN: 450180028  
JAMIE FALK, ETAL  
41979 CREST DR  
HEMET, CA. 92544

ASMT: 450180013, APN: 450180013  
KATHLEEN AUSTIN, ETAL  
41889 CREST DR  
HEMET, CA. 92544

ASMT: 450180029, APN: 450180029  
REBECCA GOMEZ, ETAL  
41995 CREST DR  
HEMET, CA. 92544

ASMT: 450180014, APN: 450180014  
DEBRA BAKER, ETAL  
49881 MACLAINE ST  
INDIO CA 92201

ASMT: 555450001, APN: 555450001  
INGRID VITALIS, ETAL  
27520 MERIDIAN ST  
HEMET, CA. 92544



ASMT: 555450007, APN: 555450007  
MICHAEL MURPHY, ETAL  
42150 MARGONI WAY  
HEMET, CA. 92544

ASMT: 555494002, APN: 555494002  
CHARLENE GARCIA  
627 WINNERS CIR  
SAN JACINTO CA 92582

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

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

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

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

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

ASMT: 555494001, APN: 555494001  
KUN HAN  
42035 CREST DR  
HEMET, CA. 92544

Agenda Item No.: 2.04  
Supervisory District: Fourth/Fourth  
Project Planner: Bahelila Boothe  
Director's Hearing: May 20, 2013

PLOT PLAN NO: 25277  
Applicant: Lander Family Trust  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 988 square foot detached garage on 5 acres.

### ISSUES OF RELEVANCE:

There are no issues of relevance at time of writing this staff report.

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

### CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) and Open Space (Water) on the Western Coachella Valley Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the One Family Residential (R-1-5) zone and Watercourse, Watershed and Conservation Area (W-1).

5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-1-5 zone and W-1 zone.
6. The proposed 988 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 988 square foot detached garage is compatible with the character of the surrounding community.
8. The detached accessory 988 square foot detached garage is located 10 feet from the main building and consistent with the architectural of the residence.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of 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 #: PP25277

Parcel: 628-340-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 988 square foot detached garage on 5 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 No. 25277 shall be henceforth defined as follows:

PLOT PLAN:ADMINISTRATIVE Case #: PP25277

Parcel: 628-340-032

10. GENERAL CONDITIONS

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

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

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

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

BS PLNCK DEPARTMENT

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

This plot plan approval is for the proposed

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. 25277 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

PLOT PLAN:ADMINISTRATIVE Case #: PP25277

Parcel: 628-340-032

10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE

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 #: PP25277

Parcel: 628-340-032

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  
exisiting buildings or land under the terms of the  
authorized use. Prior to the expiration of the two year  
period, the permittee may request a one (1) year extension  
of time request in which to use this plot plan. A maximum  
of three one-year extension of time requests shall be  
permitted. Should the time period established by any of  
the extension of time requests lapse, or should all three  
one-year extensions be obtained and no substantial  
construction or use of this plot plan be initiated within  
five (5) years of the effective date of the issuance of  
this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

04/23/13  
10:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25277

Parcel: 628-340-032

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.

2011 AERIAL



**Selected parcel(s):**  
628-340-032

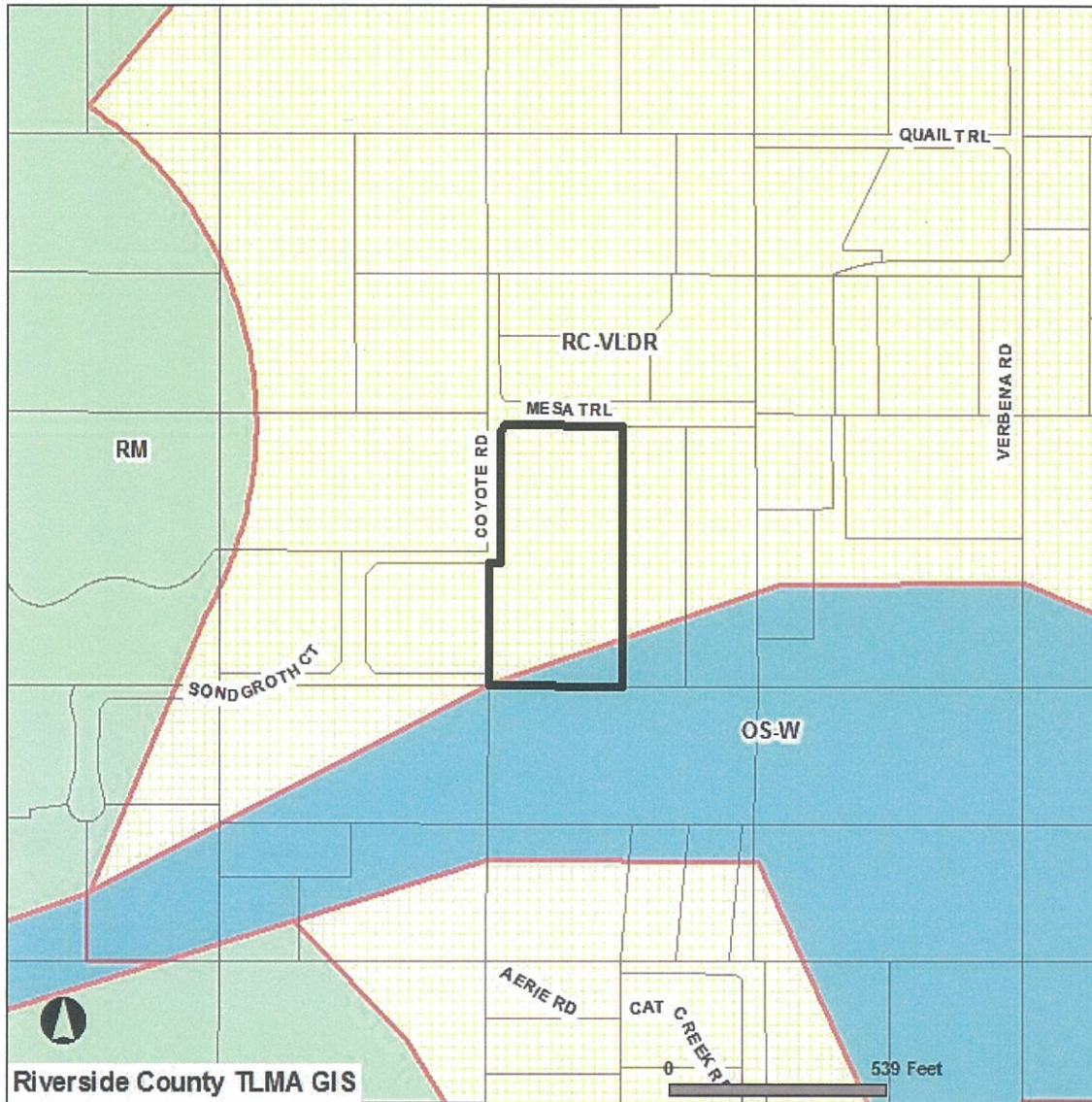
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Apr 18 08:42:26 2013

Version 130225

LAND USE



Selected parcel(s):  
628-340-032

LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- OS-W - WATER
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- RM - RURAL MOUNTAINOUS

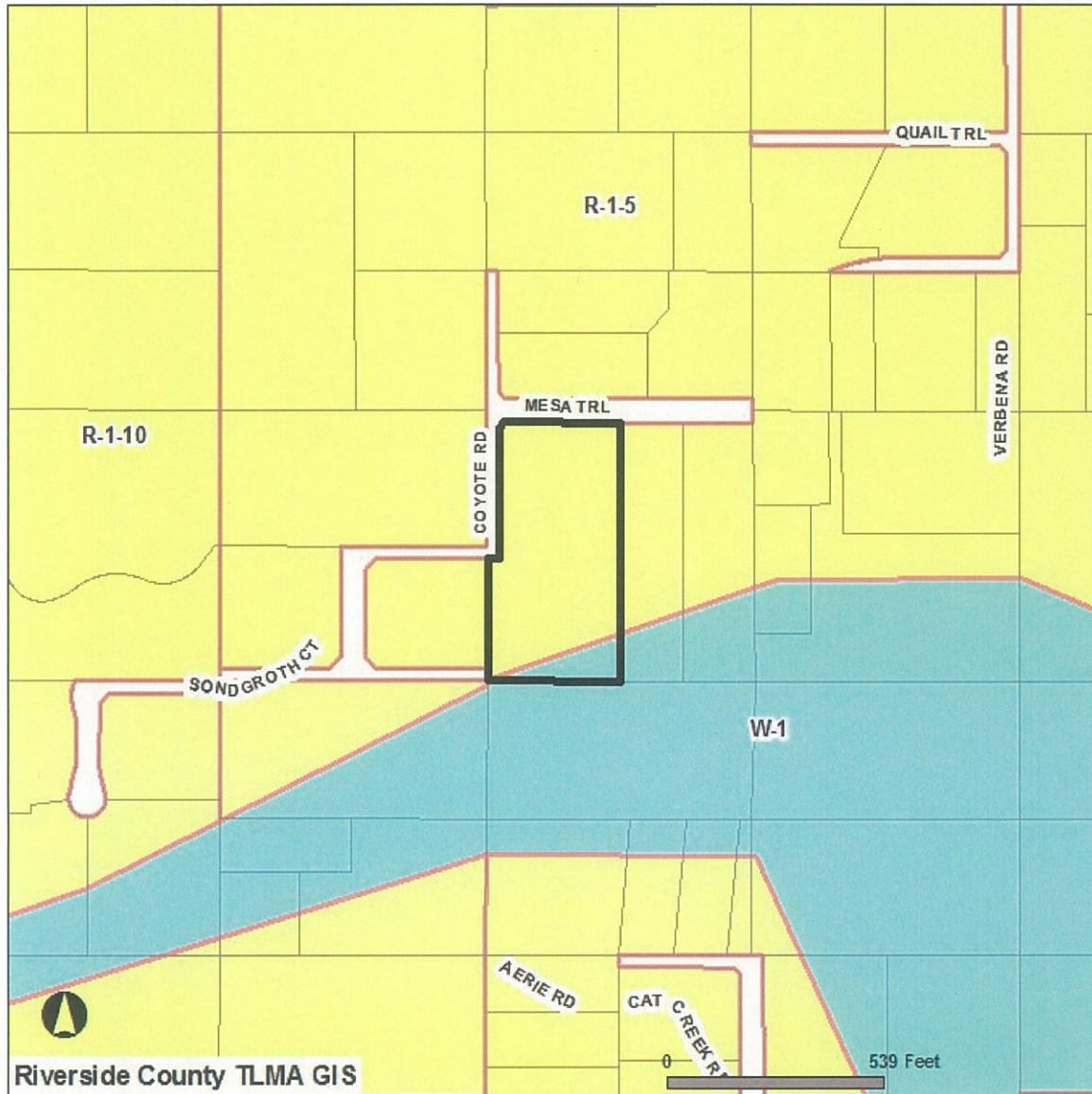
**\*IMPORTANT\***

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

REPORT PRINTED ON... Thu Apr 18 08:19:53 2013

Version 130225

### ZONING



**Selected parcel(s):**  
628-340-032

### ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- R-1-10, R-1-5
- N HIGHWAYS
- W-1
- PARCELS

**\*IMPORTANT\***

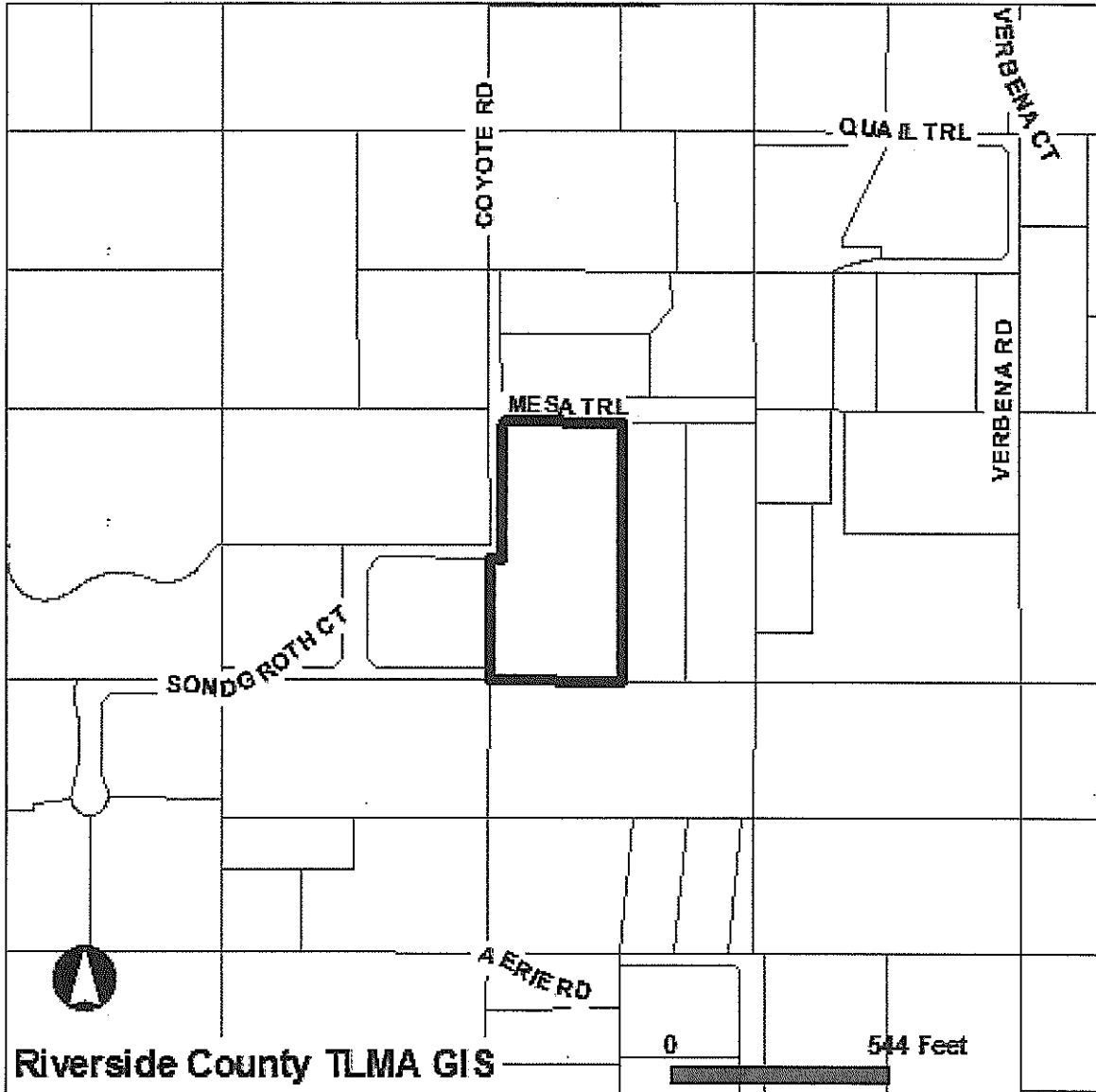
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Thu Apr 18 08:18:54 2013

Version 130225



RIVERSIDE COUNTY GIS



Selected parcel(s):  
628-340-032

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

628-340-032-8

**OWNER NAME / ADDRESS**

ELLIOT BARTON LANDER  
MARLA ROBIN LANDER  
71295 MESA TR  
PALM DESERT, CA. 92260

**MAILING ADDRESS**

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

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.54 ACRES

**PROPERTY CHARACTERISTICS**

628-340-032

WOOD FRAME, 3877 SQFT., 4 BDRM/ 4.25 BATH, 1 STORY, ATTACHED GARAGE(864 SQ. FT), CONST'D 2002TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

628-340-032

WOOD FRAME, 892 SQFT., 2 BDRM/ 1 BATH, 1 STORY, ATTACHED GARAGE(240 SQ. FT), CONST'D 2002TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 848 GRID: B5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: PALM DESERT

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

ROY WILSON, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR5E SEC 36

**ELEVATION RANGE**

956/996 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

OS-W

RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**COMMUNITY ADVISORY COUNCILS**

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1-5 (CZ 7612)

W-1

**ZONING DISTRICTS AND ZONING AREAS**

CATHEDRAL CITY-PALM DESERT DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**  
NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**  
NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## ***ENVIRONMENTAL***

---

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
NO DATA AVAILABLE

---

## ***FIRE***

---

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

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

---

## ***DEVELOPMENT FEES***

---

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

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

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

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

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

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

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

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

---

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

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

191

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

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

**WATER DISTRICT**

CVWD

**FLOOD CONTROL DISTRICT**

NOT IN A FLOOD DISTRICT

**WATERSHED**

WHITEWATER

---

**GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

VERY LOW

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

UNDETERMINED POTENTIAL.

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

---

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**

DESERT SANDS UNIFIED

**COMMUNITIES**

PINYON PINES

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 34.53 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

045113

**FARMLAND**

OTHER LANDS

**TAX RATE AREAS**

075149

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

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

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

**BUILDING PERMITS**

Case #	Description	Status
BAR060075	REMODEL BATH AND CLOSET 17X13	FINAL
BAR120138	ADD TO DWLG 1155SF & CONVERT GARAGE TO DWLG 826SF	ISSUED
BAS070268	NEW BARN (DEMO PMT BDE070196) 70X44	FINAL
BDE070196	DEMO OF BARN/CORRAL (BXX012115)	FINAL
BDE990085	DEMO SEPTIC TANK	FINAL
BEL071532	RELOCATE METER AND RESET TO 200 AMPS (SUP00690)	FINAL
BEL080190	NEW WRING FOR BARN FOR LIGHTING AND CEILING FANS	FINAL
BFE080043	AG STRUCTURE - FEE ONLY	PAID
BGR000869	GRADING FOR SECOND UNIT AND BARN (BGR990438)	FINAL
BGR021339	150 c.y. cut	FINAL
BGR990438	Mesa Trail at Coyote Trail in Cahuilla Hills	FINAL
BRS012689	DWLG W/ATTACHED GARAGE 852 SQFT	FINAL
BRS030066	ATTACHED GUEST DWELLING 399 SQ FT	FINAL
BRS993889	DWELL W/ATTACHED GARAGE 3488 SQ FT	FINAL
BSP000361	GUNITE POOL AND SPA	FINAL
BXX002418	GARDEN WALL/PILASTERS	EXPIRED
BXX012115	HORSE CORRAL WBATH (DETACHED)	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS060535	PLAN REVIEW	APPLIED
EHS073494	SEPTIC VERIFICATION	APPLIED
EHS120840	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
COC04814	CERTIFY APN 628340019 AS A LEGAL PARCEL	APPROVED
MT001857	T5S R5E SEC 36	VOID
MT001858	T5S R5E SEC 36	VOID
MT001859	T5S R5E SEC 36	PAID
MT012475	SUP 690	PAID
MT992507	T5S,R5E SEC 36	PAID
MT992508	T5S,R5E SEC 36	PAID
SUP00690	SECOND UNIT PERMIT	APPROVED

:

:

:

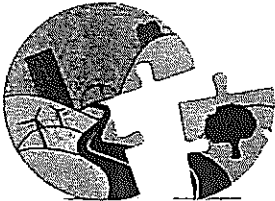
:

:

:

:

:



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

Carolyn Syms Luna  
Director

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

**APPLICATION INFORMATION**

Applicant's Name: LANDER FAMILY TRUST E-Mail: ELLIOT@SEDONA PLAZA.COM

Mailing Address: 72780 COUNTRY CLUB RD. SUITE 301  
RANCHO MIRAGE <sup>Street</sup> CALIFORNIA 92270-4150  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (760) 668-0879 Fax No: ( )

Engineer/Representative's Name: HUGH M. KAPTUR E-Mail: 760-8643243

Mailing Address: 38-165 MARACAIBO CIR. W.  
PALM SPRINGS <sup>Street</sup> CALIFORNIA 92264  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (760) 864 3242 Fax No: (760) 864-3243

Property Owner's Name: LANDER FAMILY TRUST E-Mail: ELLIOT@SEDONA PLAZA.COM

Mailing Address: 72780 COUNTRY CLUB RD. SUITE 301  
RANCHO MIRAGE <sup>Street</sup> CALIFORNIA 92270-4150  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (760) 668-0879 Fax No: (760) 776-0041

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

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

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"

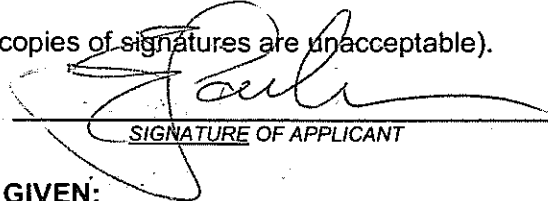
**APPLICATION FOR MINOR PLOT PLAN**

**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).

ELLIOT LANDER FAMILY TRUST  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

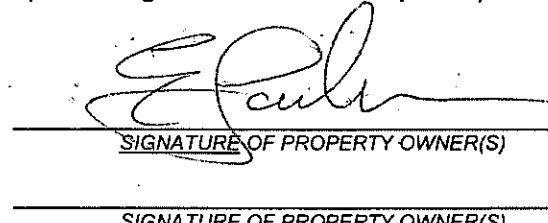
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

SIGNATURE OF PROPERTY OWNER(S):

ELLIOT LANDER FAMILY TRUST  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

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

A FOUR CAR GARAGE ADDITION  
\_\_\_\_\_  
\_\_\_\_\_

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 628-340-219 032



**APPLICATION FOR MINOR PLOT PLAN**

Section: 36 Township: T55 R5E Range: R5E

Approximate Gross Acreage: 5

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

Thomas Brothers Map, edition year, page no., and coordinates: 848 D5

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

**COMMERCIAL/INDUSTRIAL**

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

**ACCESSORY BUILDING**

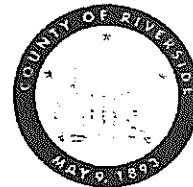
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details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

**GUEST HOUSE**

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



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

TO BE COMPLETED BY APPLICANT:

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

Description of application/permit use:

Detached Garage

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

Section 1. Deposit-based Fees

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. 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): 628-340-032

Property Location or Address: 71295 Mesa Trail RD 92260

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: ELLIOT LANDER  
(THE LANDER TRUST) Phone No.: 760-668-0879

Firm Name: \_\_\_\_\_ Email: elliott@sedonaplaza.com

Address: 16 Miraggio Place  
Rancho Mirage, CA 92270

**3. APPLICANT INFORMATION:**

Applicant Name: Samuel Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 12-15-12  
 Print Name and Title: \_\_\_\_\_

Signature of Property Owner: [Signature] Date: 12-15-12  
 Print Name and Title: \_\_\_\_\_

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/18/2013.

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

APN (s) or case numbers PP 25277 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

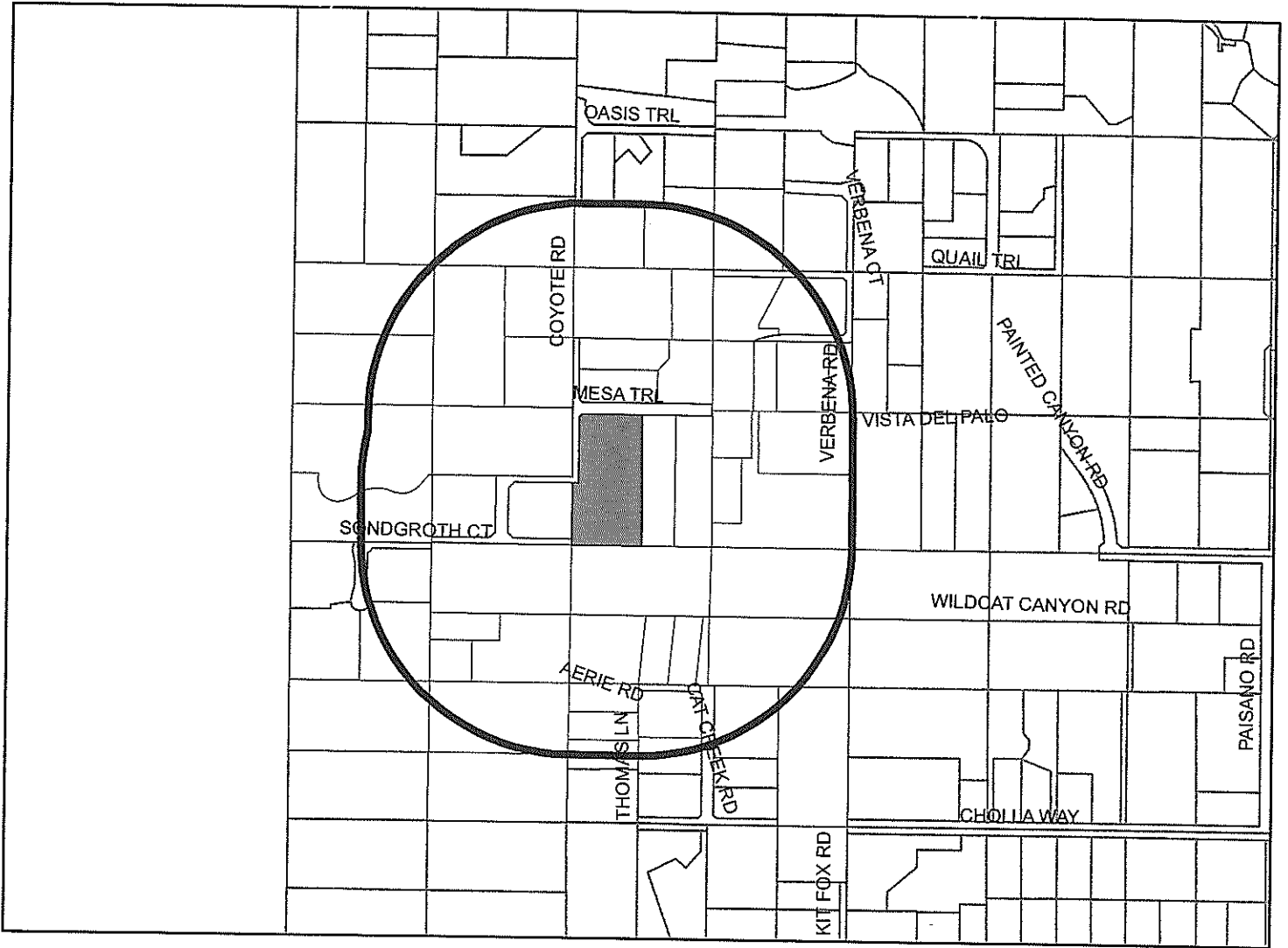
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

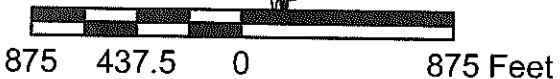
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**PP25277 (1000 feet buffer)**



**Selected Parcels**

628-370-013	628-370-015	628-370-009	628-370-006	628-370-007	628-370-008	628-370-010	628-370-016	628-370-019	628-370-020
628-370-021	628-370-027	628-370-028	628-340-007	628-330-023	628-330-045	628-340-002	628-340-011	628-340-012	628-340-013
628-340-033	628-340-034	628-330-022	628-360-002	628-340-032	628-340-026	628-370-025	628-370-031	628-340-025	628-370-018
628-340-031	628-330-018	628-340-010	628-390-001	628-370-032	628-340-015	628-330-026	628-370-011	628-340-041	628-340-042
628-340-008	628-370-002	628-370-005	628-340-016	628-330-038	628-340-027	628-340-029	628-370-012	628-370-033	628-370-004
628-340-006	628-340-030	628-340-004	628-340-001	628-340-028	628-360-013	628-340-024	628-340-022	628-340-023	628-340-003



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



ASMT: 628330018, APN: 628330018  
 JOHN OHEA  
 71445 OASIS TR  
 PALM DESERT, CA. 92260

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

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

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

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

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

ASMT: 628330026, APN: 628330026  
 MARILYN WALCHER  
 126 S LEGGETT  
 PORTERVILLE CA 93257

ASMT: 628340007, APN: 628340007  
 CHARLES PADELFORD  
 1813 TOWHEE ST  
 SAN MARCOS CA 92069

ASMT: 628330038, APN: 628330038  
 MARY HASTE, ETAL  
 38780 DESERT MIRAGE DR  
 PALM DESERT CA 92260

ASMT: 628340008, APN: 628340008  
 NANCY SCOTT  
 48655 COYOTE RD  
 PALM DESERT, CA. 92260

ASMT: 628330045, APN: 628330045  
 DAVID BARON  
 70345 MOTTLE CIR  
 RANCHO MIRAGE CA 92270

ASMT: 628340010, APN: 628340010  
 TAMISHA TUBBERVILLE, ETAL  
 40555 GREEN OAKS DR  
 TEMECULA CA 92592

ASMT: 628340001, APN: 628340001  
 STEVEN CHRIS  
 48475 COYOTE TRAIL  
 PALM DESERT CA 92260

ASMT: 628340013, APN: 628340013  
 M JENSON, ETAL  
 231 24TH PL  
 COSTA MESA CA 92627



ASMT: 628340015, APN: 628340015  
LEILA NILIPOUR, ETAL  
P O BOX 972  
RANCHO MIRAGE CA 92270

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 628360002, APN: 628360002  
EDWIN NEUMEYER  
48725 VERBENA RD  
PALM DESERT, CA. 92260

ASMT: 628360013, APN: 628360013  
SARA APLANALP, ETAL  
33872 ZARZITO DR  
DANA POINT CA 92629

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

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

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

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

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

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

ASMT: 628370028, APN: 628370028  
CLONARD THOMAS, ETAL  
71225 AERIE DR  
PALM DESERT CA 92260

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

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

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

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

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

ASMT: 628370033, APN: 628370033  
ROBERTA CROWE  
20 CAHUILLA HILLS  
PALM DESERT CA 92260



Use Avery® Template 5162®

Feed Paper



Fold along line to expose Pop-up Edge™



AVERY® 5962®



ASMT: 628390001, APN: 628390001  
KENNETH SHONER  
C/O ANGELA PEGGY MORITZ  
71660 CANYON WAY  
PALM DESERT, CA. 92260

Étiquettes faciles à peler  
Utilisez le gabarit AVERY® 5162®

  
Sens de  
chargement



Repliez à la hachure afin de  
révéler le rebord Pop-up™

[www.avery.com](http://www.avery.com)  
1-800-GO-AVERY



Agenda Item No.: 2.5  
Area Plan: Reche Canyon/Badlands  
Zoning District: Edgemont-Sunnymead  
Supervisory District: Fifth/First  
Project Planner: Damaris Abraham  
Director's Hearing: May 20, 2013  
Continued from: 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.

### FURTHER PLANNING CONSIDERATIONS:

May 20, 2013

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

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north<br>Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west<br>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<br>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<br>Vacant to the south   |
| 8. Project Data:                      | Total Acreage: 20.57   |

D.M.

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          | d. Hydrology/Water Quality   |
| b. Geology/Soils                 | e. Utilities/Service Systems |
| c. Hazards & Hazardous Materials |                              |

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.PM35864.5.20.13.docx

Date Prepared: 02/25/13

Date Revised: 05/09/13

Agenda Item No.: 2 - 5  
Area Plan: Reche Canyon/Badlands  
Zoning District: Edgemont-Sunnymead  
Supervisory 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:**

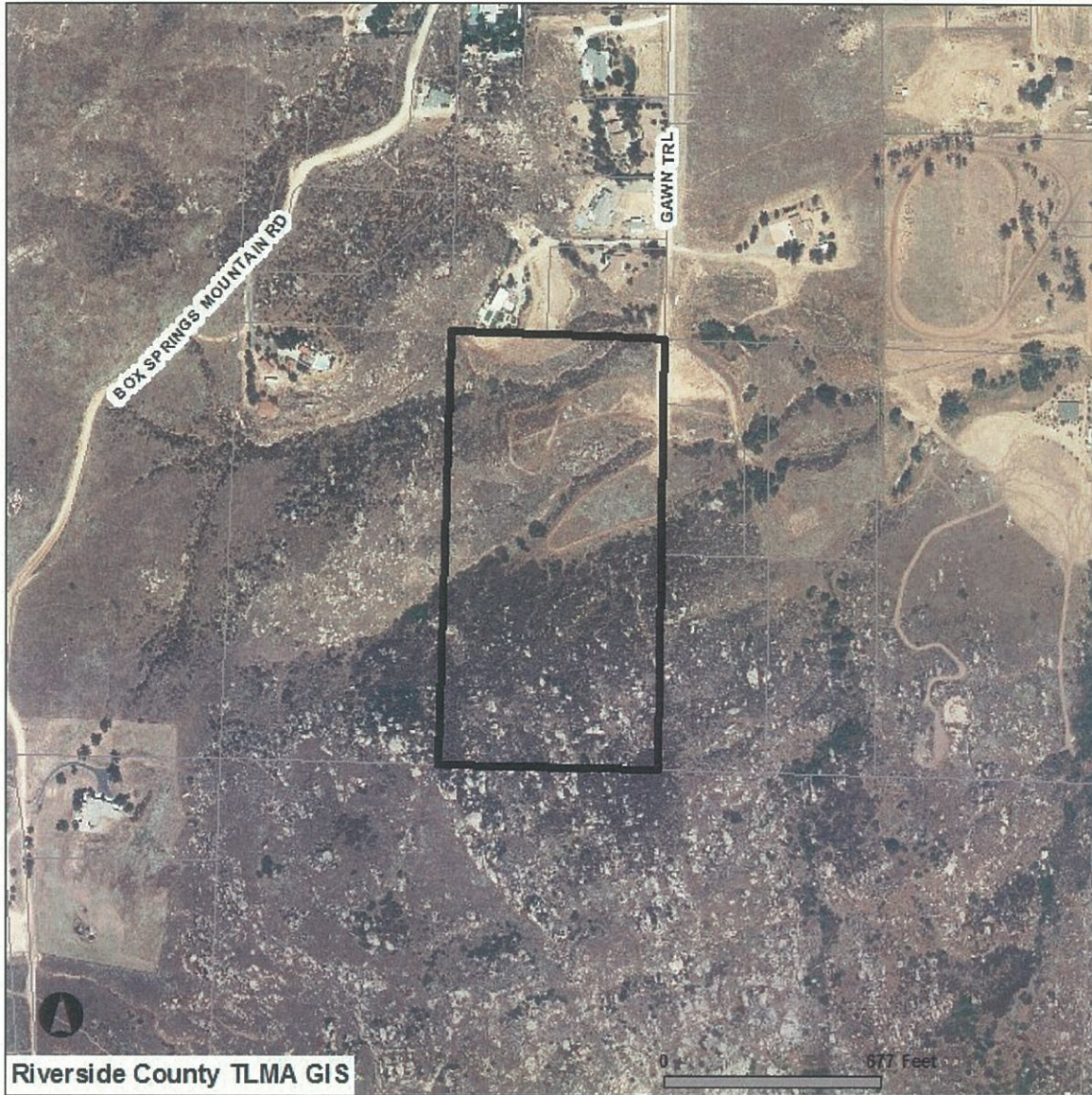
1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent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



PM35864



**Selected parcel(s):**  
257-220-017

**LEGEND**

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

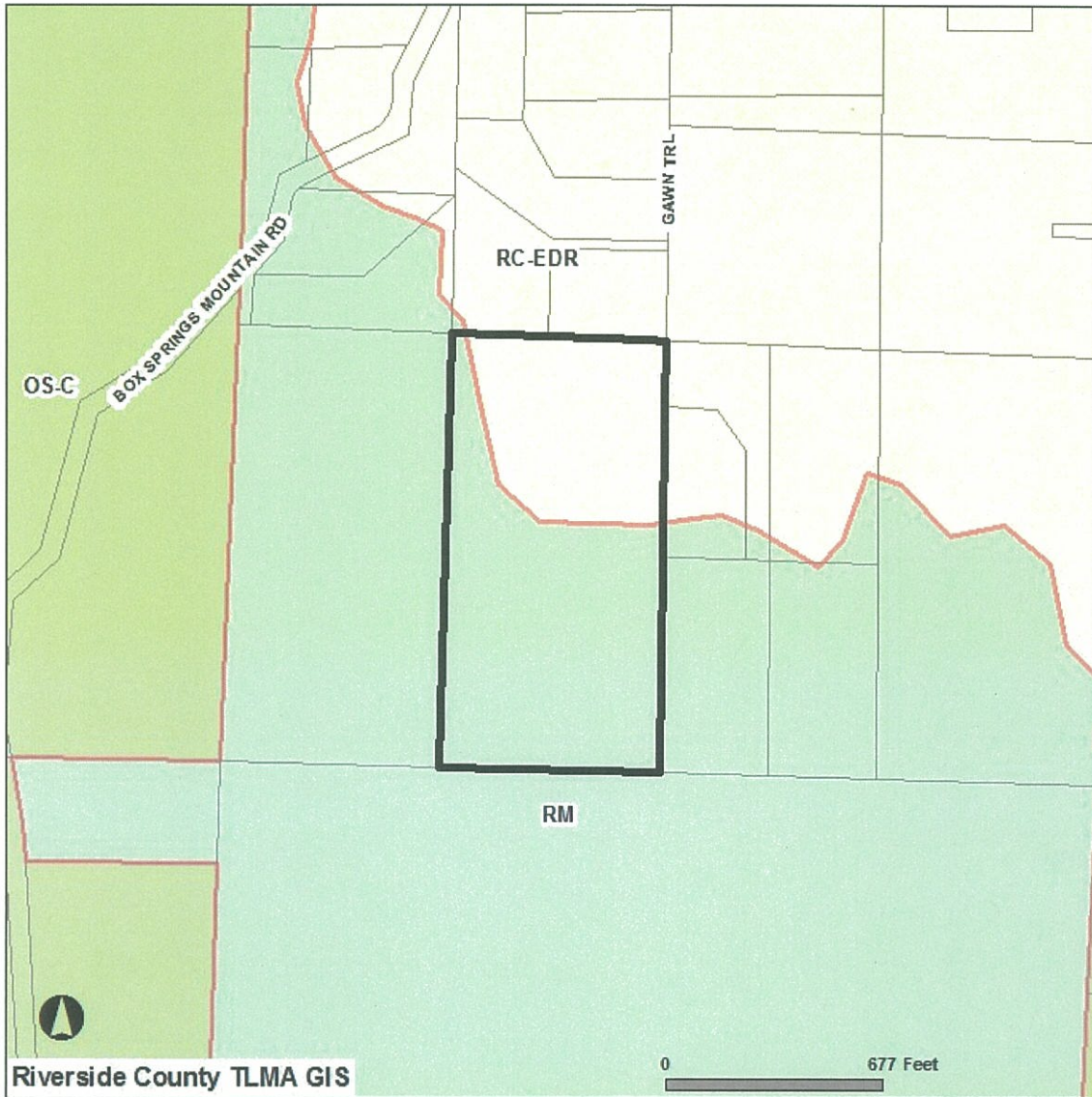
**\*IMPORTANT\***

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 Mar 25 09:09:36 2013

Version 121101

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

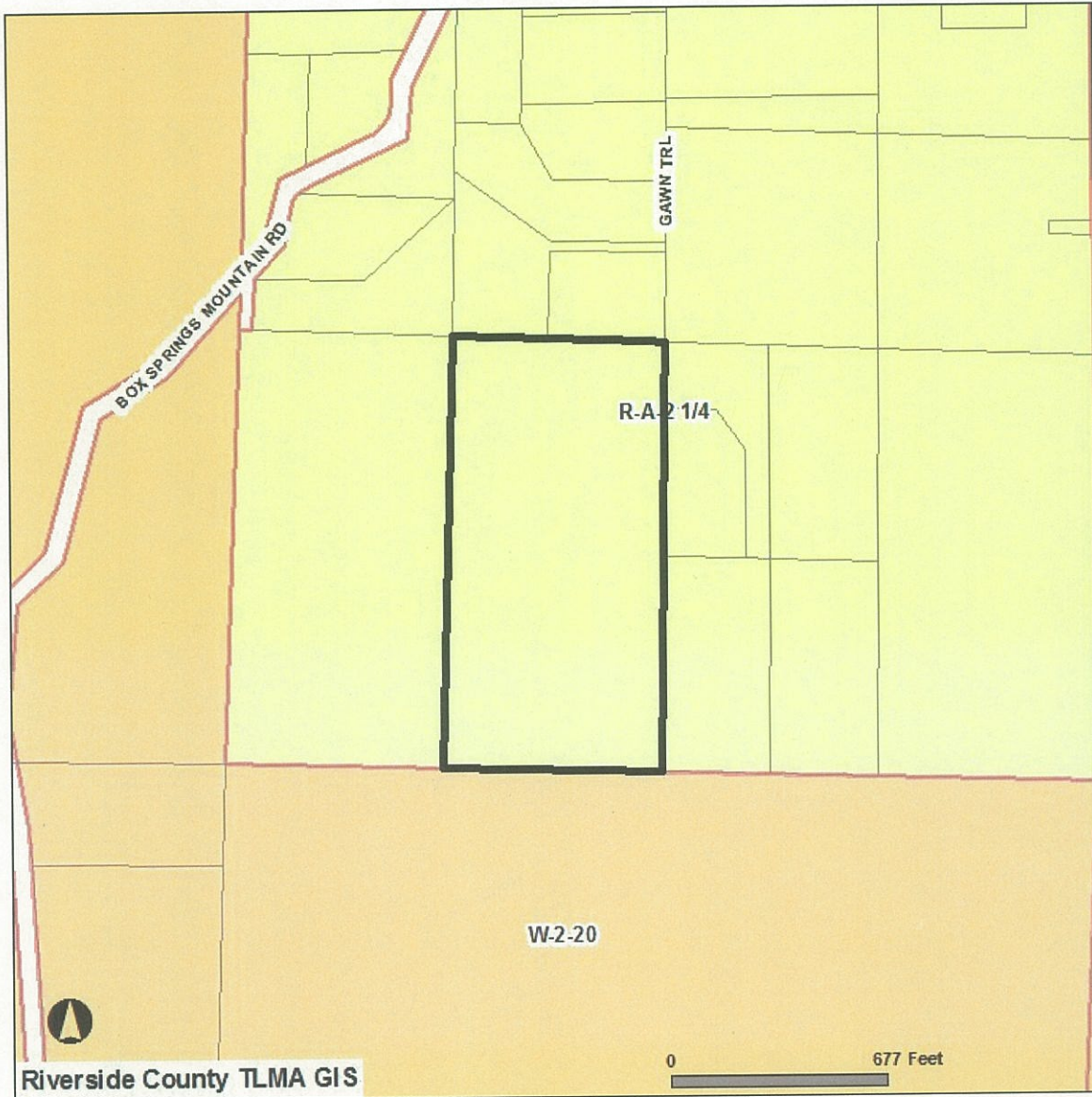
**\*IMPORTANT\***

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

REPORT PRINTED ON...Mon Mar 25 09:11:09 2013

Version 121101

PM35864



Selected parcel(s):  
257-220-017

**ZONING**

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

**\*IMPORTANT\***

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

REPORT PRINTED ON...Mon Mar 25 09:13:22 2013

Version 121101



# 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input 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.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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, & CV). 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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**

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 Archaeologist Review, PD-A-4648

Findings of Fact:

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

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

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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.

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

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

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**

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

#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.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>20. Wind Erosion and Blowsand from project either on or off site.</b>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? |                          |                          |                                     |                          |

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

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

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project application materials

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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
--------------------------------	--	------------------------------	-----------

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

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

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

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?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

**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
--------------------------------	--	------------------------------	-----------

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?

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

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

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

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

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



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

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

**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
--	--------------------------------	--	------------------------------	-----------

neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan, Figure C-7

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service

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

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**

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

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?

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

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

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

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
<b>46. Sewer</b>				
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.

<b>47. Solid Waste</b>				
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
--------------------------------	--	------------------------------	-----------

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

Findings of Fact:



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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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.



PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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/landsape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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, AN 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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP- SHOW ECS (cont.) RECOMMND

clearly map and labeled the "Riparian/Riverine Area not to be Disturbed" and must include the acreage of the features. The following notes must shown on the ECS:

"All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions

All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64

No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide



PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2                    MAP DELINEATE WC ON ECS (AC) (cont.)                    RECOMMND

environmental constraint sheet stating "The watercourse and Flood Hazard Area must be kept free of all buildings and obstructions, including building pads".

50.FLOOD RI. 4                    MAP ADP FEES                    RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Sunnymead Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 5                    MAP SUBMIT PLANS                    RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP (cont.)                    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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

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. Sufficient right-of-way dedication of 30 foot half-width right-of-way shall extend up to APN: 257-230-006 for ingress and egress of APN: 257-230-006 to County paved road.

50.TRANS. 5                    MAP - STREET NAME SIGN                    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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 7                    MAP - ACCESS RD/AGG. CONST (cont.)                    RECOMMND

Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Gawn Trail to existing AC paved portion of Gawn Trail (APN: 257-220-033).

50.TRANS. 8                    MAP - AGGREGATE/32' GRADED                    RECOMMND

Gawn Trail along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 30 foot graded section within a 30 foot half-width dedicated right-of-way as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                MAP-G2.4GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3                    MAP-G2.14OFFSITE GDG ONUS                    RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

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

Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1                    EPD - SHOW ECS                    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@rctlma.org](mailto:jbond@rctlma.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



PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                    MAP ADP FEES (cont.)                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 2                    MAP - BUILDING PAD GRADING                    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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

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 APPROPRIATE MITIGATION RECOMMENDATIONS FOR THESE HAZARDS, AT A MINIMUM. THIS REPORT WILL REQUIRE REVIEW AND APPROVAL BY THE COUNTY GEOLOGIST PRIOR TO ISSUANCE OF GRADING PERMITS.

60.PLANNING. 22                   MAP - SKR FEE CONDITION                   RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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 porposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

\*\*Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.\*\*

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES RECOMMND

PM35864 is located within the limits of the Sunnymead Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1                    MAP ADP FEES (cont.)                    RECOMMND

drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - UNDERGROUND UTILITIES                    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

05/09/13  
10:54

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

first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.57 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

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**  
**2<sup>nd</sup> 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](mailto: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](mailto: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.*



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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE: >

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM35064 DATE SUBMITTED: 8/26/08

**APPLICATION INFORMATION**

Applicant's Name: CHAD DAVIES E-Mail: HEIDISAIR@HOTMAIL.COM

Mailing Address: 9233 GAWN TRAIL  
MORENO VALLEY CALIFORNIA 92557  
City State ZIP

Daytime Phone No: (909) 645-3777 Fax No: (951) 276-1773

Engineer/Representative's Name: ANDREW OROSCO LS. 5491 E-Mail: a.crosco@calsurvinc.com

Mailing Address: PO BOX 1249  
RIVERSIDE CA 92502  
City State ZIP

Daytime Phone No: (951) 788-8357 Fax No: (951) 788-8200

Property Owner's Name: JAN + MARGARET MICCICI E-Mail: \_\_\_\_\_

Mailing Address: 9135 GAWN TRAIL  
MORENO VALLEY CA 92557  
City State ZIP

Daytime Phone No: (951) 781 9574 Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

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 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 08-15-08

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

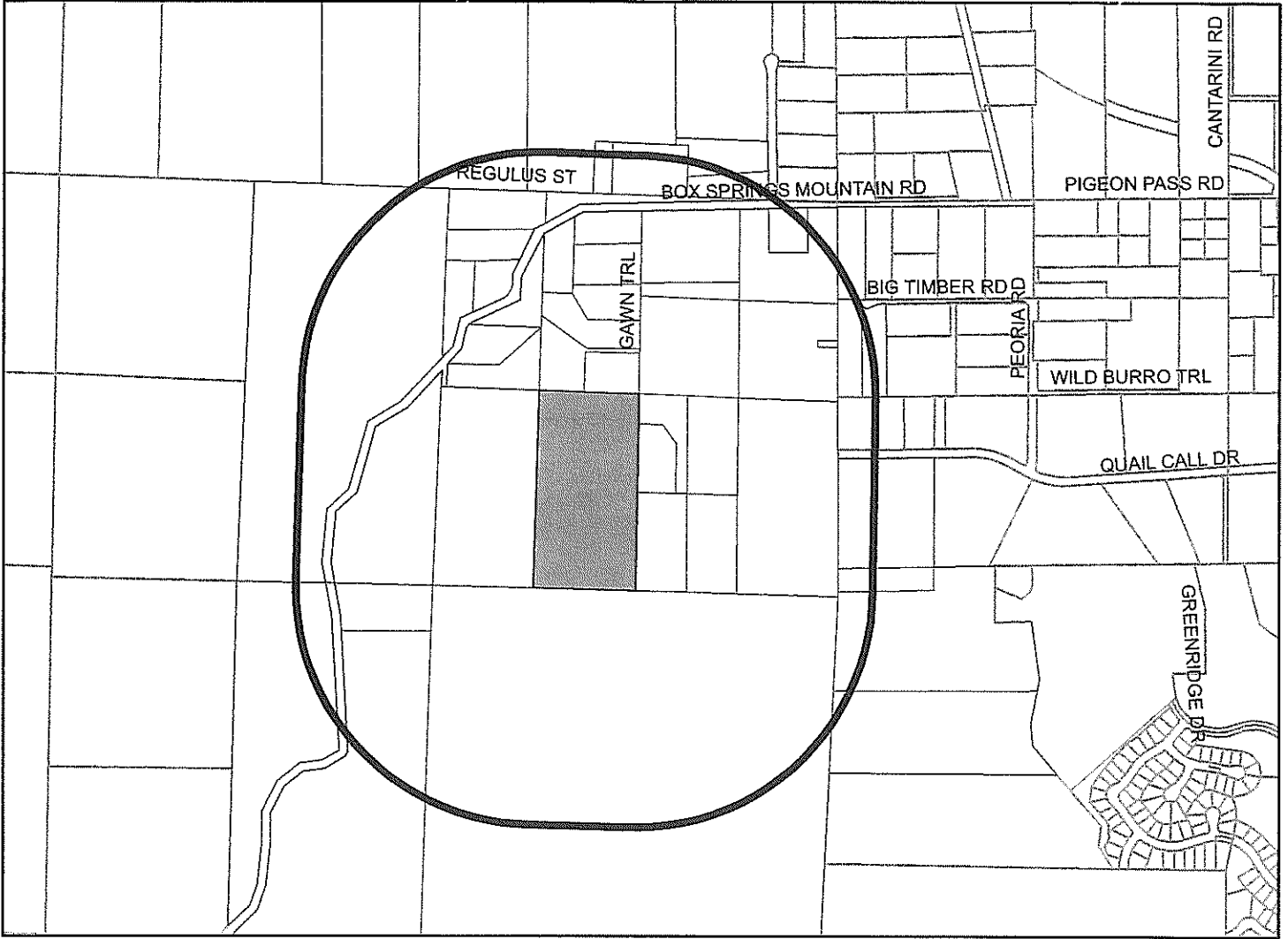
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*✓ DBS  
copies  
9/20/2012*

**PM35864 (1600 feet 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!